



Office | Emmet House

Barrack Square Campus | Ballincollig | Cork



Modern ground floor office approx. 3,816 sqft / 354.5 sqm



Fully fitted office suite, finished with a high-quality specification.



Air conditioning and raised access floors.



Mixture of open plan and private offices, meeting rooms and staff kitchenette.



6 car parking spaces.



Excellent public transport service.



Established location close to a range of local services including café/restaurants and retail units.



New lease available.

Modern fully fitted office in an exclusive campus

The property comprises a ground floor office suite within Emmett House which is part of the successful Barrack Square office scheme. Internally, you enter into a secure foyer which serves the remainder of the building. Unit B3 is laid out in a primarily open plan format, benefiting from a number of private offices, meeting rooms, canteen area and w/c facilities. The office is fitted out to a high standard with raised access floor with carpet tile covering, suspended acoustic tiled ceilings with air handling units fitted throughout. The space benefits from PIR lighting and ample natural light.



Location

Emmett House is situated in a strategic location in Ballincollig. Ballincollig is one of the most popular suburbs in Cork City, located just 9km west from the city centre. The town is well served by a large variety of amenities and retailers to include Oriel House Hotel, Dunnes Stores, Tesco, Primary Care Centre and Medical Centre.

The town is easily accessible and local connections include The South Link Road, N22 Cork to Kerry Road network along with several public transport options.

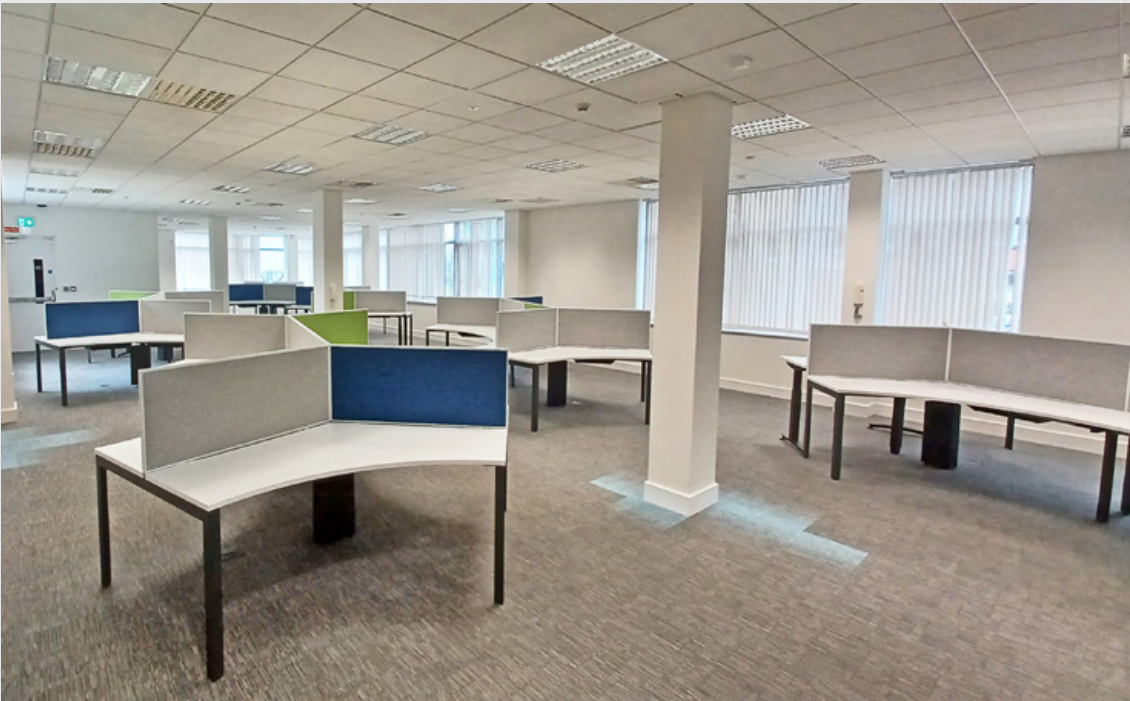
Barrack Square was completed in 2004 and comprises an exclusive office campus which is strategically located off Main Street, Ballincollig and located within walking distance of Castlewest Shopping Centre.

Occupiers within the campus include VM Ware, O 'Flynn Group, O'Connor Pyne & Co. and McCutcheon Halley Chartered Planning Consultants.



Schedule of Accommodation

Floor	Gross Sqm	Gross Sqft
Ground	354.5	3,816
 6 car spaces with this property		



Quoting Rent

On application.

