



GROUND FLOOR, 6 LAPPS QUAY, CORK

INVESTMENT OPPORTUNITY (Tenant Not Affected)

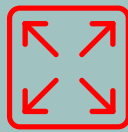
LOCATION

The property is centrally situated in Cork city centre at Lapps Quay/ Clontarf Street in the heart of Cork's central business district. It is situated opposite the 4 star Clayton Hotel and is adjacent to the City Quarter office development. Lapps Quay adjoins South Mall and is within minutes walking distance of the bus and train station. Occupiers in the area include Deloitte, EY, Sherry Fitzgerald, Goodbody, GJ Moloney Solicitors, Roberts Nathan, Crowleys DFK, Fitzgerald Legal & Advisory and Glandore.

Cork which is Ireland's second largest city has a population of 220,000 in the metropolitan area with just over 540,000 in the county. Cork is the main commercial, retail and education centre in the south of Ireland and it is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services.



Ground floor office/
commercial premises



Approx.
343 SqM (3,681 SqFt)



Tenant
Blanco Technology Group
Ireland Ltd



Current rental income
€75,000pa



10 year lease from
14th September 2023



Rent review to market rent at
end of year 5



Tenant break option at end of
year 3 with six months notice
and penalty payment of six
months rent



Guide Price
€900,000



SOUTH DOCKS

HORGANS QUAY

PENROSE DOCK

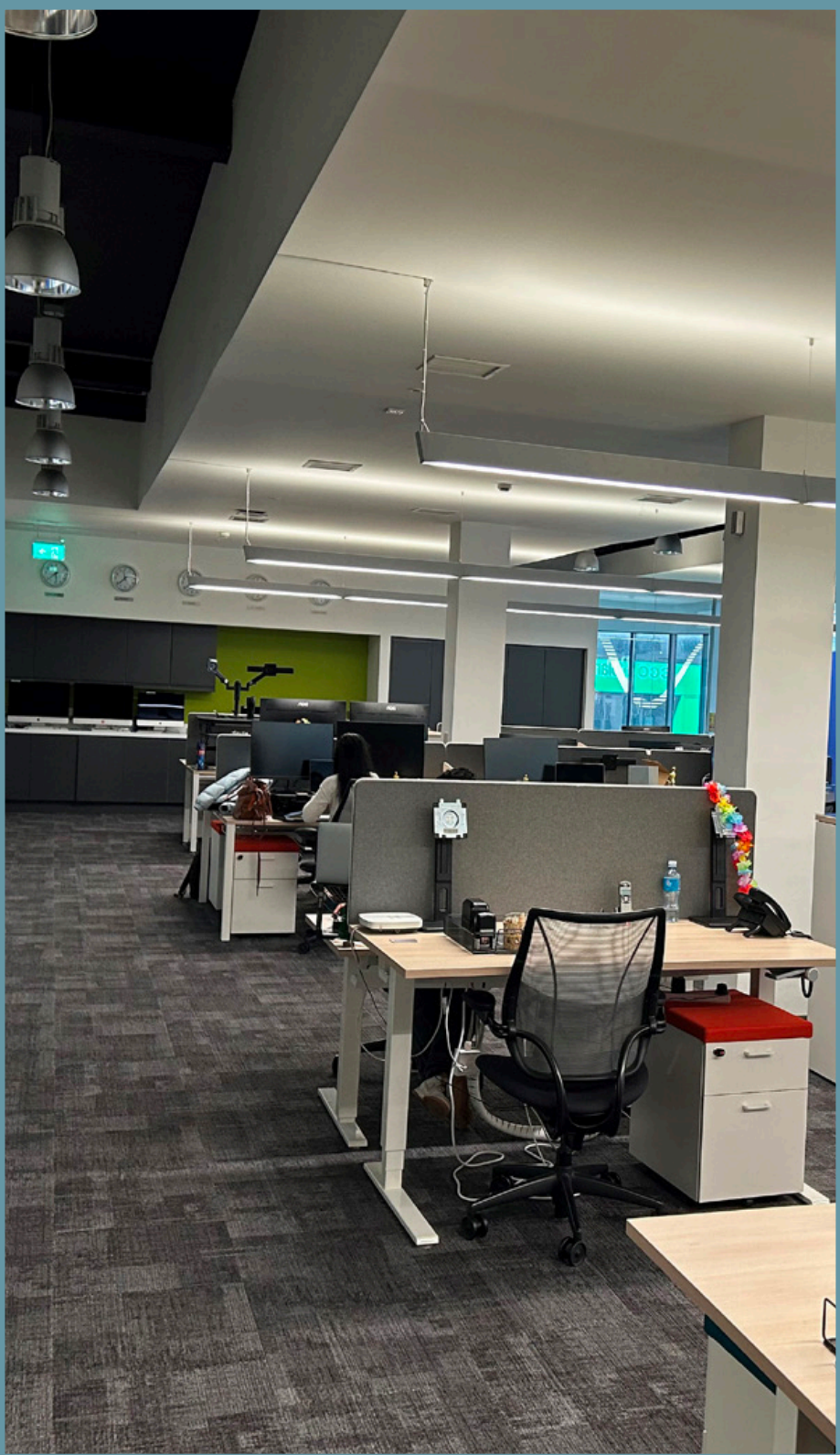
KENT RAIL STATION

NAVIGATION SQUARE

CLAYTON HOTEL

THE ELYSIAN

GROUND FLOOR 6 LAPPS QUAY CORK



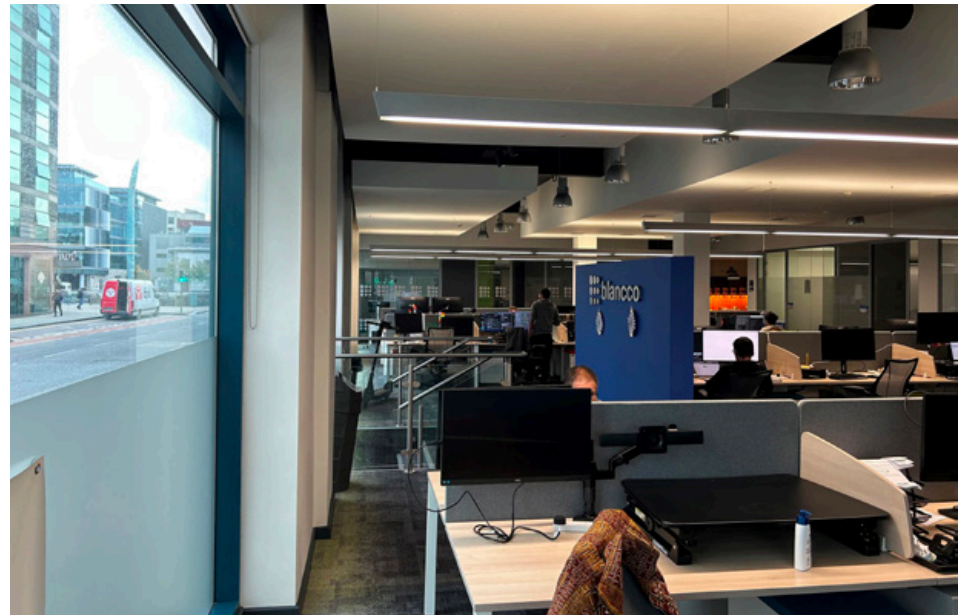
TENANCY SCHEDULE

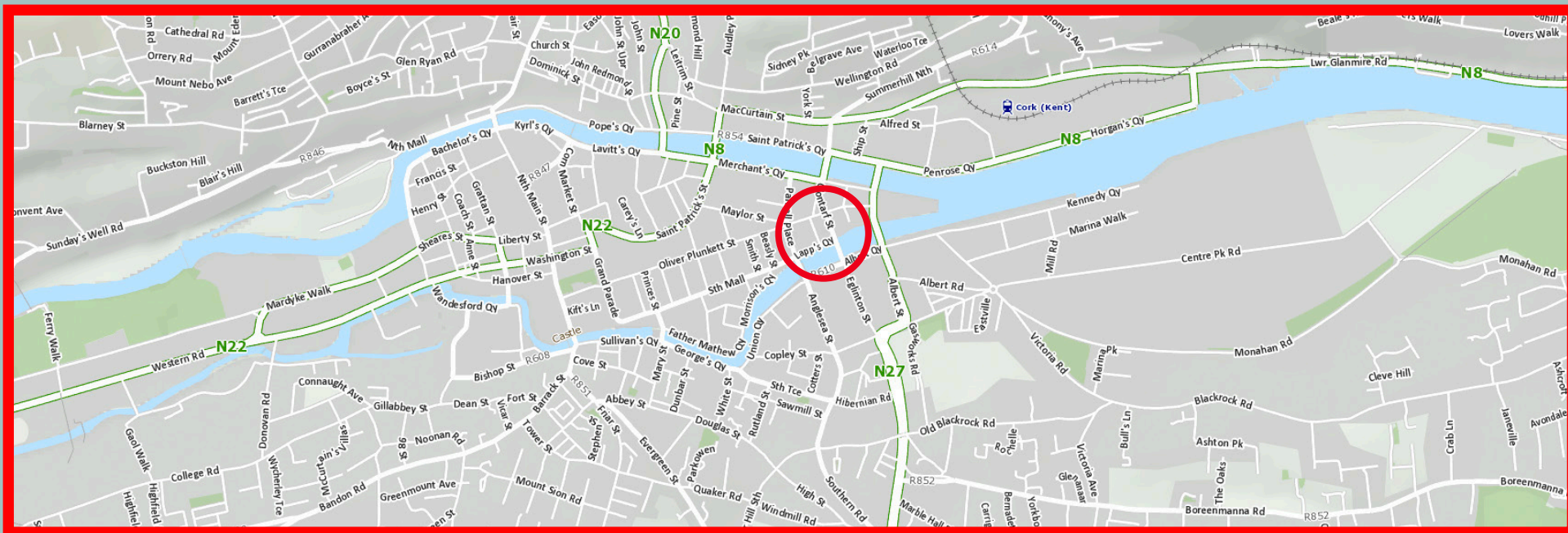
Floor	Net Floor Area	Tenant	Lease Start	Rent Review	Break Options	Lease Expiry	Annual Rent
Ground	3,681 Sqft	Blancco Technology Group Ireland Ltd (Company No : 405131)	14th September 2023	13th September 2028	<ul style="list-style-type: none">13th September 2026, six months notice and penalty payment of six months rent13th September 2029, six months notice	13th September 2033	€75,000pa

Blancco Technology Group Ireland Ltd was set up in 2005 and it is owned by Blancco Technology Group Plc who are listed on the London Stock Exchange. Blancco Technology Group provides organisations with secure, compliant and automated solutions that accelerate the transition to the circular economy. Globally approved, recommended and certified by governing and industry bodies around the world, Blancco Technology Group is the industry standard in data erasure and mobile lifecycle solutions. Cork is Blancco's first centre of operations in Ireland, part of the company's global footprint across EMEA, North America and APAC.

DESCRIPTION

The property comprises a ground floor office/ commercial premises, part of a larger six storey office building. It provides high quality accommodation with generous floor to ceiling height, good natural light and it has the benefit of own door access aswell as access from the main entrance lobby in the building. The property has a high quality office fit-out and it is laid out internally with open plan accommodation, four private office/ meeting rooms, conference room, breakout area, store, comms room and two phone booths.





TITLE

Long Leasehold

BER



BER No: 800944498

EPI : 239.77 kWh/m²/yr

SOLICITOR

O'Flynn Exhams, 58 South Mall, Cork

FURTHER INFORMATION/ VIEWING

Strictly by appointment with sole letting agent Cohalan Downing Commercial Real Estate.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Cohalan Downing, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Cohalan Downing as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Cohalan Downing as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Cohalan Downing, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Cohalan Downing. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Cohalan Downing PSRA No. 001641