



To Let

One Albert Quay - Exceptional Ground Floor Opportunity in Cork's Premier Docklands Development

- Fully fitted
- Flexible sub lease
- Grade A building

One Albert Quay

1 Albert Quay, Cork, T12 X8N6

11,844 sq ft

1,100.34 sq m

Reference: #384588

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Summary

BER Upon enquiry

Description

Discover an outstanding fully fitted ground floor office spanning 11,844 sq ft in this landmark LEED Gold certified building in Cork's dynamic South Docklands. This premium space offers excellent occupation potential with comprehensive layout already in place, providing flexibility for incoming occupiers.

The space benefits from direct street-level access and prominent visibility, creating a strong corporate presence within Cork's fastest-growing business quarter, while the efficient desk layout accommodates modern flexible working requirements.

Current Configuration:

- 127 desk positions across multiple zones
- Dedicated meeting and collaboration areas
- Kitchen/canteen facilities
- Storage and print station
- Multi-function rooms (suitable for wellness/HR purposes)
- Breakout space with recreational amenities

Location

Located within Cork's thriving South Docklands regeneration area, you'll join an impressive roster of

established corporate occupiers. The building's Grade A specification ensures world-class infrastructure, while convenient parking allocation and seamless transport links provide exceptional accessibility for staff and clients.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	11,844	1,100.34	Available
Total	11,844	1,100.34	

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