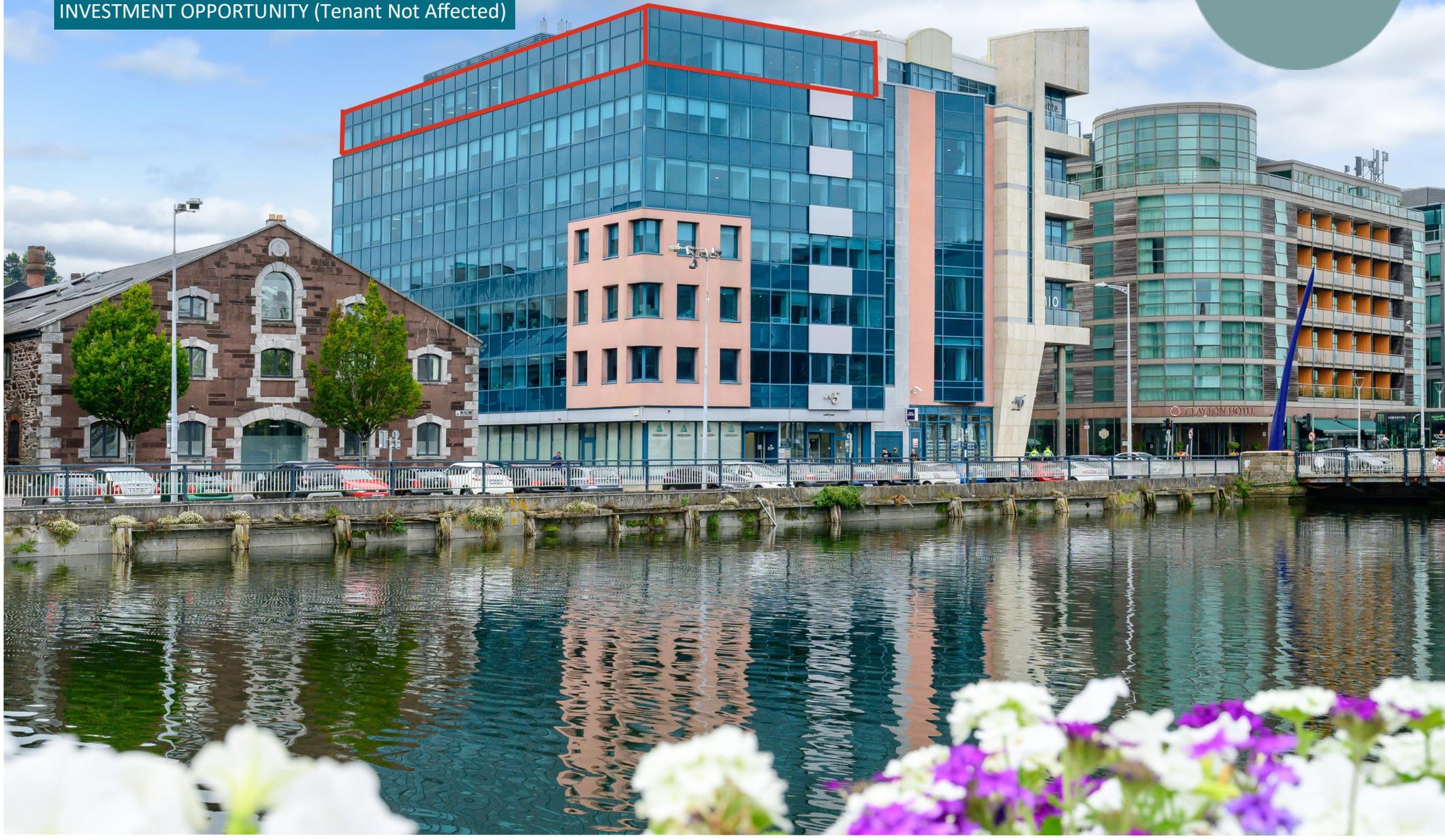


FOR SALE

Sixth Floor, 5 Lapp's Quay, Centre, Cork, T12 RW7D

INVESTMENT OPPORTUNITY (Tenant Not Affected)

 Cohalan
Downing



LOCATION

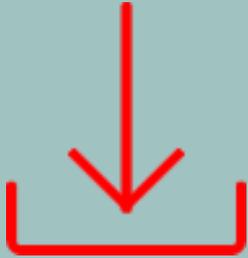
The property is centrally situated in Cork City Centre at Lapps Quay/Clontarf Street in the heart of Corks, Central Business District.

It is situated close to the Four star Clayton Hotel and is adjacent to the City Quarter office developments. Lapps Quay adjoins South Mall and is within minutes walking distance of the city's bus and train stations and opposite City Hall.

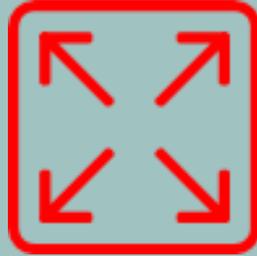
Occupiers in the area include Deloitte, Sherry Fitzgerald, Crowleys DFK, UNIO Wealth Management and others.

Cork which is Ireland's second largest city has a population of 220,000 in the metropolitan area with just over 540,000 in the county. Cork is the main commercial, retail and education centre in the south of Ireland and it is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services.

