

**2 BRIDGE HOUSE
Skehard Road, Cork. T12 H2TK****021 427 77 17**> www.cohalandowning.ie

An impressive, high profile office premises, in this exclusive bespoke development extending to 2,800 sq. ft approx. providing bright and modern office accommodation over ground and first floor.

Situated in an established commercial location adjacent to the South Ring Road network and also convenient to Cork city centre in the heart of the major Mahon office developments.

Neighbouring occupiers include; O'Leary Insurance, CSO, Blackrock Hall Primary Care Centre, Logitech, Mater Private, City Gate, Mahon Point and Mahon Retail Park.

The property fronts a regular bus route and adjoins the Cork to Passage Railway Greenway and further benefits from surface level and basement car parking with direct internal access.

Viewings Strictly By Appointment With Sole Agency**TO LET**

Location:

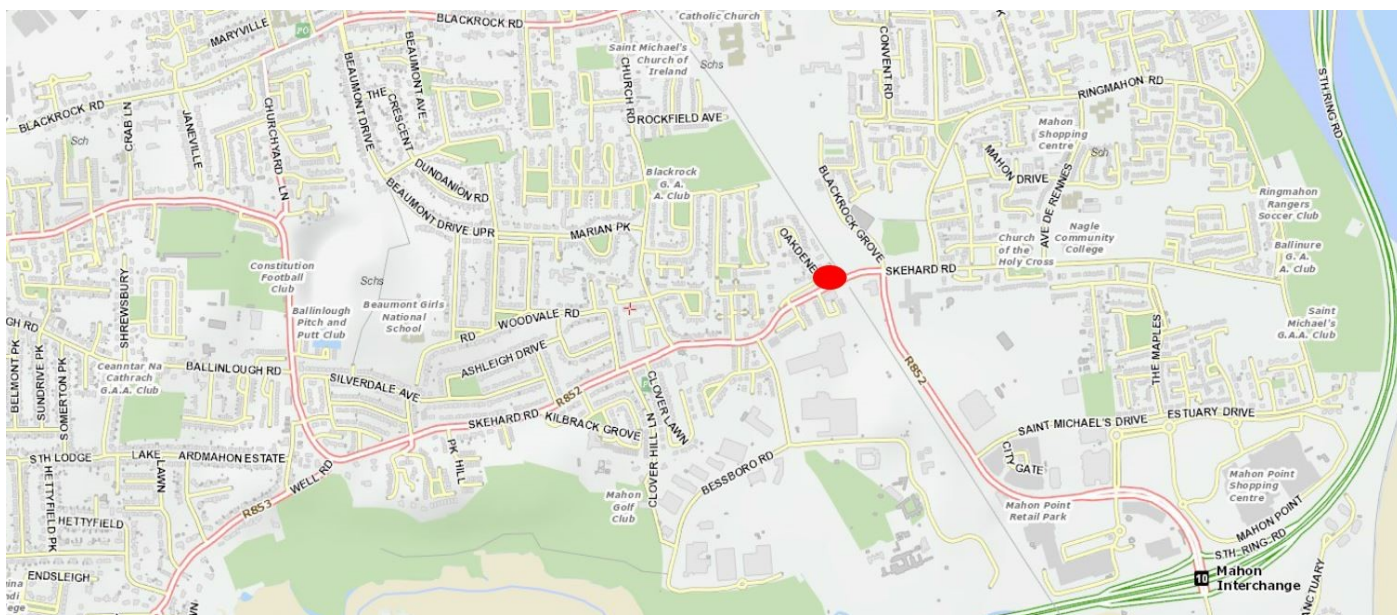
The property is located within an established commercial area easily accessible from the City Centre, South Ring Road network, The Jack Lynch Tunnel and Cork International Airport.

Description:

This superb office suite comprises two storey accommodation extending to some 2,800 sq.ft approx. over basement carpark, built to a high standard and finished with attractive architectural cladding. This bespoke development is divided into 3 office suites with the subject property being the centre premises.

Features:

- > Large Reception area and open plan working areas
- > Spacious private board room
- > Combination of bright open plan and cellular offices
- > Kitchenette area and W.C's
- > Gas Central Heating
- > Private & secure parking - 6 Basement & 1 Surface
- > Suitable for reconfiguration to suit new occupiers specific requirements.

**Viewing:**

Strictly by prior appointment with;
Rob Coughlan

E-mail: rcoughlan@cohalandowning.ie

Tel.: 021 - 4277717

Messrs. Cohalan Downing, for themselves and for the vendors 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. LICENCE NO. 001641