

TO LET

Former Rockboro School, Boreenmanna Road, Ballintemple, Cork



ERA Downey McCarthy take great pleasure in bringing to the market this well located, former school premises on a spacious level site for which letting proposals are now invited. Ideally suited to educational and/or training facility.



Lease Terms on Application

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| LOCATION

The former Rockboro school occupies a prominent position on the south side of Boreenmanna Road, adjacent to its junction with South Link Road in Ballintemple and within approximately 1.25 km of Cork city centre. This is a convenient, well-established and sought-after location which remains within easy walking distance of all city centre amenities, including a 10-minute walk to Anglesea Street.

| DESCRIPTION

The property comprises a former national school on a spacious site which extends to approximately 0.63 Ha. (1.55 acres). The site is generally level with pedestrian and vehicular access directly from Boreenmanna Road. It includes a surfaced playground and secure car parking for approximately 20 cars, as well as a large playing field in lawn.

Buildings on site include a detached, single storey former school building of concrete blockwork construction with part dashed elevations under a pitched, tile covered roof. It accommodates 14 No. separate rooms arranged around a central communal hall together with ample toilet facilities. Adjacent lies a detached, pre-fab structure accommodating a further 6 separate rooms again with ample toilet facilities. Though laid out and finished as an educational facility, the property could also lend itself to alternative uses, including as a training facility.

The property is presently being offered to let on a 3 year term. Proposals invited via email.

| ACCOMMODATION

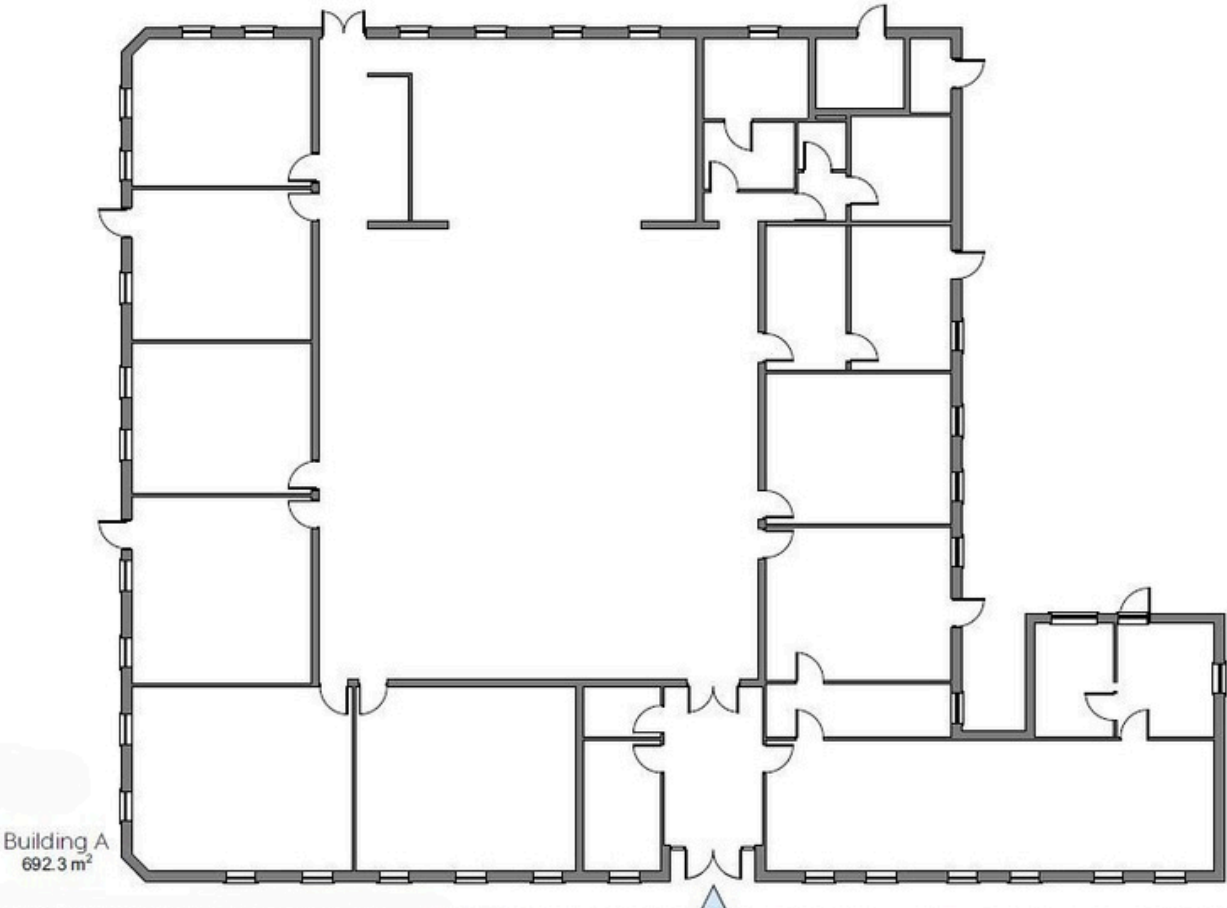
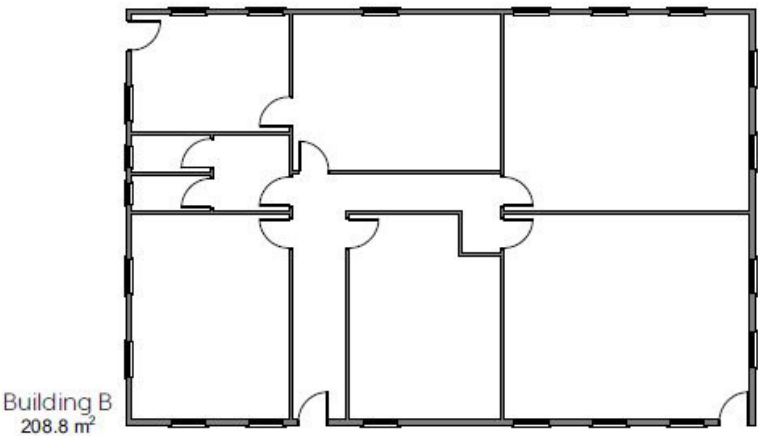
- Main Building - 692 sq.m.
- Pre Fab Building - 208 sq.m.



