



Unit 5, Core House

Link Road, Ballincollig, P31 E446

High-Quality Office Accommodation Ready for Immediate Occupation

171.07 sq m
(1,841.38 sq ft)

- First Floor Office within a Purpose Built Office Building
- Largely Open Plan with 3 Private Offices
- Communal Kitchen and WC's
- Serviced by a Passenger Lift
- Ample Surface Car Parking
- Excellent Public Transport

Summary

Available Size	171.07 sq m
Rent	€26,000 per annum plus VAT
Rates Payable	€7,603.82 per annum
Service Charge	€6,750 per annum
BER Rating	BER exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises a modern, first-floor office suite situated within Core House extending to approximately 171.07sqm (1,841 sq.ft). The accommodation is primarily open-plan, offering excellent flexibility and efficiency, and is complemented by a dedicated meeting room and two private offices accessed via a separate internal entrance. The suite features good natural light and has capacity for approximately 30 desk spaces.

The suite benefit from access to communal kitchen and WC facilities, while a passenger lift provides full accessibility to the first floor. The unit also benefits from ample surface car parking on site.

The office is currently fitted and furnished, including desks, chairs, a comms cabinet, and an intruder alarm system, allowing for immediate occupation. Alternatively, the suite can be delivered in shell condition, offering incoming tenants the flexibility to tailor the space to meet their specific operational or branding requirements.

Location

The office suite is situated within Core House, a prominent and well-established commercial building positioned on the Link Road in Ballincollig.

Core House is conveniently situated approximately 1km from Ballincollig town centre which is strategically located just off the N22 South Ring Road offering easy access to a wide range of amenities including cafés, restaurants, shops, and services, all within walking distance, providing excellent support amenities for staff and visitors alike.

There are several bus routes serving the area, including the 233, 220, and 200X routes, providing direct access to Cork City and surrounding suburbs.

Accommodation

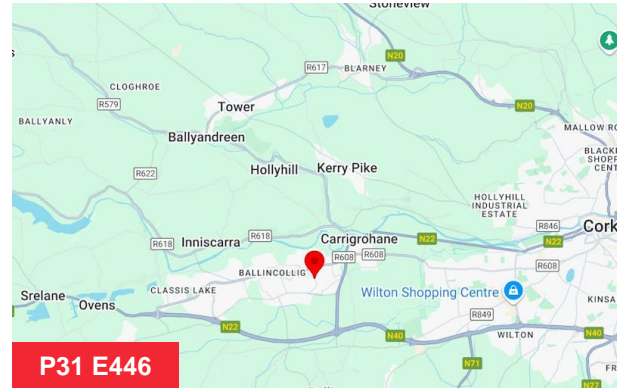
The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,841.38	171.07
Total	1,841.38	171.07

Terms

The property is available by way of assignment or sub-letting under the existing lease, which expires on 1 December 2032

Alternatively, subject to agreement on satisfactory terms and landlord consent, a new lease may be considered for a longer term.



Viewing & Further Information

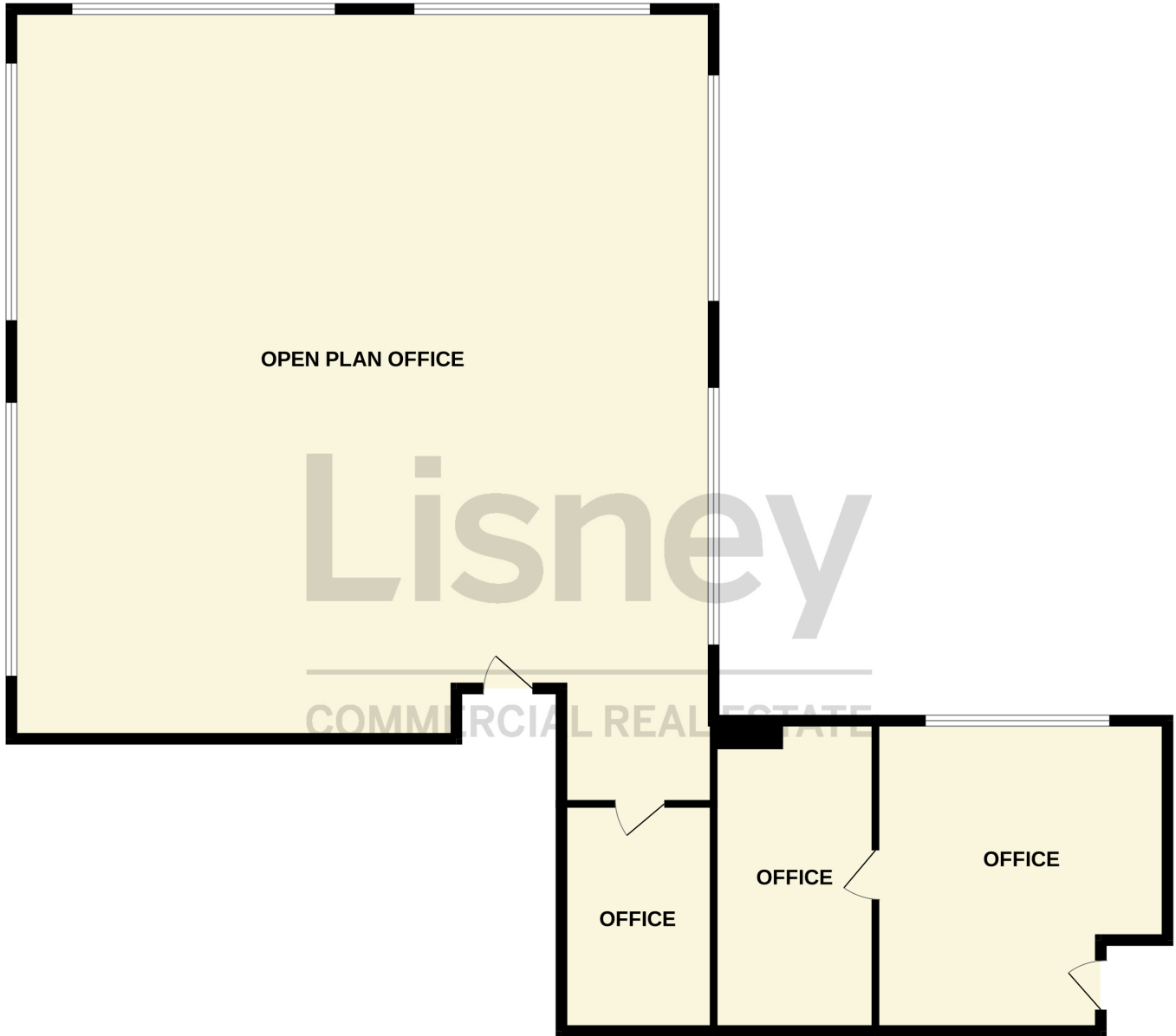


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FIRST FLOOR



OFFICE SUITE LAYOUT

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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