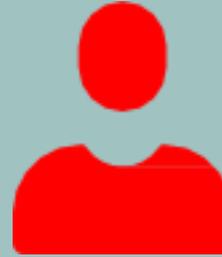




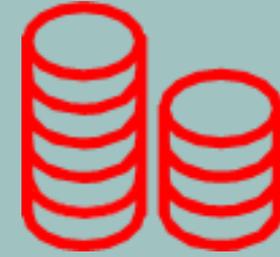
Sixth Floor Office



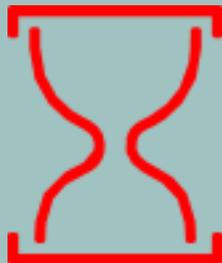
Approx. 3,241 sq. ft.
(301 sq. m)



Tenant
Baker Tilly Ireland
GP Limited



Current rental income
€90,000 per annum
exclusive



10 year lease from
1st of January 2025



Tenant break option
1st January 2030
with 6 months notice



Guide price
€1,000,000
NIY 8.1%



KENT RAIL
STATION

HORGANS
QUAY

PENROSE
DOCK

SOUTH
DOCKS

NAVIGATION
SQUARE

CLAYTON
HOTEL

SIXTH FLOOR
5 LAPPS QUAY

THE
ELYSIAN



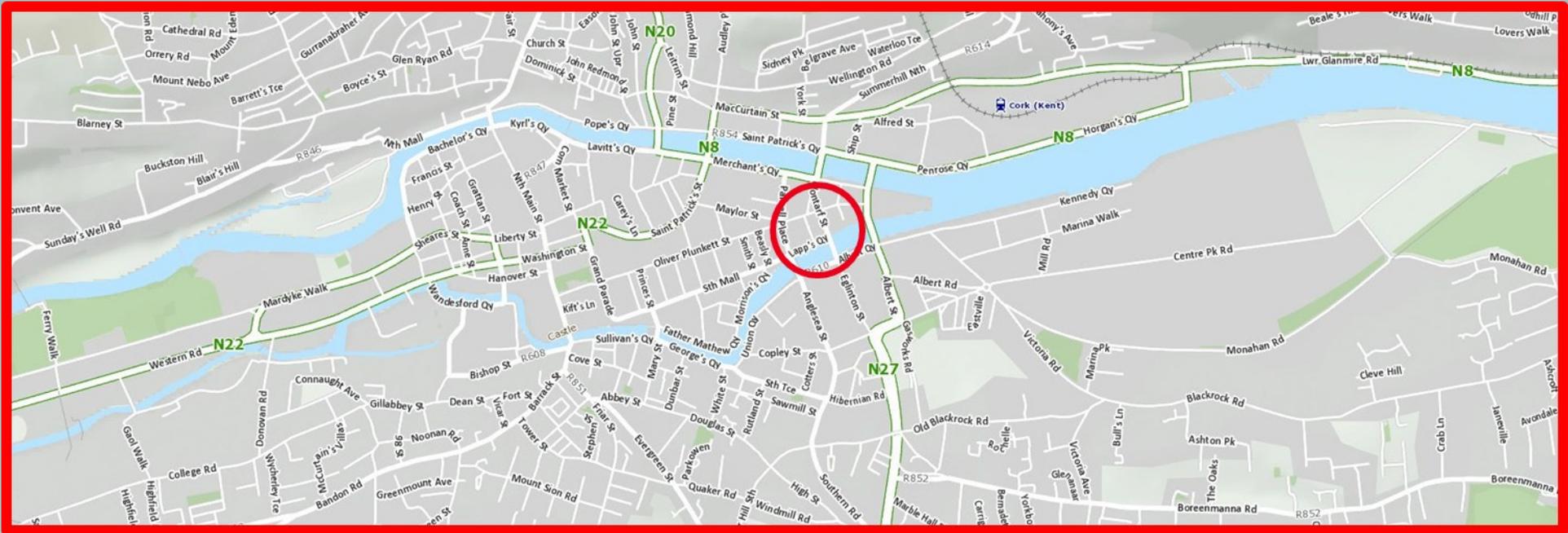
TENANCY SCHEDULE

Floor	Net Floor Area	Tenant	Lease Start	Break Option	Lease Expiry	Annual Rent
Sixth Floor	3,241 sq. ft.	Baker Tilly GP Limited	1st January 2025	1st January 2030 6 months notice	31st December 2034	€90,000 per annum exclusive

DESCRIPTION

The property comprises an attractive penthouse floor, part of a larger six story office building. It provides high quality accommodation with generous floor to ceiling height, good natural light, and has access from the main lobby in the building, with lift and stairs access to the upper floors.. The office suite has a high quality fit out and is laid out internally with open plan accommodation, private offices, meeting room, board room, breakout area, store and comms room.





TITLE

Long Leasehold

BER



BER No: 801040981

EPI: 23.21 kgCO₂/m²/yr1.

Date of Issue: 22nd December 2022

SOLICITOR

J.W O' Donovan, 27 South Mall, Cork

FURTHER INFORMATION / VIEWING

Strictly by appointment with sole sale agent Cohalan Downing Commercial Real Estate

Margaret Kelleher | (087 251 7266 | mkelleher@cohalandowning.ie)

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Cohalan Downing, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Cohalan Downings the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Cohalan Downing as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Cohalan Downing, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Cohalan Downing. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Cohalan Downing PSRA No. 001641