| BER DETAILS

- BER: D2
- BER No.801040924
- Energy Performance Indicator:215.37 kWh/m²/yr

| FLOOR PLAN



| EXTERIOR

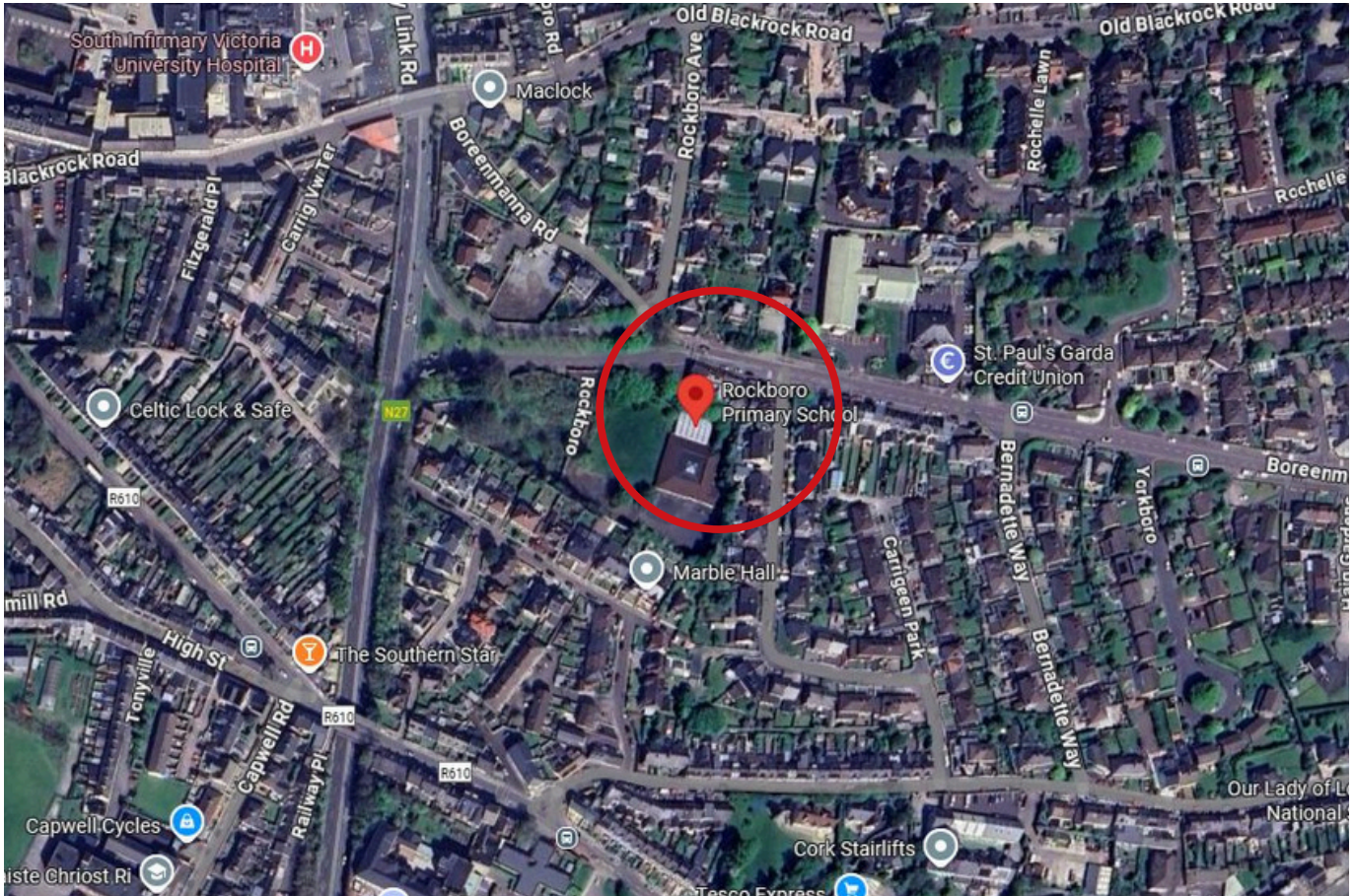


| INTERIOR



| DIRECTIONS

Please see Eircode T12 RX38 for directions.



| ALL ENQUIRIES TO:

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Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.