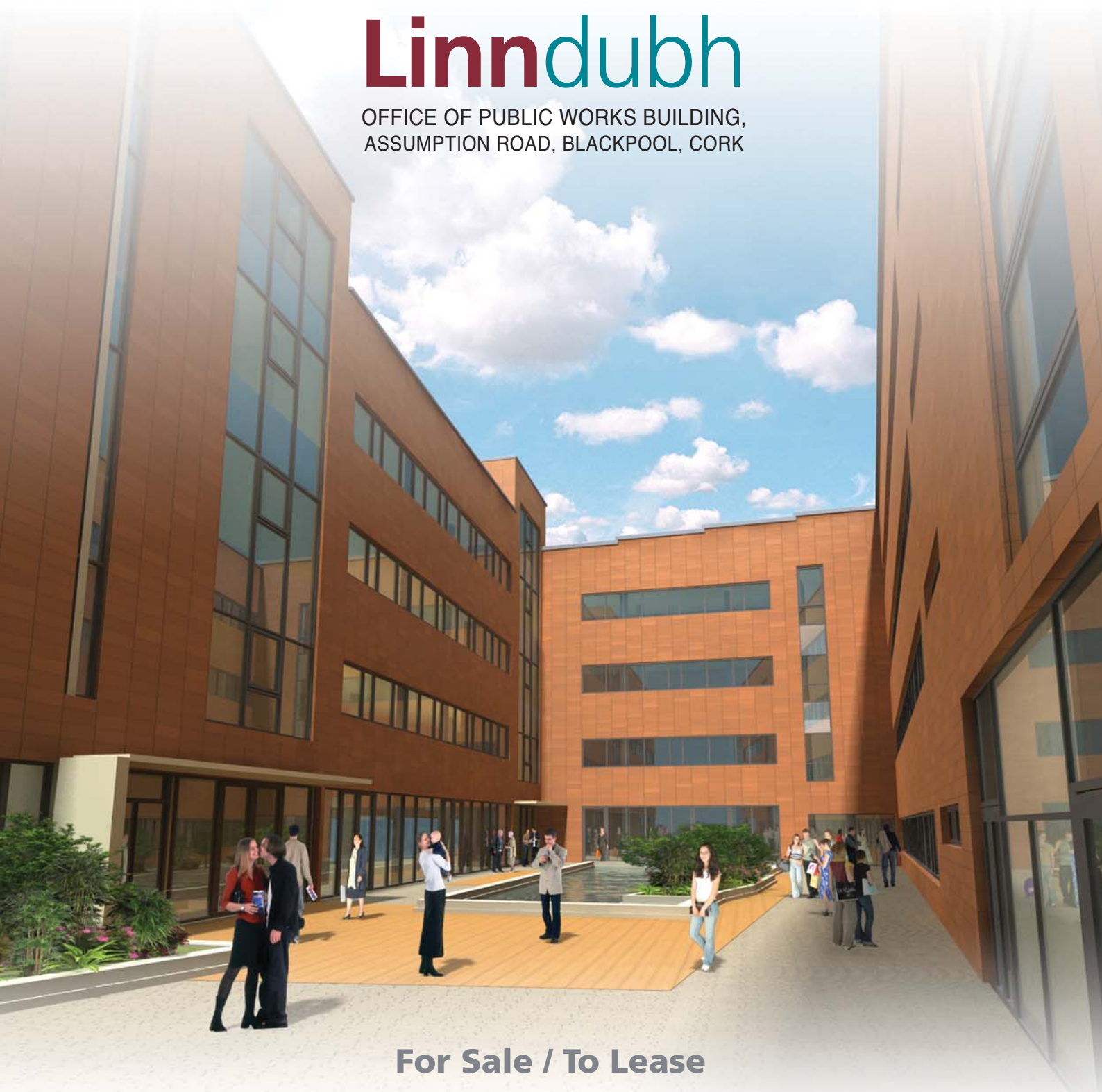




Linndubh

OFFICE OF PUBLIC WORKS BUILDING,
ASSUMPTION ROAD, BLACKPOOL, CORK



For Sale / To Lease

Prestigious Office Development

Introduction

Linndubh is a prestigious four storey office campus strategically located off the North City Link Road which is the main public roadway to Limerick, Galway and the West of Ireland. This excellent location, c. 1km north of Patrick's Street, provides ease of access to all of Cork's main arterial routes, public transport hubs and Airport. This magnificent contemporary designed building is attached to the new Revenue Commissioners Cork Headquarters and offers state of the art office accommodatoin in an excellent high profile location.



The building is situated in a vibrant and expanding locality between Cork City Centre and Blackpool Shopping Centre within easy walking distance of all services.

