

Unit 1 Salmon Weir, Hanover Street, Cork City



AMV: €150,000



60 South Mall, Cork.

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PSRA No. 002584

ERA Downey McCarthy take great pleasure in bringing to the market this centrally located, own-door office unit with the benefit of full vacant possession.

Unit 1 Salmon Weir occupies an enviable, ground floor, city centre location fronting directly the public footpath of Hanover Street.

| FEATURES

Hanover Street is located on the West side of Cork city centre. It links South Main Street with Washington Street and intersects Wandesford Street. Unit 1 Salmon Weir is located adjacent to the Washington Street junction and enjoys the benefit of having a highly visible profile onto Washington Street. Hanover Street is open to two-way vehicular and pedestrian traffic and nearby on-street parking is available at Washington Street, Little Hanover Street and Wandesford Quay.

This is a most convenient, central location which is ideally suited to professional services and the like.

Unit 1 Salmon Weir comprises an 'own-door' ground floor, commercial unit within a modern, four storey, mixed use development of concrete frame construction with concrete floors throughout and red-brick elevations. It has a traditional glazed shop front facade incorporating double doors to an entrance lobby. Further internal accommodation includes a bright open plan meeting room, kitchen, library and w.c. while finishes include carpet floor covering, electric storage heating and fluorescent lighting. The unit is presently vacant and available for immediate occupation.

| ACCOMMODATION

Entrance lobby

Open plan meeting room

1 private office

Kitchen

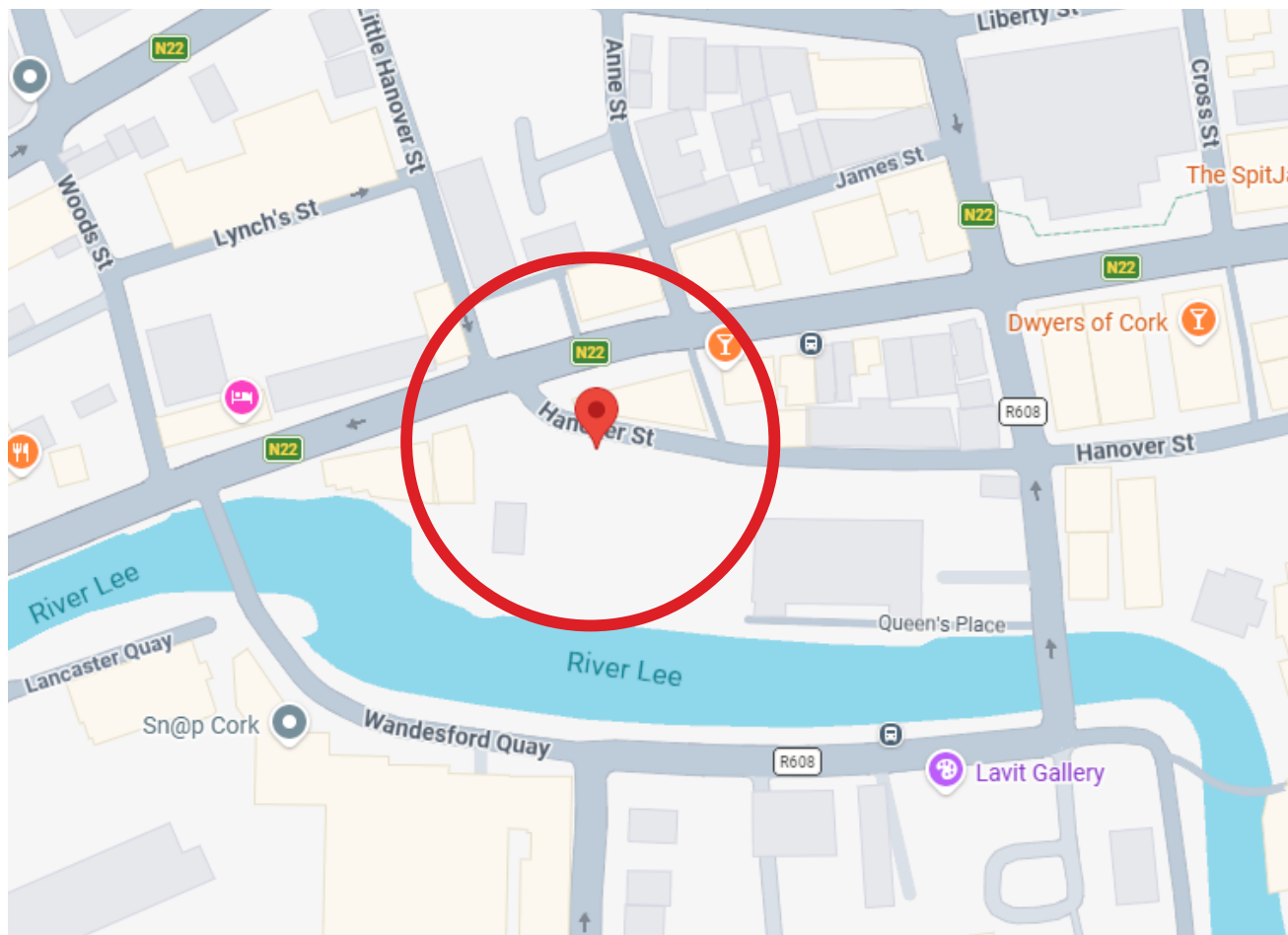
W.C.

Gross internal floor area extends to 61.83 sq.m. (665 sq.ft.)



| DIRECTIONS

Please see Eircode T12 YC3X for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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