



Lisney

COMMERCIAL REAL ESTATE

BRAND NEW COMMERCIAL UNITS

AT HORGAN'S QUAY, CORK

TO LET

DESCRIPTION

Situated at the heart of Cork's transformative North Docklands, Horgan's Quay presents an exceptional opportunity to secure brand-new commercial accommodation within one of the city's most significant mixed-use developments. Occupying a landmark position with frontage onto Horgan's Quay, Railway Street, Alfred Street and the vibrant 'The Square' pedestrian plazas, the development is set within a thriving new urban quarter that seamlessly integrates business, residential and community uses.

Designed as a cornerstone of Cork's ongoing regeneration, Horgan's Quay has become a premier waterfront destination, combining contemporary architecture, high-quality public realm and an established residential community. The development offers occupiers a unique opportunity to establish a presence in a modern, highly connected and amenity-rich environment at the centre of Cork's evolving Docklands.

The commercial offering comprises seven ground floor units ranging in size from approximately 170 sqm to 384 sqm, together with a purpose-built creche facility. Offered in shell and core condition, the units provide maximum flexibility for occupiers to create bespoke fit-outs tailored to their individual operational requirements. Suitable for a wide variety of retail, office, café, restaurant, medical, wellness and service-based uses (subject to planning where required), each unit benefits from extensive glazing, generous floor-to-ceiling heights, abundant natural light and excellent prominence within the development.

The North Docklands has undergone remarkable transformation in recent years, driven by substantial public and private investment and the delivery of landmark office, residential, retail and hospitality schemes. As the area continues to evolve into one of Cork's most dynamic business and lifestyle destinations, Horgan's Quay offers an outstanding opportunity to secure a presence within a vibrant, future-focused commercial environment.

PLANNING

Planning Permission reference 17/37563

The Horgans Quay commercial units development is designated as a Neighbourhood Centre as defined under Zoning Objective Z09 in the Cork City Development Plan 2015-2021 with the objective "To protect, provide for and/or improve the retail function of neighbourhood centres and provide a focus for local services."

New Neighbourhood Centres should be mixed-use schemes, incorporating a range of local services, a vertical mix of uses where possible, and a high quality of urban design appropriate to their scale and character. In addition to retail, neighbourhood centres may include residential and complementary local services, such as childcare, retail offices, pharmacies, medical consultancies, public houses, small shops, etc.

Planning reference 24/43545

Planning was granted for change of use for the Station Master's building and Unit 3 Railway Square to office use.





Contemporary architecture with extensive glazing.



High-quality public realm and pedestrian environment.



Brand new units constructed in September 2026.



Located within Cork's premier regeneration district.



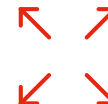
Seven modern ground floor commercial units.



Dedicated creche facility within the development.



