

Tellengana House

Tellengana House,
Blackrock, Cork
T12 XPK1

Grade A offices to let

A UNIQUE WORKING ENVIRONMENT

3,920 Sq/Ft

Level 1



TELLENGANA AT A GLANCE

3,920 SQ FT



Modern accommodation in landscaped surrounds



Staff shower & changing facilities



Independent coffee dock located in the lobby



Surface car parking available at 2 spaces / 1,000 sq ft



Staff bike stores



Electric vehicle charging points



THE OFFICES

Tellengana House offers occupiers a modern work / life balance with Grade A office accommodation in the exclusive Cork suburb of Blackrock. Set on an imposing site overlooking Cork's docklands, this five story landmark building makes optimum use of natural limestone, timber and glass in its impressive design. The leafy grounds are extensively landscaped and a double height entrance foyer provides for a main reception and independently run coffee dock.

The property is finished to a high standard including:

- Raised access floors
- Suspended ceilings
- HVAC Air Management
- 3 x 8 person passenger lifts
- Modern common areas
- Excellent fibre connectivity



ACCOMMODATION

Each floor has dual aspect natural light, a staff canteen and WCs. They have also been designed to allow for sub-division, if required.

Floor	Area (M ²)	Area (FT ²)
First	364.27	3,920



CONNECTIVITY

Conveniently situated between the city centre and Blackrock Village, Tellengana House occupies a highly accessible location on the Blackrock Road by foot, by car or on public transport.



