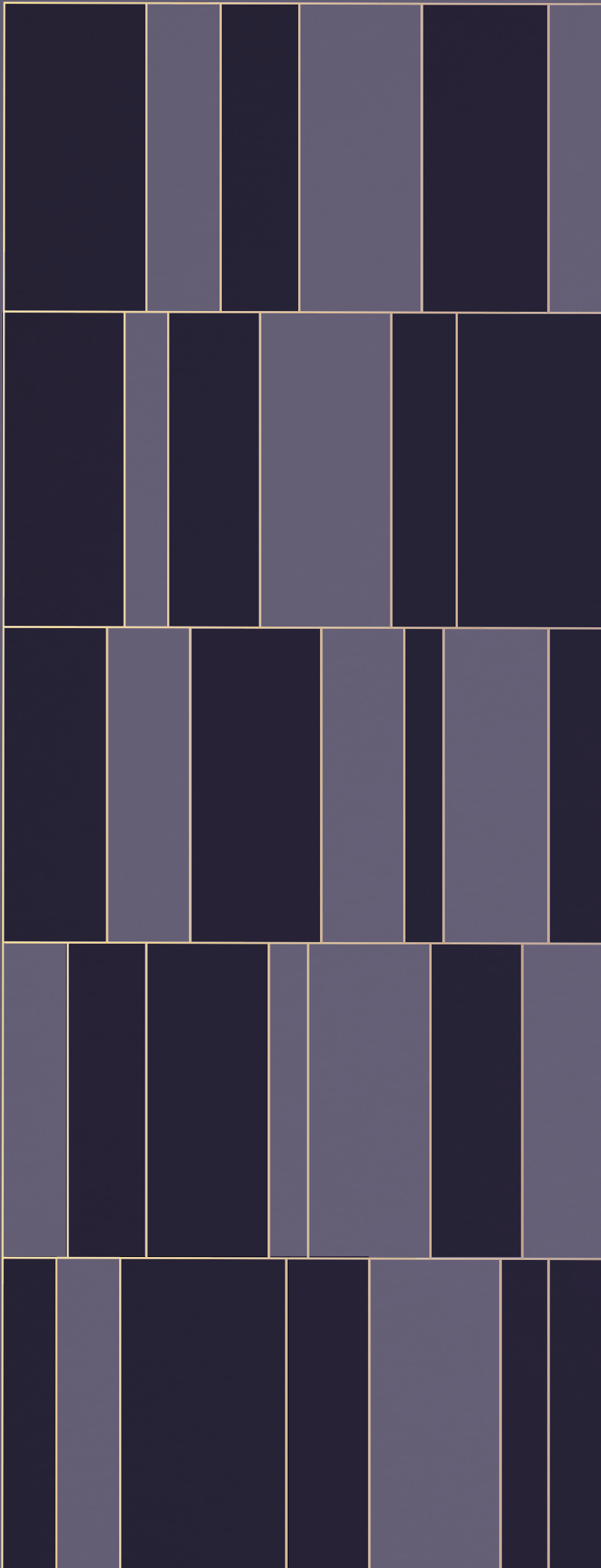




PART SECOND FLOOR

one**albert**quay

C O R K C I T Y

LEASE OPPORTUNITY
HIGH PROFILE OFFICE ACCOMMODATION



The Property

One Albert Quay offers top-tier Grade A office accommodation right in the heart of Cork City Centre. Designed by the award-winning Henry J Lyons architects, this LEED Gold-certified building provides high-quality office space. This part second floor suite extends to 962.48 sq m (10,360 sq ft).

The property enjoys excellent natural light thanks to full-height curtain glazing to the southern elevation and comes equipped with air-conditioning, w/c facilities, trunk cabling, exposed ceiling and LED lighting.

New occupiers will also benefit from a range of high-quality on-site amenities, including secure bicycle parking, communal showers and changing facilities, as well as an impressive atrium space with a staffed reception.

The floorplate benefits from a high-quality existing fit-out, inclusive of desks, chairs, air-conditioning, canteen, raised access floor in a primarily open plan format, with meeting rooms and boardroom also in place.