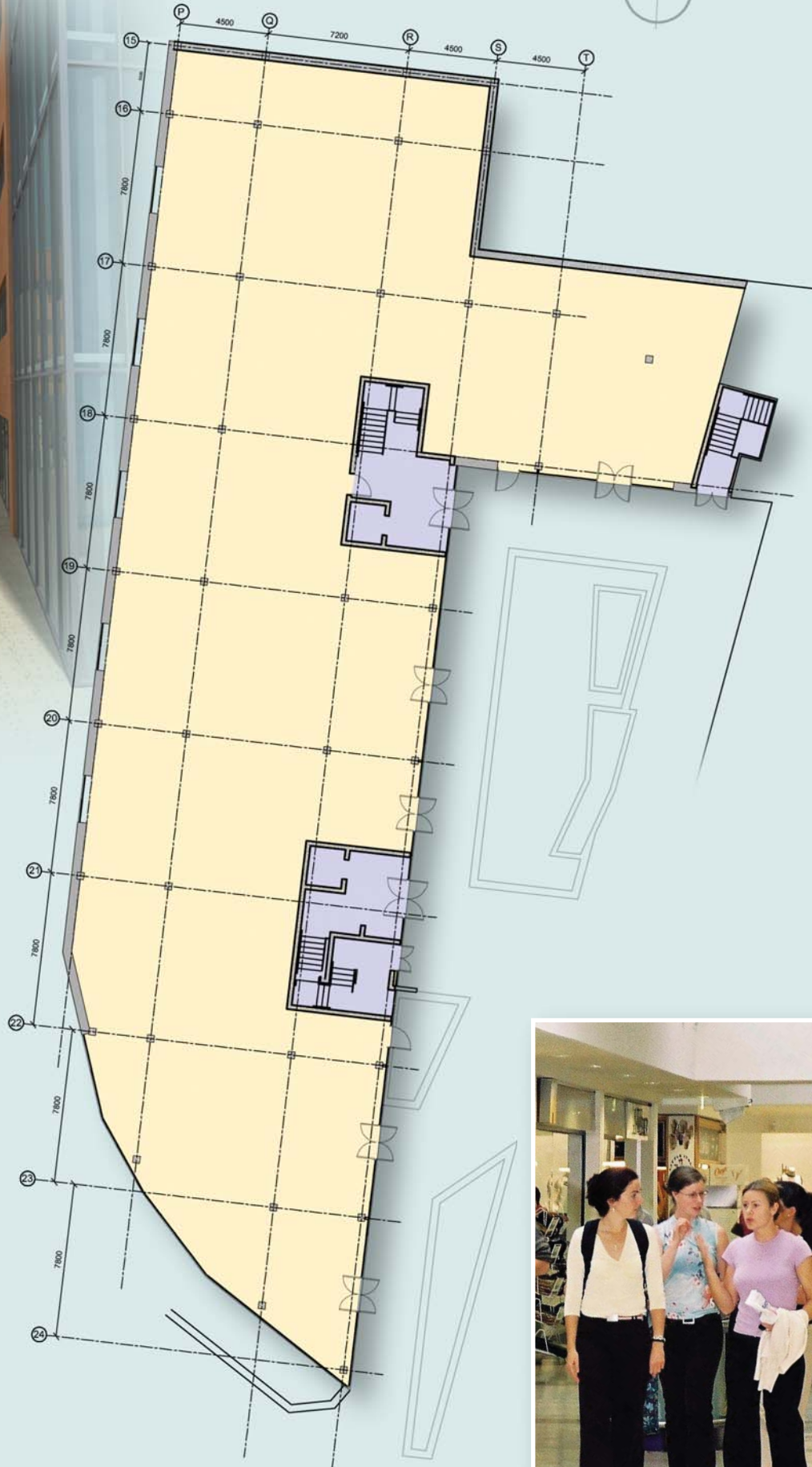
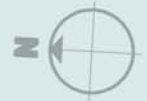
Key Features - Offices

- Air conditioning
- Suspended ceiling incorporating category 2 lighting
- Raised access floors fitted with boxes wired for power, telephone and IT
- State of the art telecoms connections
- Finished toilet accommodation on all floors.
- Attractive foyer with passenger lifts
- 3 car spaces per 100 sq.m.
- Gated roof top parking with passenger lift access to all floors
- 2.7 metre finished floor to ceiling height
- Landscaped communcial entrance courtyard with attractive water feature



"The building is contemporary in design. Its angular form, tile and glass finish and sweeping elevations allow maximum light and ventilation as well as dramatic views over the city"

