



GROUND FLOOR, BLOCK A

**CORK BUSINESS &
TECHNOLOGY PARK**

MODEL FARM ROAD • CORK

BLOCK A

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SUPERB OFFICE ACCOMMODATION

Ground floor office accommodation in a modern two storey office building. Internally the accommodation comprises a mix of open plan offices, private offices, meeting rooms, canteen, and male & female toilets. The accommodation is fitted out with raised access floors, carpet floor tiles, suspended ceilings, air conditioning and recessed lighting. The office has the benefit of ample natural light.



GROUND FLOOR
 MODERN OFFICE
 ACCOMMODATION



7,280 SQ FT OF
 MODERN OFFICE SPACE



QUOTING RENT
 €16 PSF PER ANNUM
 EXCLUSIVE



MIXTURE OF OPEN
 PLAN & CELLULAR
 OFFICES, MEETING
 ROOMS & STAFF
 CANTEEN



HIGH SPECIFICATION
 TELECOMMUNICATIONS
 CONNECTIVITY



COMMUNAL GROUND
 FLOOR RECEPTION
 WITH 8 PERSON LIFT



HEATING & COOLING AIR
 CONDITIONING SYSTEM, RAISED
 ACCESS FLOORS AND DOUBLE
 GLAZED WINDOWS



26 PARKING SPACES



BER RATING C2



EXCELLENT PUBLIC
 TRANSPORT LINKS



UCC

DENNEHYS CROSS

WILTON S.C.

CORK COUNTY HALL

CUH

PILZ IRELAND

BLOCK A

N22

ALCON

ORTHOXEL

TREND MICRO

MODEL FARM ROAD

WHY CORK?



POPULATION OF 418,000
IN THE CORK
METROPOLITAN AREA



OVER 40,000 PART
AND FULL TIME
3RD LEVEL STUDENTS



HOME TO OVER
150 FDI COMPANIES



HOME OF THE TOP 10
GLOBAL SOFTWARE, ICT &
PHARMACEUTICAL
COMPANIES LOCATED IN CORK



PROJECTED 50% INCREASE IN
POPULATION OF THE CORK
METROPOLITAN AREA BY 2040



35% OF PEOPLE IN CORK ARE
AGED 20-39 COMPARED TO
28% NATIONALLY



N22



THE PROPERTY

Wilton
Shopping
Centre

N40



The property is situated in Cork Business & Technology Park approximately 4km west of Cork city centre. Cork Business & Technology Park is an established park extending to approx. 32 hectare (79 acres) located on Model Farm Road. Some of the occupiers within the park include Boston Scientific, HSE, Alcon, OrthoXel and Pilz. The property is in close proximity to Munster Technological University and University College Cork is situated approximately 2km east of the property. The property has excellent public transport links to the city centre.



Driving Times

5 Minutes

Wilton Shopping Centre

10 Minutes

City Centre
Ballincollig

15 Minutes

Cork Airport

SCHEDULE OF ACCOMMODATION

Floor	Gross Sq.M.	Gross Sq.Ft
Ground	676.33	7,280

 26 car spaces with this property





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Sveinungarvegur 10
201 Kópavogur
Sími: 570 8800

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RECEPTION



GROND FLOOR, BLOCK A
**CORK BUSINESS &
TECHNOLOGY PARK**
MODEL FARM ROAD • CORK

QUOTING RENT

€16 psf per annum exclusive.

LEASE

New lease available.

SERVICE CHARGE

€16,800 per annum.

RATES

€30,551.25 per annum.

BER



BER No. 800545428

Energy Performance Indicator: 413.41 (kWh/m²/yr)

VIEWING

Strictly by appointment through sole letting agents.

For Further Information:



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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 Lisney, 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 Lisney 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 Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, 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 Lisney. 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. Lisney PSRA No. 001848.