Key Features

BER B1

B1 BER RATING



Attractive floorplate extending to 962.48 sq m (10,360 sq ft) NIA



9 Dedicated car parking spaces available



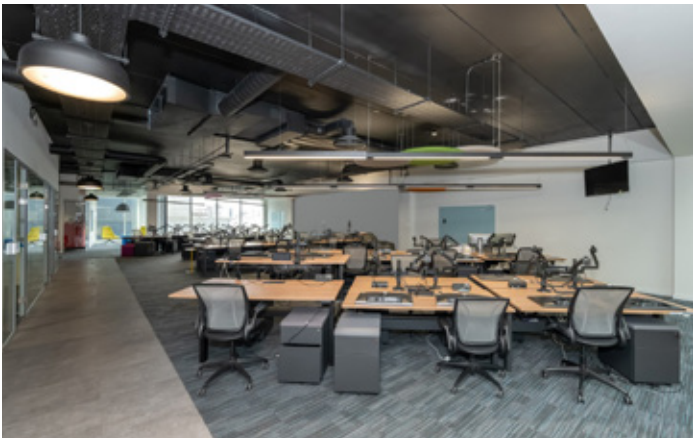
LEED Gold Accreditation



Landmark Building in city centre location



Shower Facilities in Basement Level





The Location

One Albert Quay is situated next to Cork's City Hall on a unique waterfront site, often described as the new CBD of Cork. Now established as a national and international business core due to recent and ongoing developments, the area has been home to a range of international and national occupiers within the building that include Johnson Controls, Proofpoint, Remitty, PwC, and Arup. Nearby, in the immediate vicinity, other occupiers include NetApp, Clearstream and Zoom.



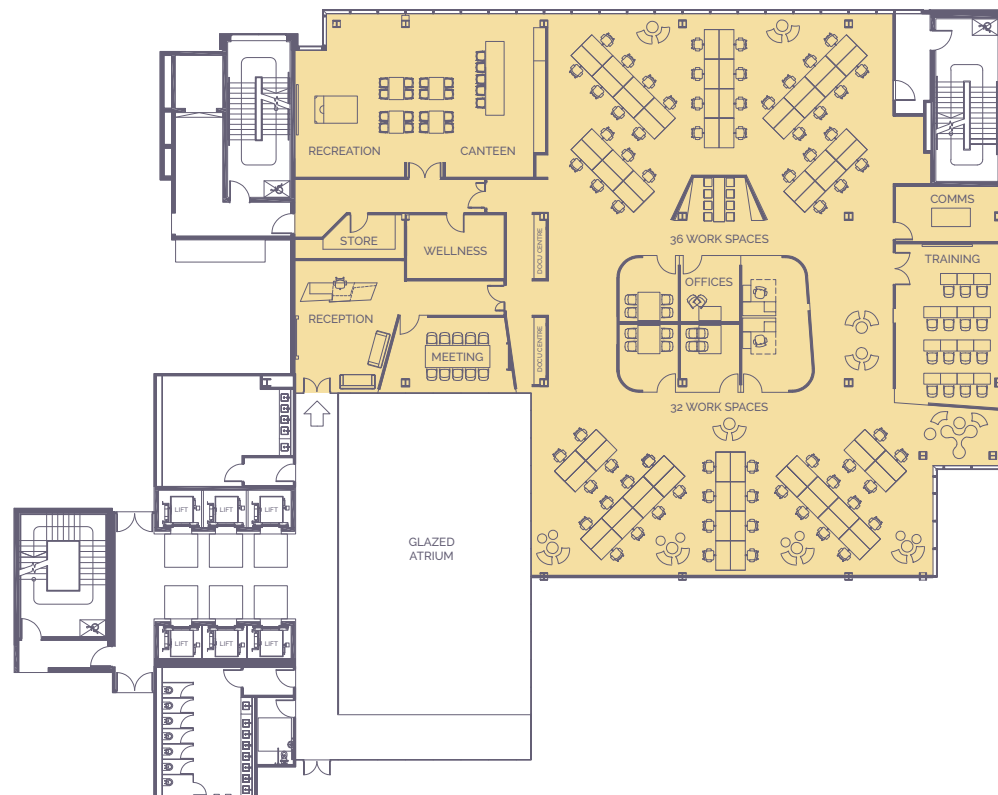
The area is well serviced from the perspective of access, with a park and ride drop – off, Parnell Bus Station and Kent Train Station all within a ten-minute walk. Cork International Airport is 15 minutes' drive, providing accessibility not just on a national level but also an international level.

A range of restaurants, bars and shops are also located within walking distance, with St. Patrick Street, Cork's primary retail thoroughfare, less than ten minutes' walk from the building.

Accommodation Schedule

AVAILABLE SPACE
962.48 sq m (10,360 sq ft)

- Currently configured for 68 work spaces
- Fully fitted and ready for immediate occupation
- Includes training room, comms, canteen, wellness and private offices



Lease Terms

On Application.

Rent

On Application.

Viewings

Strictly by prior appointment with the sole letting agents.

Contact



Savills.ie

Penrose House,
Penrose Dock,
Cork
T23 V38E

Niall Guerin

niall.guerin@savills.ie
353 21 490 6340
Licence: 002233-002996

Michéal Walsh

micheal.walsh@savills.ie
353 21 490 6115
Licence: 002233-007920

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