Ground Floor Plan

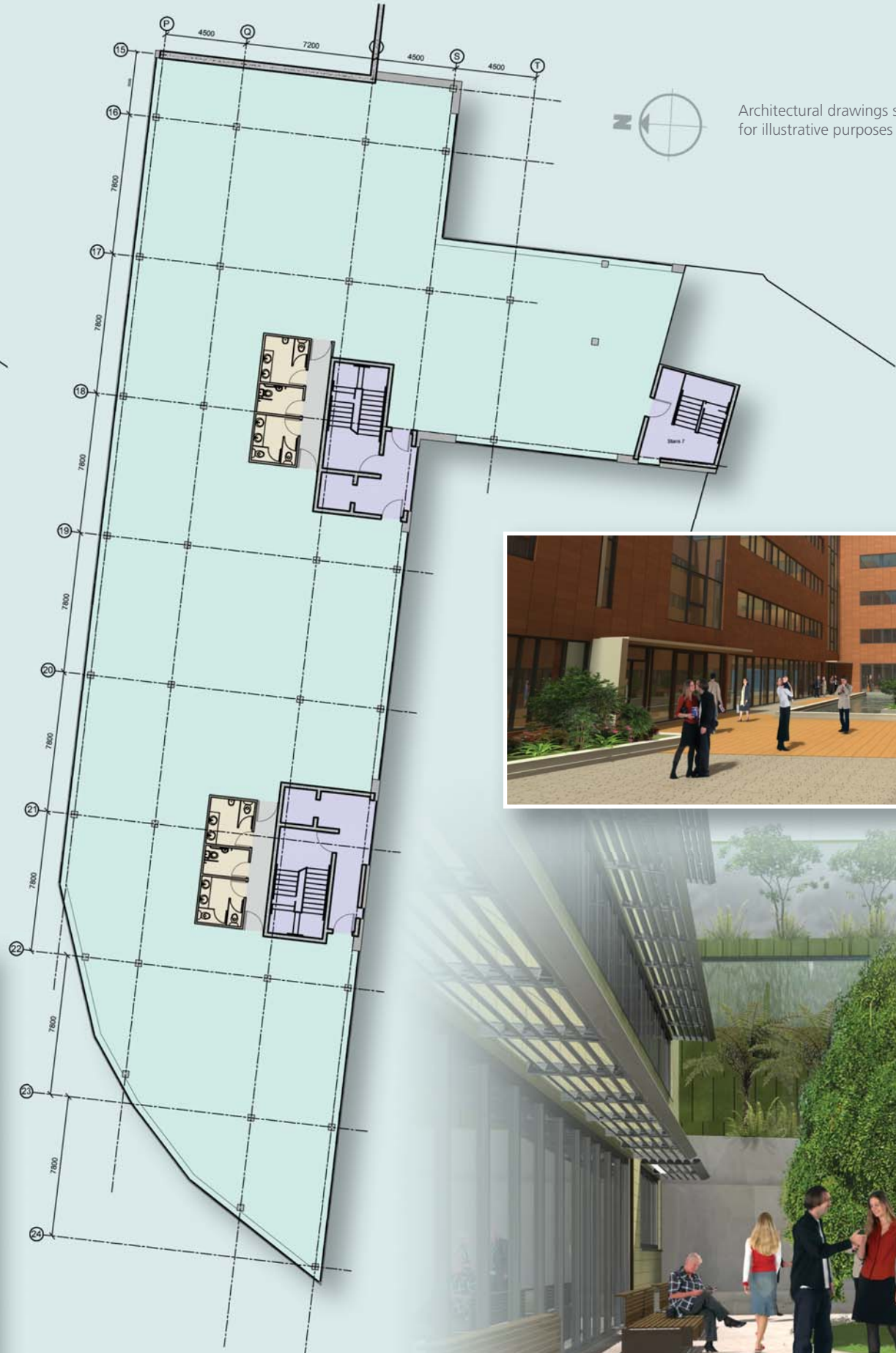


Floor Space Available

- Total Gross Floor Area c.4,490m² on four floors
- Offices available c.1,016 m² available on upper floors with sub divisions from c.200m²
- c.1,031 available on ground floor with sub divisions from 55 m²



Upper Floor Plan



Architectural drawings shown for illustrative purposes only.





"This excellent location, c.1km north of Patrick's Street, provides ease of access to all of Cork's main arterial routes, public transport hubs and Airport."

Linndubh Commercial Development

OPW Building



Designed & produced by Creative Design New Media Ltd. 021 7337144

Professional Team

Developers:  **ascon**
property developments

Architects: 
Jack Coughlan Associates
Architects and Conservation Consultants

Solicitors: **Whelans Solicitors**
Grattan Court, Washington Street West, Cork

Builders:  **rohcon**

Engineers: **ARUP**

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