



First Floor, Elm Court

Boreenmanna Road, Cork, T12 HHW2

**High profile office space
ideally located at the
junction of Boreenmanna
Road and South Link Road**

636 sq m
(6,845.85 sq ft)

- Ideal location just 100 meters from South Link Road.
- Gas fired central heating.
- Networked throughout for IT and Comms.
- LED lighting.
- Lift access.
- Intercom access to entrance foyer.
- Secure Carparking.

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Summary

Available Size	636 sq m
Rent	€120,000 per annum
Rates Payable	€22,932.18 per annum
Rateable Value	€281
Service Charge	€33,500 per annum
Estate Charge	N/A
BER Rating	Upon enquiry

Description

Lisney offer this excellent first floor office suite situated in Elm Court, a prestigious and attractively designed office building situated on well maintained landscaped grounds with extensive carparking. The location is strategic and provides ease of access to Cork's main arterial routes and the city centre. The offices are entered via a shared lobby with lift access and feature a large open plan area with ancillary boardroom, offices, stores and IT server room. The offices benefit from good light having extensive glazing on two sides and are attractively decorated throughout after undergoing significant investment over the years. These premises offer an ideal solution for companies seeking high quality office space with excellent access, carparking and internal fitout. Viewing is highly recommended.

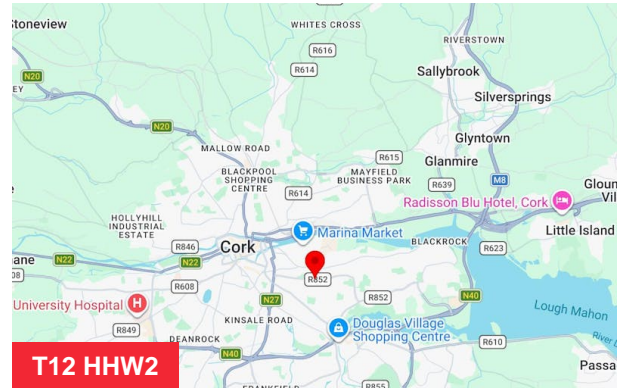
Location

Elm Court is located just off the South Link Road and is within walking distance of the city centre (800 meters). The location is served by 202 and 215 bus routes. Other occupiers in Elm Court are Cognate Health, Cully and Sully and Punch Consulting Engineers. The South Infirmary Hospital is located a short distance away and the St. Paul Garda Credit Union is located next door.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	6,845.85	636	Available
Total	6,845.85	636	



Viewing & Further Information



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