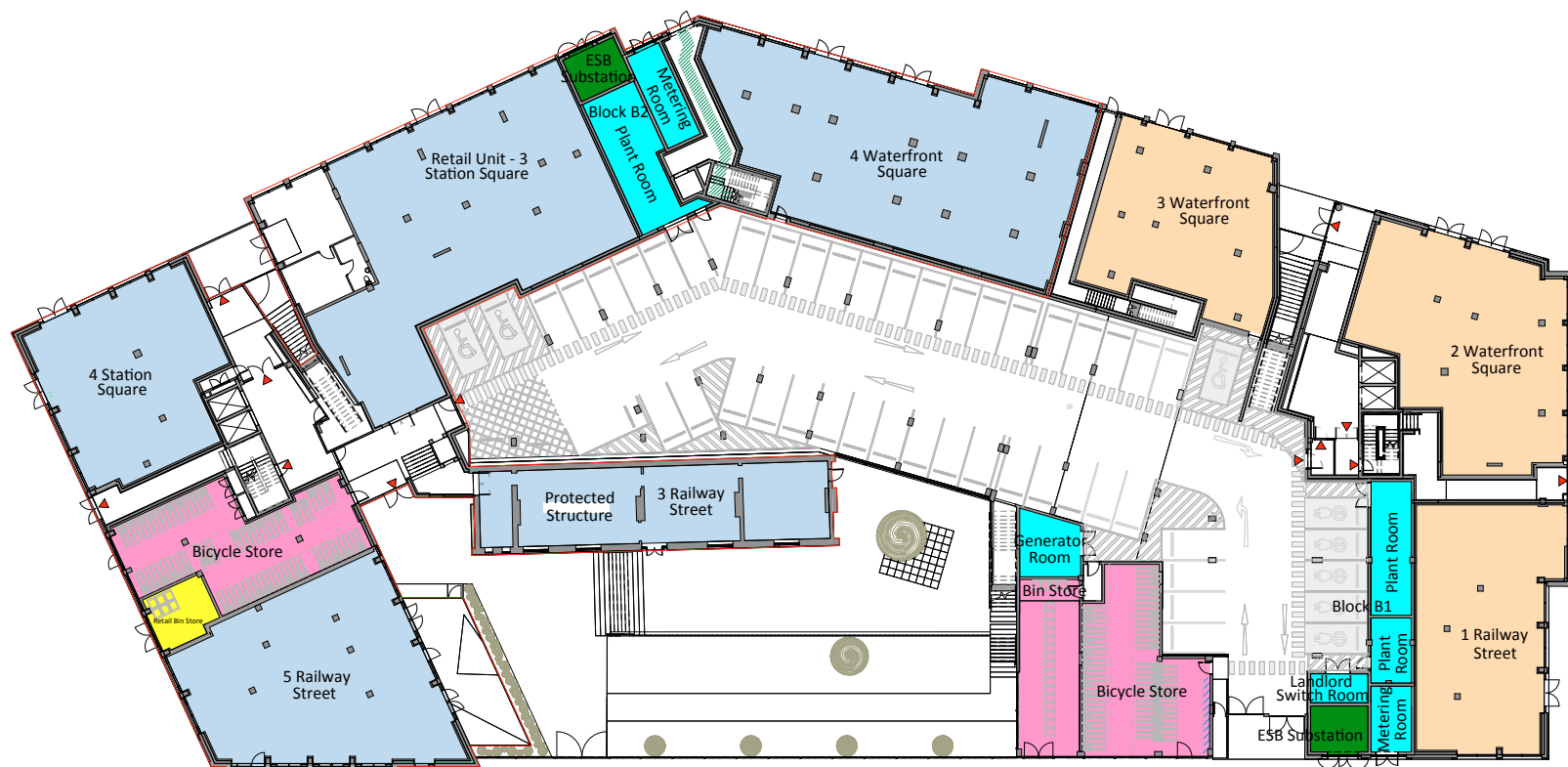
Prominent frontage onto Horgans Quay, Railway Street, Alfred Street and 'The Square' pedestrian plazas.



Flexible shell and core accommodation.



UNIT	DESCRIPTION	SQM	SQFT	AVAILABILITY
5 Railway Street	Creche	261.0	2,809	Available
4 Station Square	Retail Unit	188.2	2,026	Available
3 Station Square	Office	369.0	3,972	Available
4 Waterfront Square	Retail Unit	383.7	4,130	Available
3 Waterfront Square	Retail Unit	186.9	2,012	Available
2 Waterfront Square	Retail Unit	249.2	2,682	Available
1 Railway Street	Retail Unit	210.5	2,266	Available
3 Railway Street	Office	170.0	1,830	Available



THE LOCATION

Horgan's Quay occupies a prime position within Cork's North Docklands, benefiting from a highly accessible waterfront location on the northern banks of the River Lee. The development is prominently positioned adjacent to Kent Railway Station and within easy walking distance of Cork City Centre.

