



Ground Floor

31 Parnell Place, Cork, T12YH95

Ground Floor Commercial Unit Available From February 2027

67.46 sq m
(726.13 sq ft)

- Self-contained ground floor commercial unit
- Suitable for a variety of uses
- Private yard
- Side access from Merchants Street
- City centre location
- Situated adjacent to Merchants Quay Shopping Centre and Parnell Place bus station

Ground Floor, 31 Parnell Place, Cork, T12YH95

Summary

Available Size	67.46 sq m
Rent	€18,000 per annum
Rates Payable	€5,792.52 per annum
BER Rating	D2 (800951550)

Description

The property comprises a well-presented self-contained ground floor commercial unit extending to approximately 67.46 sqm (726 sqft). The accommodation provides a versatile and efficient layout, incorporating a spacious open-plan office, two private offices/meeting rooms, kitchenette, dedicated communications room and WC. The space is finished to a modern standard with plastered and painted walls, suspended ceilings, air conditioning to the front office, and a combination of timber-effect laminate and tiled flooring.

Further benefits include dual access, with a second entrance from Merchant Street, together with a small private outdoor yard, providing useful amenity space.

Offering flexible, self-contained accommodation in a convenient town-centre setting, the property is ideally suited to a range of office, professional and commercial occupiers.

Location

The property occupies a highly accessible and strategically positioned location on Parnell Place, immediately adjacent to Merchants Quay Shopping Centre and Parnell Place Bus Station, with Kent Train Station also within a short walk.

The property benefits from its central position within Cork city centre, providing excellent connectivity to the city's established commercial, retail and leisure destinations. South Mall, Oliver Plunkett Street and Patrick Street are located to the west, while Lapps Quay and the rapidly expanding North and South Docklands lie to the east.

This prominent city-centre location offers occupiers excellent public transport connectivity, strong pedestrian accessibility and immediate access to a wide range of retail, hospitality and commercial amenities.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	726.13	67.46
Total	726.13	67.46

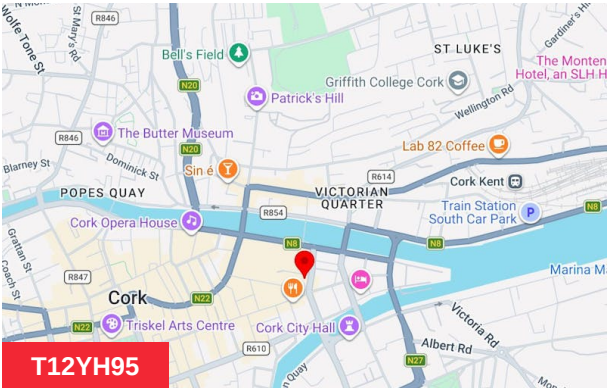
Availability

The property will be available for occupation from February 2027.

Viewings / Further Information

For further information, or to arrange a viewing, please contact our letting agent.

Viewing strictly by appointment only with sole letting agent Lisney Commercial Real



Viewing & Further Information

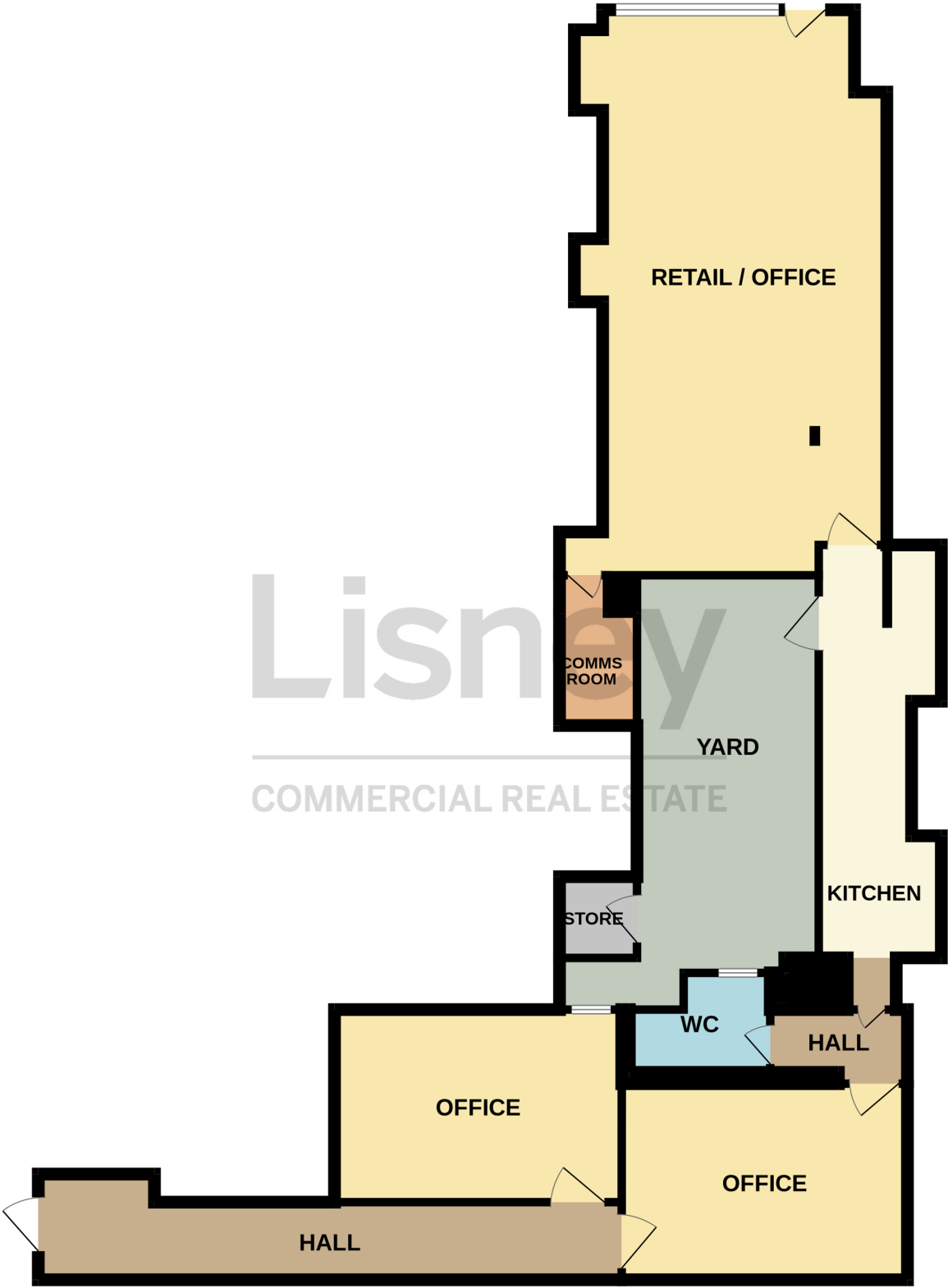


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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