

FOR SALE / TO LET



NUMBERS 11, 12 & 13

MORRISON'S ISLAND

Cork City

Fully refurbished period office buildings



CBRE



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Opportunity Summary



Prime Cork City centre location



Attractive riverside setting close to all amenities



Three own door period office buildings carefully restored and fully refurbished



Bright and spacious office space fitted to an excellent standard



Ready for immediate occupation



Extending to an approximate area of 3,855 sq ft, 4,227 sq ft and 3,686 sq ft respectively

No. 11

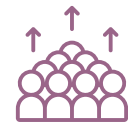
No. 12

No. 13



Location

Cork, with a population of 222,000 people is the Republic of Ireland's second largest city and is the premier commercial, retail, administrative and educational centre in the south. Cork has an excellent infrastructure and is easily accessed through a principal port and an international airport. Cork railway station offers daily services to all major cities throughout the country, and hourly trains to Dublin. Major employers in Cork include Apple, Amazon, Dell EMC, Pfizer, Boston Scientific and PepsiCo. Cork is a university city with a student population of approximately 35,000 people.



Population
Cork City
222,000



University
Students
35,000



The properties are located within the Morrison's Island Public Realm Scheme. The regeneration of the Morrison's Island quayside and surrounding areas will be transformational. The scheme will provide full renewal of public realm on Morrison's Quay, new pedestrian and cycling corridor, new street furniture and public lighting throughout. The scheme will also include integrated flood defences.

The properties are situated in a prime city centre location on a superb riverside setting on Morrison's Quay. They adjoin the recently opened 187 bed Premier Inn Hotel. The properties are located adjacent to the South Mall, Cork's traditional central business district. Nearby occupiers include the College of Commerce and the site for the proposed University College Cork School of Business. Cork Central Bus Station and the prime retailing and leisure areas are all located within a short walking distance.



Strong
Infrastructure



Amenities



Description

The properties comprise three fully refurbished office buildings with attractive 19th century facades which have been carefully retained and protected. The buildings are own door with office accommodation laid out over three floors. The accommodation is bright and spacious with excellent river views. Internally the properties are fully refurbished and fitted to an excellent standard and comprise offices, meeting rooms, kitchenette and rest rooms. Each building is available for immediate occupation.



Accommodation

	Sq m (GIA)	Sq ft (GIA)	Sq m (NIA)	Sq ft (NIA)
No 11	358	3,855	322	3,469
No 12	393	4,227	353	3,804
No 13	342	3,686	308	3,317



The properties are listed on the record of protected structures.

Why Cork?



Cork is Ireland's second largest city with a population of over 220,000 people with 580,000 people in Cork County



Cork is set to be Ireland's fastest growing city under project Ireland 2040 (over 50% increase)



Excellent accessibility through Cork International Airport which offers regular flights to many of Europe's main cities such as London, Paris, Frankfurt, Amsterdam, Rome, Barcelona and Zurich



Extensive rail network with hourly train services to Dublin and connections to Ireland's main cities



200 multi-national companies are based in Cork employing approx. 50,000 people demonstrating strong track record in attracting investment



Voted number one small European city for economic potential and number two in the overall category (FT cities of the future 2023)



Cork office take-up in 2023 illustrated a 13.2% increase on 2022 take-up with the vacancy rate falling to 14.0% in Q1 2024 from 14.5% in Q4 2023



Cork is a university city home to over 35,000 students



Cork is a vibrant city, rich in culture, arts, sports and music with excellent work life balance





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Cork City

Developers



Title

We understand that the properties are held under a combination of freehold and long leasehold titles.

Agents



www.cbre.ie

Solicitor



www.amoss.ie

Viewings

All viewings are strictly by appointment through the sole agents.

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Price/Rent

On Application.

BER Details

BER exempt (protected structures).

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