

OFFICE SUITE | TO LET



beckett house

Barrack Square | Ballincollig | CORK



EXCELLENT LOCATION
FULLY FITTED TO A HIGH STANDARD
837.4 SQM / 9,014 SQ FT (GIA)

CBRE



LETTING HIGHLIGHTS



Excellent location adjacent to a wide range of amenities



Fully Fitted to an excellent standard



Flexible Lease terms



Ample on-site car Parking

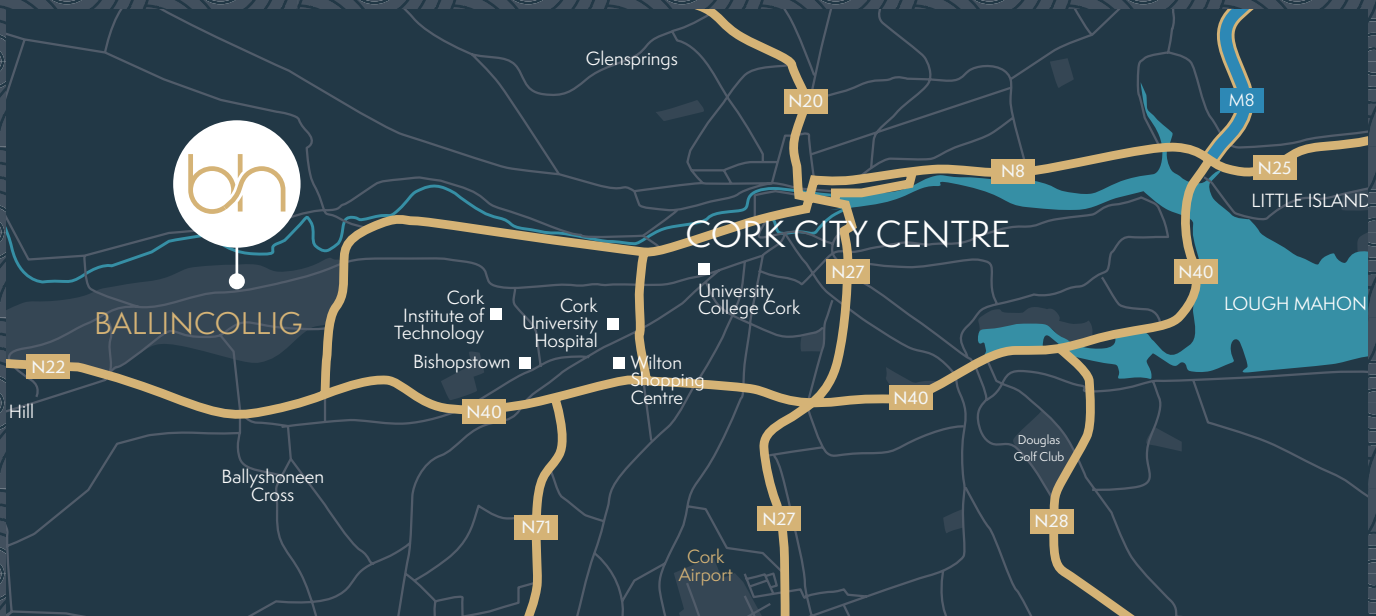


24 hour bus service on BusConnects route

LOCATION

Cork with a population of 220,000 people is the Republic of Ireland's second largest city and the premier commercial, retail, administrative and educational centre in the south. Cork has a strong infrastructure and is easily accessed through a principle port and an international airport. Cork railway station offers hourly trains to Dublin. Cork is home to 170 FDI companies employing over 40,000 people. Major employers in Cork include **Apple, Amazon, Pfizer and Boston Scientific**. Cork is a University City with a student population in excess of 35,000.

Ballincollig has a population of 20,000 people and is conveniently located just 9km west of Cork. Accessibility to and from Cork city is via the N40 Ballincollig By-Pass with excellent public transport links to the city centre and surrounding suburbs. The property is situated in a town centre location in Barrack Square immediately adjacent to a wide range of retail, restaurant, lifestyle and leisure amenities. Major employers in the Ballincollig area include **Dell EMC and VM Ware**.



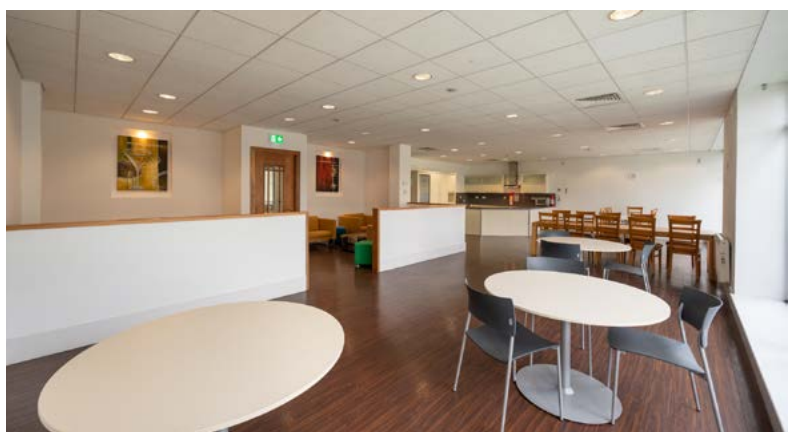



DESCRIPTION

The property forms part of the Barrack Square office development which comprises 6 modern office buildings providing 175,000 sq ft of office accommodation designed around the original Barrack Square. Occupiers in the scheme include VMWare, Essentire and O'Flynn Group.

The property comprises the lower ground floor and part of upper ground floor of Beckett House extending to a total gross area of approximately 9,014 sq ft and a net internal area of 6,993 sq ft.

The unit has the benefit of it's own door entrance at street level from Old Fort Road. Internally the property comprises reception/foyer area, open plan office areas, private offices, meeting rooms and canteen. Each level has the benefit of ladies and gent rest rooms with disability accessible toilets on the ground floor. The accommodation is modern of high specification and is fully fitted-out to an excellent standard.



Floor	Sq m GIA	Sq ft GIA	Sq m NIA	Sq ft NIA	 16 car-parking spaces
Lwr Ground	604	6,502	439	4,720	
Ground	233	2,512	211	2,273	
Total	837	9,014	650	6,993	



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LEASE TERMS

Flexible Lease Terms

BER



Ber Number: 800226920

RENT AND OUTGOINGS

On Application

VIEWING

By Appointment only

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Brochure prepared May 2023.