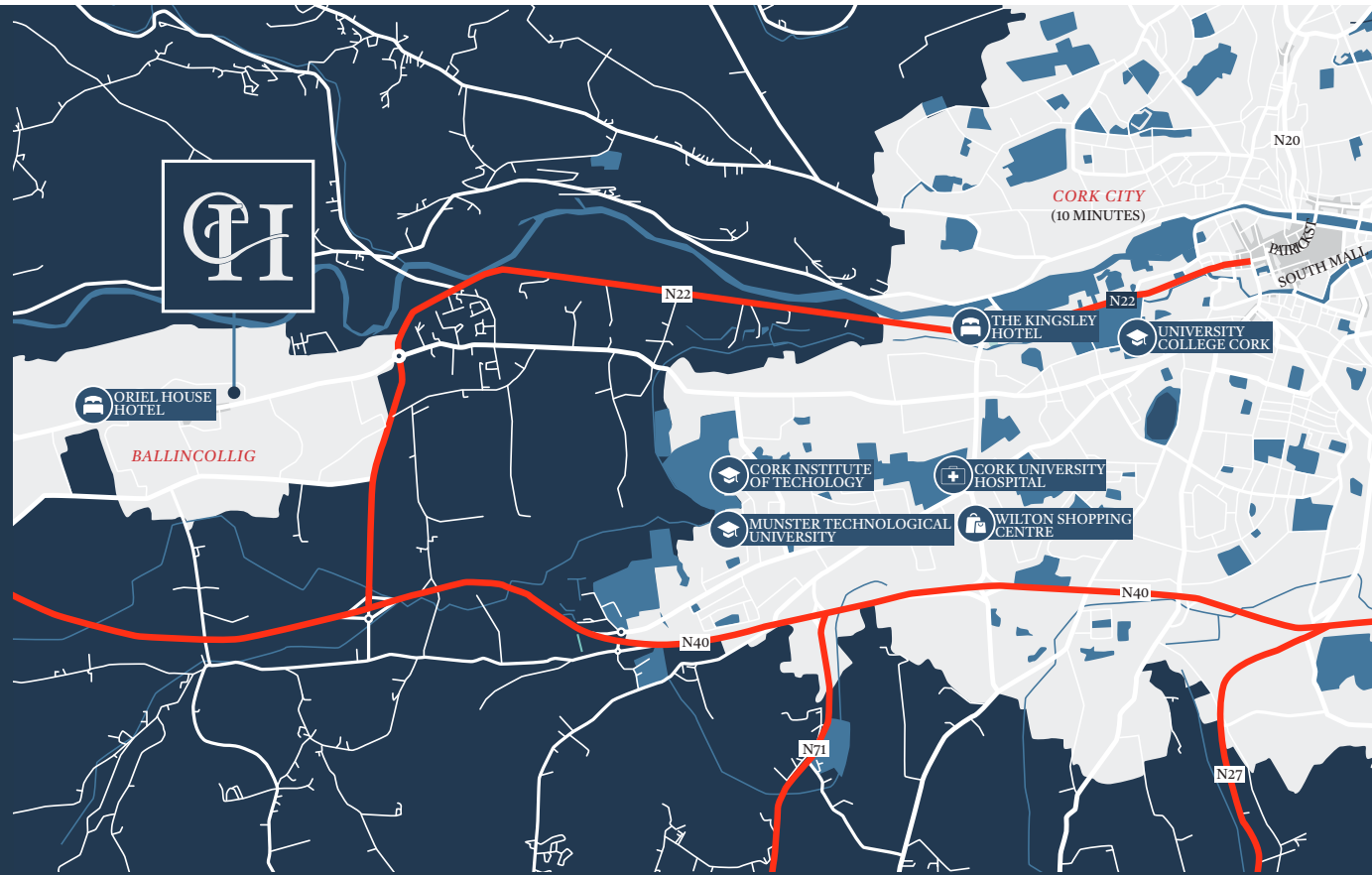
Service Charge

€11,550 per annum.

Rates

€13,903 per annum.

BER



Further Information & Viewing

Strictly by appointment with joint letting agents Lisney and Savills. For further information please contact:

Lisney
COMMERCIAL REAL ESTATE

Mark Fannon

T: 021 427 5079

E: mfannon@lisney.com

James Nugent

T: 01 638 2700

E: jnugent@lisney.com



Niall Guerin

T: 021 490 6340

E: niall.guerin@savills.ie

Michéal Walsh

T: 021 490 5022

E: micheal.walsh@savills.ie



Lisney
COMMERCIAL REAL ESTATE

savills

Lisney and Savills for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/ Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/ Tenant. 4. Neither the Vendor/Lessor nor Lisney or Savills nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/ Tenant shall be liable for any VAT arising on the transaction. All measurements are approximate and photographs provided for guidance only Lisney PSRA No. 001848. PSRA No. 002233.