

TO LET



YEATS HOUSE

BALLINCOLLIG / CORK

MODERN OFFICE BUILDING FITTED TO
A HIGH QUALITY SPECIFICATION

HIGHLIGHTS



Modern fully fitted office extending to approx. 2,145 sq m (23,084 sq ft) GIA



Air conditioning & raised access floors throughout



Mixture of open plan & private offices, meeting rooms and canteen



53 on site car park spaces



Excellent public transport service



Staff amenities include shower facilities, high - specification canteen and balcony area.

LOCATION

Yeats House is situated in a strategic location in Ballincollig, Cork's largest town. Ballincollig is one of the most popular suburbs of Cork City, located just 9km west from the city centre. The satellite town is recognised as one of Cork's most attractive suburbs due to its proximity to both the local employment hubs at Barracks Square and Castle West Shopping Centre in addition to the city centre, Mahon Point and Little Island.

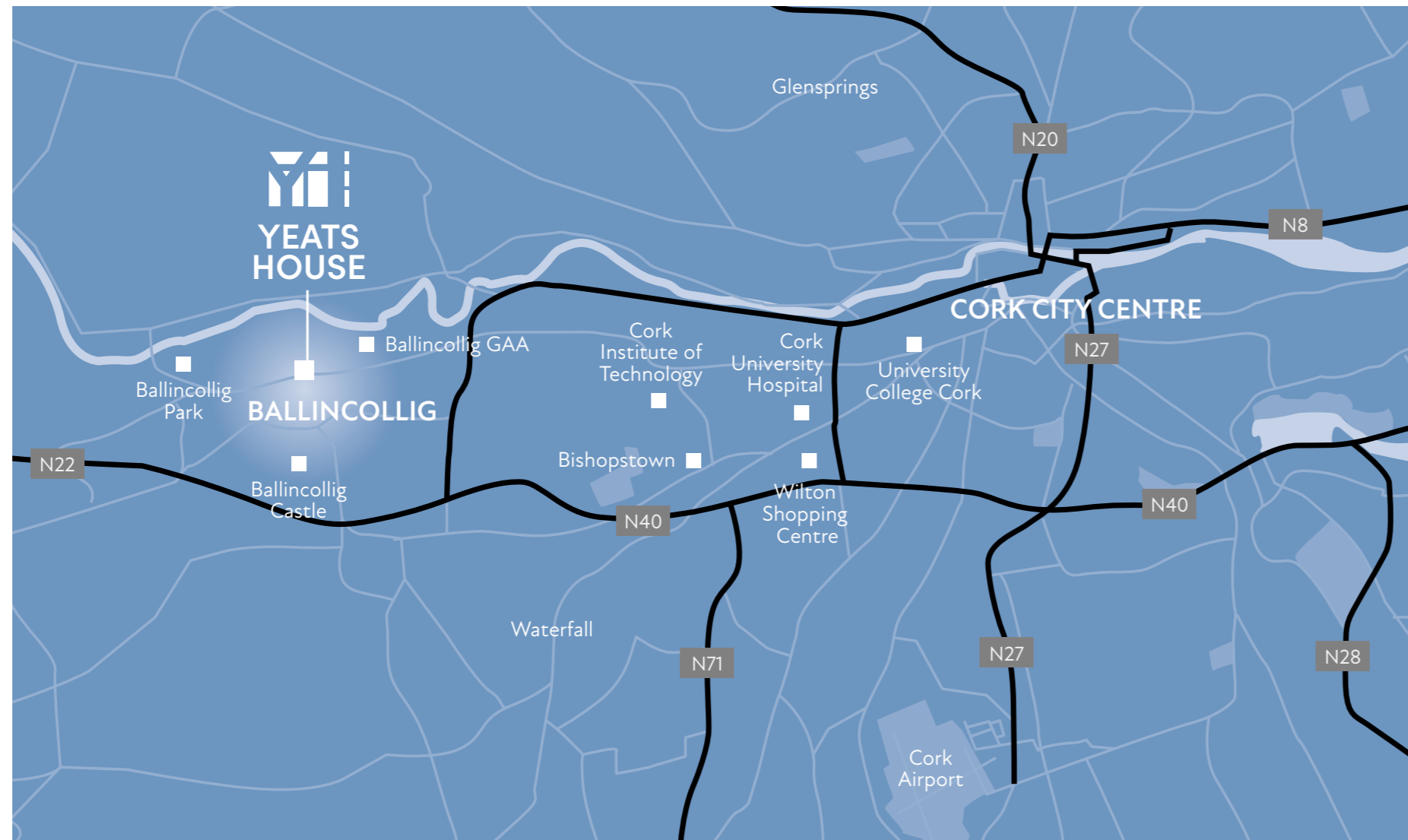
Cork is Ireland's second largest city and is home to a population of 224,004 persons, with another 360,152 in the immediate hinterlands. Home to a number of universities and colleges including UCC, MTU and the College of Commerce, it benefits from a student population of approximately 40,000.