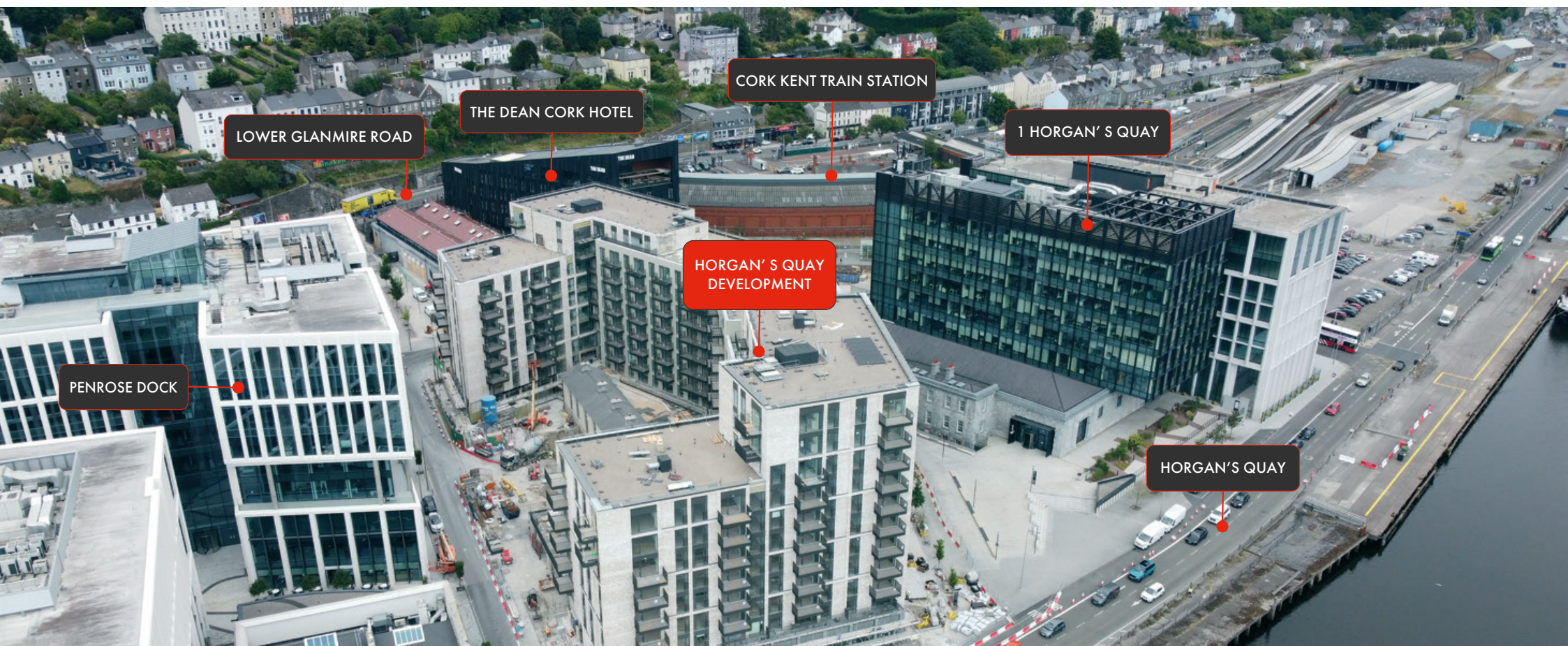
The surrounding area is home to a number of established commercial and hospitality destinations, including the Horgan's Quay and Penrose Dock developments and The Dean Cork hotel. The area benefits from a growing mix of cafés, restaurants, retail

and service-based occupiers, enhancing the overall appeal of the location and creating an active environment for businesses, residents and visitors. Prospective occupiers will benefit from a modern urban setting, supported by a strong mix of business, residential and lifestyle uses.

