

TO LEASE

OFFICE SUITE



SUITE A

EMMET HOUSE

BARRACK SQUARE, BALLINCOLLIG, CORK



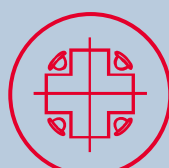
Ballincollig is Cork's largest town with a population in excess of 20,000 people and is located just 9km west of Cork City Centre. Accessibility to and from Cork city is via the N40 Ballincollig Bypass and the N22 with excellent public transport links to the city centre and surrounding suburbs. The town is well served by a large variety of local amenities, retailers and service providers including Oriel House Hotel, Dunnes Stores, Tesco, Aldi, Lidl, Supervalu, Primary Care Centre and Medical Centre. The property is situated in a town centre location in Barrack Square immediately adjacent to Main Street. Major employers in the Ballincollig area include Dell Technologies and VM Ware.

The property forms part of the Barrack Square office development which includes 6 modern office buildings, 4 of which include refurbished former army buildings providing 175,000 sq ft of office accommodation around the original Barrack Square.

Occupiers in the scheme include VMWare, Essentire, O'Flynn Group and a number of professional services firms. The property comprises the lower ground floor of Emmet House located at the south west corner of the Square. The unit has the benefit of its own door entrance from High Street and also directly from Barrack Square. Internally the property comprises open plan office areas, private offices, meeting rooms and canteen. The property features ladies and gent's rest rooms with disability accessible toilets. The accommodation has been recently refurbished to a high standard.



**Fully fitted
office suite**



**Includes open
plan/private
offices/meeting
rooms/canteen**



**Fully air
conditioned**



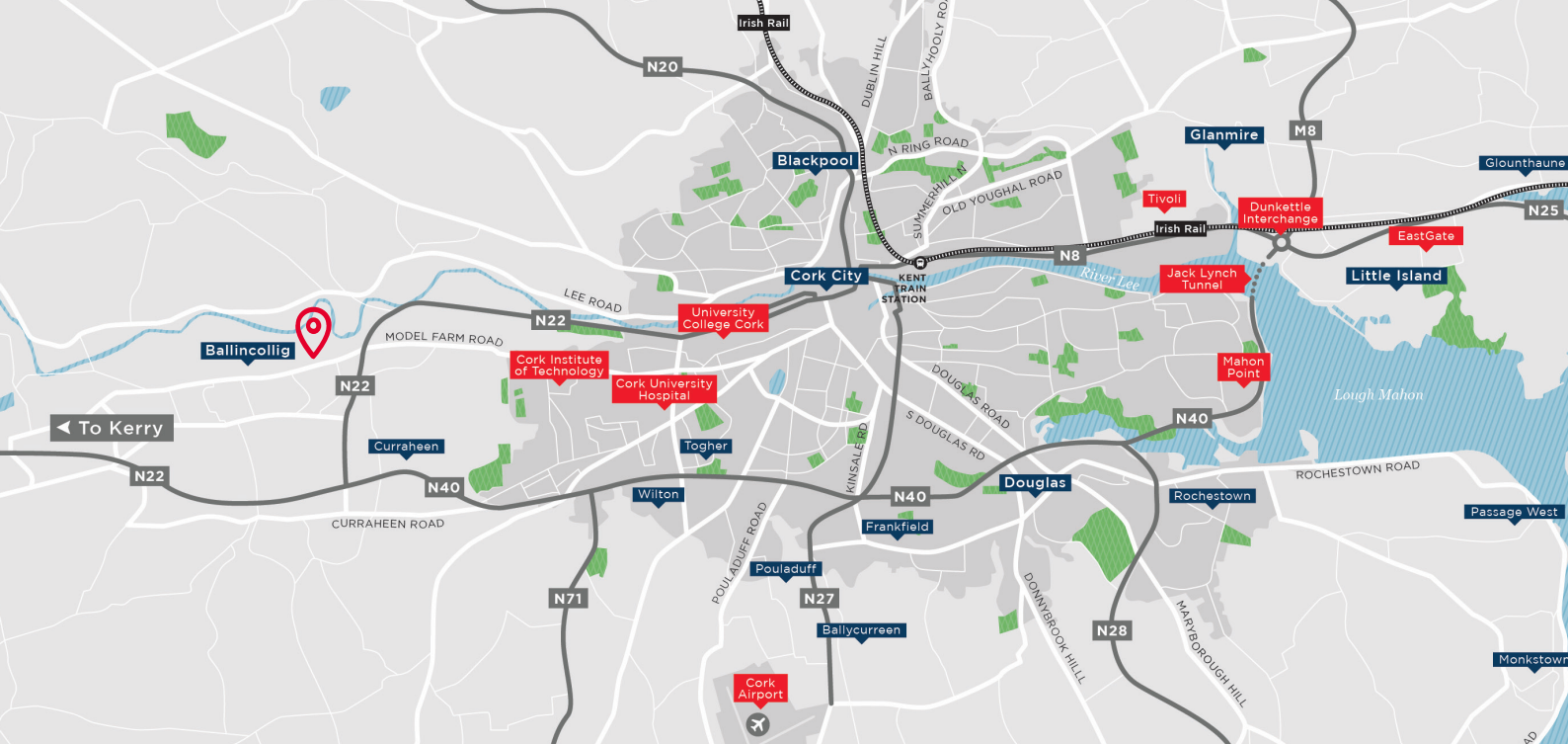
**Car parking
spaces**



**Excellent
range of cafes/
restaurants/
shops located in
close proximity**



**24hr bus service
on BusConnects
route**



BER details



Contact

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cushmanwakefield.ie

Accommodation

495 Sq M / 5,328 Sq ft approx.

Lease Details

On application.

Viewing

Strictly by prior appointment with the sole agents Cushman & Wakefield.

