

13 SOUTH MALL, CORK. T12 KW86

FOR IDENTIFICATION PURPOSES ONLY



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> www.cohalandowning.ie

- ⇒ An opportunity to lease a prestigious office building in this high profile location in the heart of Cork City's Central Business District.
- ⇒ This landmark building is very well presented and extends over three floors plus an attic to provide an approximate floor area of 3,768 sq.ft/ 350 sqm.
- ⇒ The internal arrangement of the building provides a series of private and open plan offices along with meeting rooms and a statement boardroom, which may also be used as an additional office space. Accommodation also includes ancillary staff facilities such as a canteen area and W.C's.
- ⇒ This central location on South Mall provides immediate access to all city centre services.

Viewings Strictly By Appointment With Sole Agents

FOR LEASE

Location

The property is located in Cork city centre on the south side of South Mall. The South Mall is the traditional home to all major financial and professional services firms in Cork.

13 South Mall is centrally situated on the street, opposite the Imperial Hotel and a short distance from Oliver Plunkett Street and St. Patrick's Street - Cork's premier retail thoroughfares.

Adjoining occupiers include Republic of Work at 12 South Mall and Cohalan Downing at 14 South Mall.





Description

13 South Mall comprises a prestigious single let three storey plus attic mid-terrace period office property. The building dates from the early 19th century and has a distinctive façade with approximately 12 metres street frontage. Internally the building retains many of its original period features which have been well maintained. The building extends to approximately 3,768 sq. ft. with a small enclosed yard to rear.

Adjoining occupiers include AIB, Bank of Ireland, Imperial Hotel, KPMG, RDJ, McCarthy Insurance, DBFL Engineering, Republic of Work, Cohalan Downing, O'Donovan Baker Solicitors and Click Dimensions to name but a few.

Description	Sq.M. Approx.	Sq.Ft. Approx.
Ground Floor	142.7	1,536
First Floor	79.8	859
Second Floor	107.9	1,162
Attic	19.6	211
Total Floor Area	350	3,768



Viewing

Strictly by prior appointment with Sole Agents;

Rob Coughlan

Mobile: 086-3264320

Messrs. Cohalan Downing, for themselves and for the landlords of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.