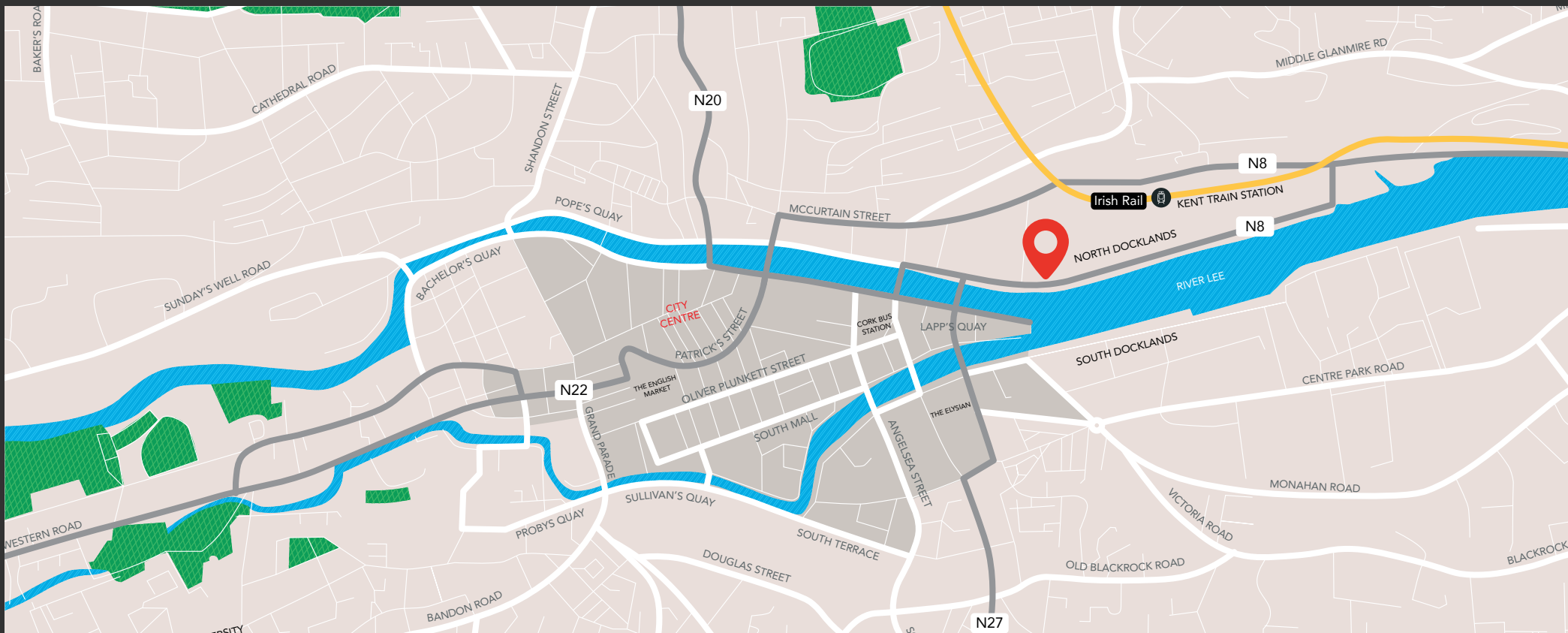
Connectivity is a key advantage, with Kent Railway Station providing direct rail links throughout Cork and the wider region, complemented by extensive bus connections and convenient access to the wider road network, including the N8, N25 and

N40 routes. The planned Cork Luas project is also anticipated to further enhance connectivity, with a proposed route running to the north of the development, improving accessibility and strengthening the long-term appeal of the North Docklands.

The combination of excellent connectivity, surrounding amenities and continued investment in the area has established the North Docklands as one of Cork's most desirable locations for businesses and occupiers.

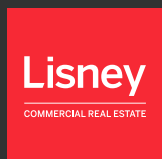






VIEWINGS / FURTHER INFORMATION

Viewing is strictly by arranged appointment only with the sole letting agent Lisney.



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