40,000
students in Cork



224,004
city population



CONNECTIVITY

The area benefits from extensive connectivity that includes the South Link Ring Road, N22 Cork to Kerry road network, the M8 Cork to Dublin motorway, the Jack Lynch Tunnel, N25 Cork to Waterford Road and a number of public bus routes.

The town is well serviced by a large variety of local amenities, retailers and service providers including Dunnes Stores, Tesco, Aldi, Lidl, SuperValu, McDonalds, Circle K, AIB, multi storey car parks, a medical centre and a number of pharmacies. Ballincollig is a strategically located town providing an attractive range of residential, retail and employment options.



DESCRIPTION

Modern four storey office building extending to approx. 2,145 sq m (23,084 sq ft). The building benefits from a high quality fully fitted specification. The office benefits from open plan floorplates that can easily be adapted to suit a variety of business user types.

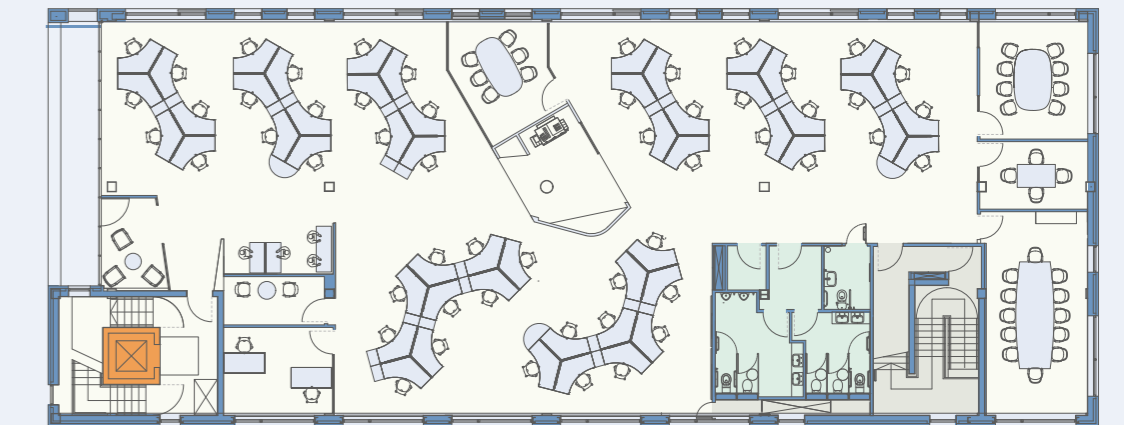
Internally the accommodation comprises a mix of open plan offices, private offices, meeting rooms, high specification canteen, coffee dock, roof terrace and w/c facilities with showers. The accommodation is fitted to the highest of standards that include raised access floors, carpet floor tiles, suspended ceilings and air conditioning. The office has the benefit of ample natural light. The building is serviced by a passenger lift. The main entrance door has secure fob / intercom access.



ACCOMMODATION SCHEDULE

Floor	SQ M	SQ FT
Ground Floor	622.4	6,699
First Floor	624.4	6,721
Second Floor	612.3	6,591
Third Floor	285.5	3,073
Total	2,144.6	23,084

TYPICAL FLOOR PLAN (1ST FLOOR)





YEATS HOUSE

BALLINCOLLIG / CORK

LEASE

Available on
a new lease.

RENT

On Application.

BER

BER TBC

FURTHER INFORMATION & VIEWING

Strictly by appointment with the sole letting agents Lisney and Savills.

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