MODERN



OPEN

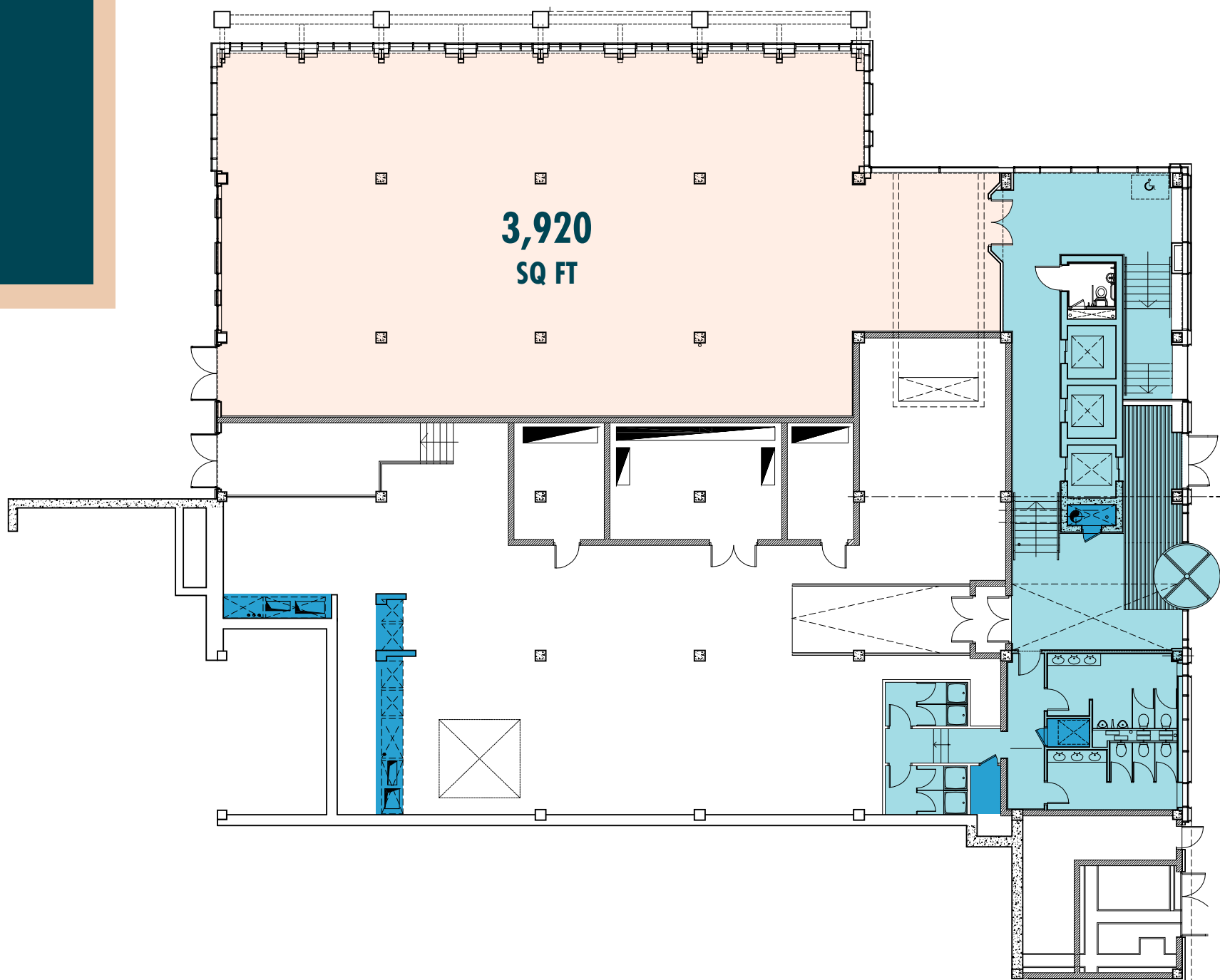
LEVEL 1

OPEN PLAN OFFICE

CIRCULATION AREAS

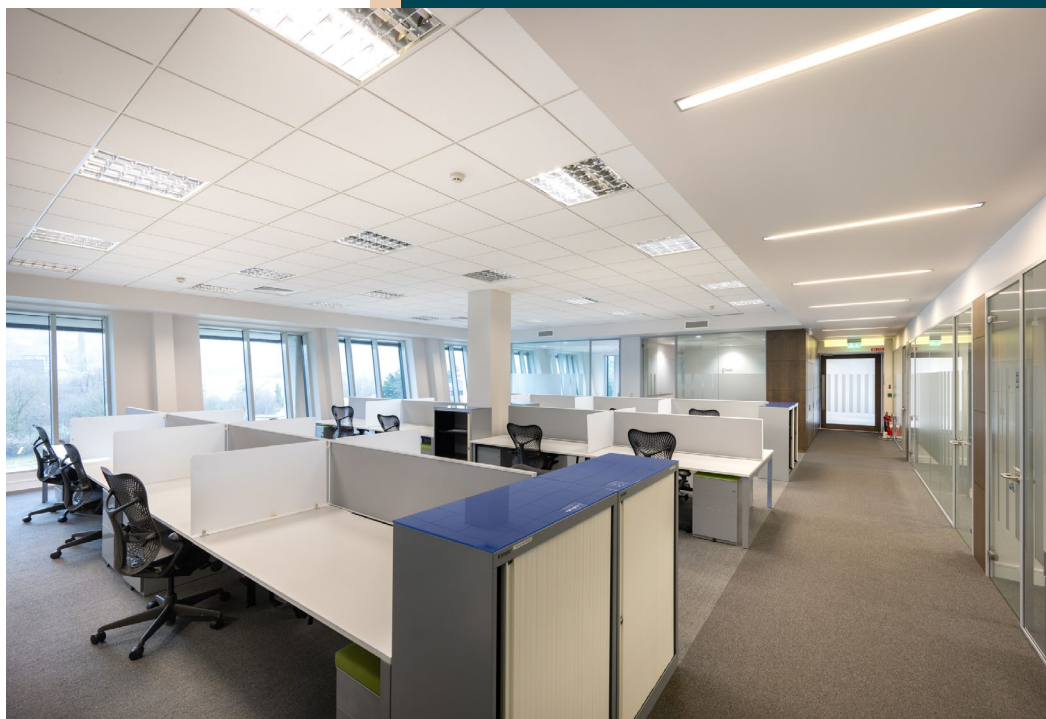
NORTH ▲

3,920
SQ FT





LIGHT



SPACE

New lease available

Viewings strictly by appointment

BER: B3



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