

INVESTMENT OPPORTUNITY

3A

Third Floor, 6 Lapps Quay,
Cork



(Tenants not affected)



INVESTMENT HIGHLIGHTS



FULLY FITTED OFFICE SUITE
FINISHED WITH A HIGH-QUALITY
SPECIFICATION



SELF CONTAINED OFFICE SUITE
LOCATED ON THE THIRD FLOOR OF
A MODERN HIGH-PROFILE BUILDING
IN CORKS CENTRAL BUSINESS
DISTRICT



OCCUPIED BY FITZGERALD LAW LLP
ON A 10-YEAR LEASE FROM
DECEMBER 2025.



CURRENT INCOME OF €95,000 P.A.



APPROX. 526 SQ. M (5,662 SQ. FT)



DESCRIPTION

The property comprises a self-contained office suite occupying part of the third floor of a prominent corner terrace, six storey office building with frontage on to Lapps Quay and Clontarf Street.

The office suite extends to 562sqm (5,662 sq.ft.) to is fitted out to a high specification to include raised access floors, suspended ceilings, led lighting and air conditioning.

Internally the offices are laid out with an attractive reception area, canteen, boardroom, open plan office, 2 no. meeting rooms, staff kitchen, storage areas and a series of individual private offices. There are male, female and disabled access toilet facilities in the central common areas. The property benefits from two passenger lifts from the ground floor reception serving the upper floors.

There is an onsite concierge at ground level and plans to renovate the common areas are due to commence shortly.



LOCATION

6 Lapps Quay is a landmark 6 storey building located at the junction of Lapp's Quay and Clontarf Street in the heart of Cork's central business district. Lapp's Quay is within minutes walking distance of Patricks Street, South Mall and the bus and train stations.

The property is situated directly opposite the Clayton Hotel to the east and south of the new Railyard Apartments, which is actively under construction and will comprise a landmark 25 storey tower delivering 217 new homes.

Neighbouring occupiers include Deloitte, Sherry FitzGerald, Knight Frank, Baker Tilly, PWC, Arup, EY and WorkVivo.

Cork is the Republic of Ireland's second largest city located on the south coast with a county population of over half a million people. Cork is recognised as the commercial centre for the south with a number of multinationals choosing to locate here, including; Dell EMC2, Amazon, Apple, Johnson & Johnson, Novartis, Pepsi and Lilly.



ACCOMMODATION & TENANCY SCHEDULE

No.	Floor	Floor Area (Sq. Ft)	Tenant	Lease Start	Tenant Break Option	Rent Review	Lease Expiry	Rent P.A.
Unit 3A	Third Floor	5,662	FitzGerald Law LLP	19 th September 2025	19 th September 2030	5 yearly	18 th September 2035	€95,000



FitzGerald
Legal & Advisory

Denis O'Sullivan & Co.
Solicitors





Method of Sale

The property is for sale by Private Treaty

Price

€1,500,000

Title

Long Leasehold

Viewings

Strictly by appointment with sole selling agent Knight Frank

BER



Full Building Energy Rating certificates and advisory reports are available on request

Contact Details



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