

FOR SALE / TO LEASE

**First Floor, Park House,
Blackrock Business Park,
Mahon, Cork**



Suburban Office Accommodation
1,188 sq m / 12,783 sq ft approx.

Property Highlights

- Excellent location in close proximity to Mahon Point shopping centre, City Gate and City Gate Park Office Campus and the soon to commence City Gate Plaza
- The adjacent N40 South Ring Road network provides easy access to the City Centre, Cork Airport and all major routes
- The property is located on a large site with ample car parking
- Comprising of a large open plan office suite at first floor level with excellent natural light, carpet finish, suspended ceilings incorporating recessed lighting and air conditioning
- Large ground floor reception with lift and stairs access to the first floor
- Adjacent occupiers include Malachy Walsh and Partners Engineering And Environmental Consultants , RCI and Abtran

Contact

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First Floor, Park House, Blackrock Business Park, Mahon, Co Cork



The Location

The property is situated in the Mahon/Blackrock area of Cork approximately 4km south of the city centre located off of the southern side of the Skehard Road. The property is situated at the entrance to Blackrock Business Park which comprises various office and mixed commercial users.

Blackrock Business Park is an established commercial location with convenient access to the South Ring Road network, close to Mahon Point Shopping Centre, Mahon Point Retail Park and the City Gate office developments which are immediately to the east. Major occupiers in the immediate vicinity include Jacobs Engineering, CSO Office, Voxpro, VCE, Dell EMC, Ronan Daly Jermyn and Intel Security as well as the Mater Private Hospital.

Cork is the Republic of Ireland's second largest city located in Ireland's largest county with a population in excess of 400,000 people. Cork is recognised as the commercial centre for the south with a number of third level education facilities located within the City environs. Several multinational firms are located in Cork, including; Dell-EMC, Amazon, Apple, GlaxoSmithKline, Johnson & Johnson, Novartis, Pepsi and Lilly.

Cork is highly accessible to Dublin by motorway – approximately 2 hours 30 mins and there is an hourly train service and frequent bus services. Cork has a modern international Airport which catered for over 2 million travellers in 2015, mainly from UK and European destinations and now includes regular flights to the United States.

Description

The property comprises a first-floor office suite which is predominantly open plan with a number of private offices/meeting rooms, toilet facilities and canteen. The property has a designated entrance to large ground floor reception and foyer with lift and stairs access to the first floor. The current fit out includes carpet finish, suspended ceilings, air conditioning and recessed lighting. Externally the property is located on a large landscaped site with 47 dedicated car spaces.

BER details

BER C2






Ber No. 800208621

Energy Performance Indicator: 467.48 kWh/m²/yr.

Accommodation

Floor	Sq m	Sq Ft
Ground Floor Reception	83	896
First Floor	1,105	11,887
Total	1,188	12,783

Transport Links

				
N40 5 Min Drive	Train Station 10 Min Drive	Bus Stop Adjacent	Car Parks Adjacent	Cork Airport 10 Mins Drive

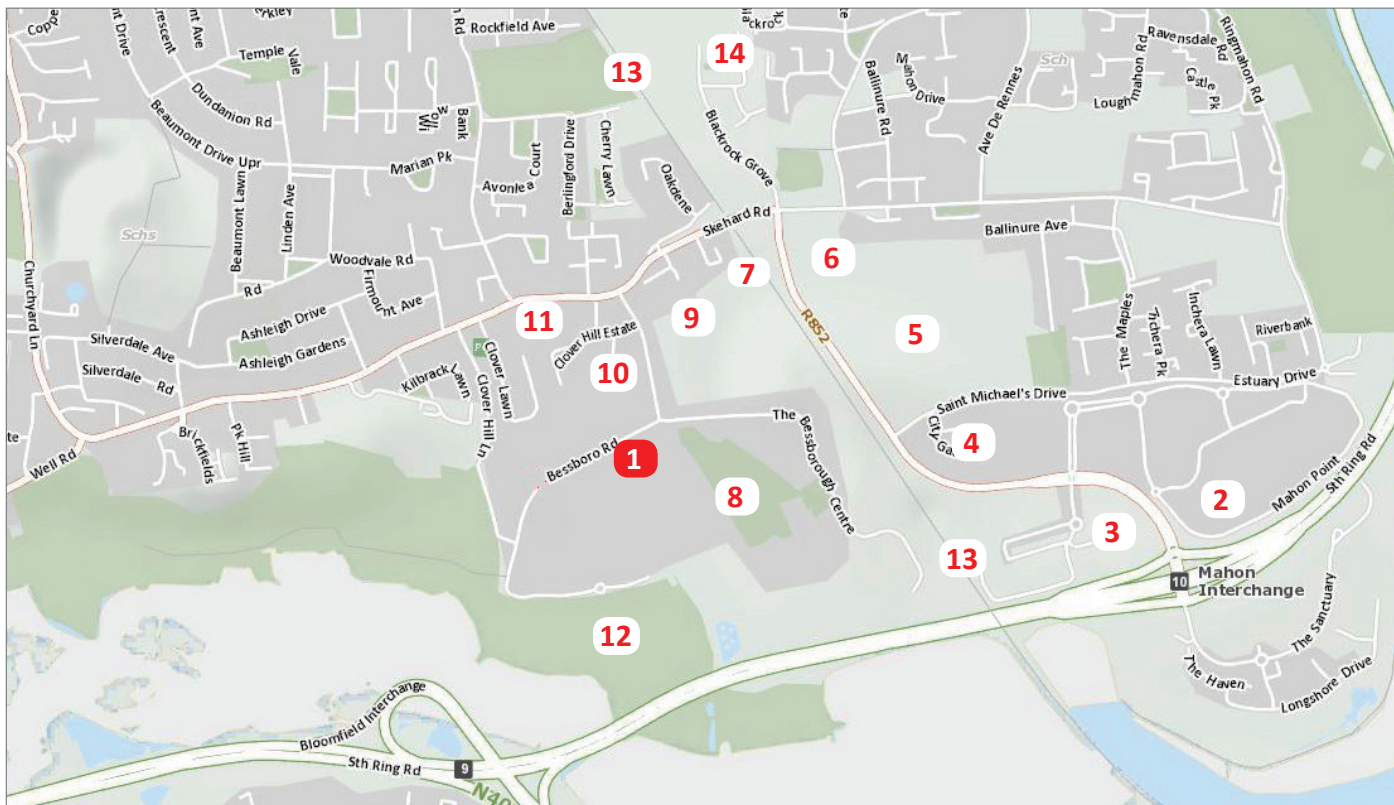
Lease Terms / Rent

On application.

Viewings

Viewing by appointment with sole agents Cushman & Wakefield





Ordnance Survey Ireland Licence No. AU 0015617

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|------------------------------|---------------------------------|
| 1. Park House | 8. Cork Heritage Park |
| 2. Mahon Point | 9. Abtran |
| 3. Mahon Retail Park | 10. Jacobs Engineering |
| 4. City Gate | 11. Supervalu |
| 5. Voxpro | 12. Mahon Golf Club |
| 6. Central Statistics Office | 13. Public Walk |
| 7. O'Leary Insurance | 14. Blackrock Hall Primary Care |



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