

UNITS 9, 10 & 11 OPERA LANE CORK

To Let
Prime City Centre Retail Opportunity



OPERA LANE

Opera Lane is Cork's premier open air retail thoroughfare completed in 2009 by O'Callaghan Properties and connects Patrick Street and Emmet Place. The development is a mixed-use scheme with retail space at street level, residential at fourth and fifth floor and basement level car parking.

Tenant line-up is second to none in the City Centre with occupiers including; H&M, Next, Office Shoes, Mountain Warehouse, Tommy Hilfiger, Therapie, Starbucks, Specsavers and Skechers in addition to River Island.

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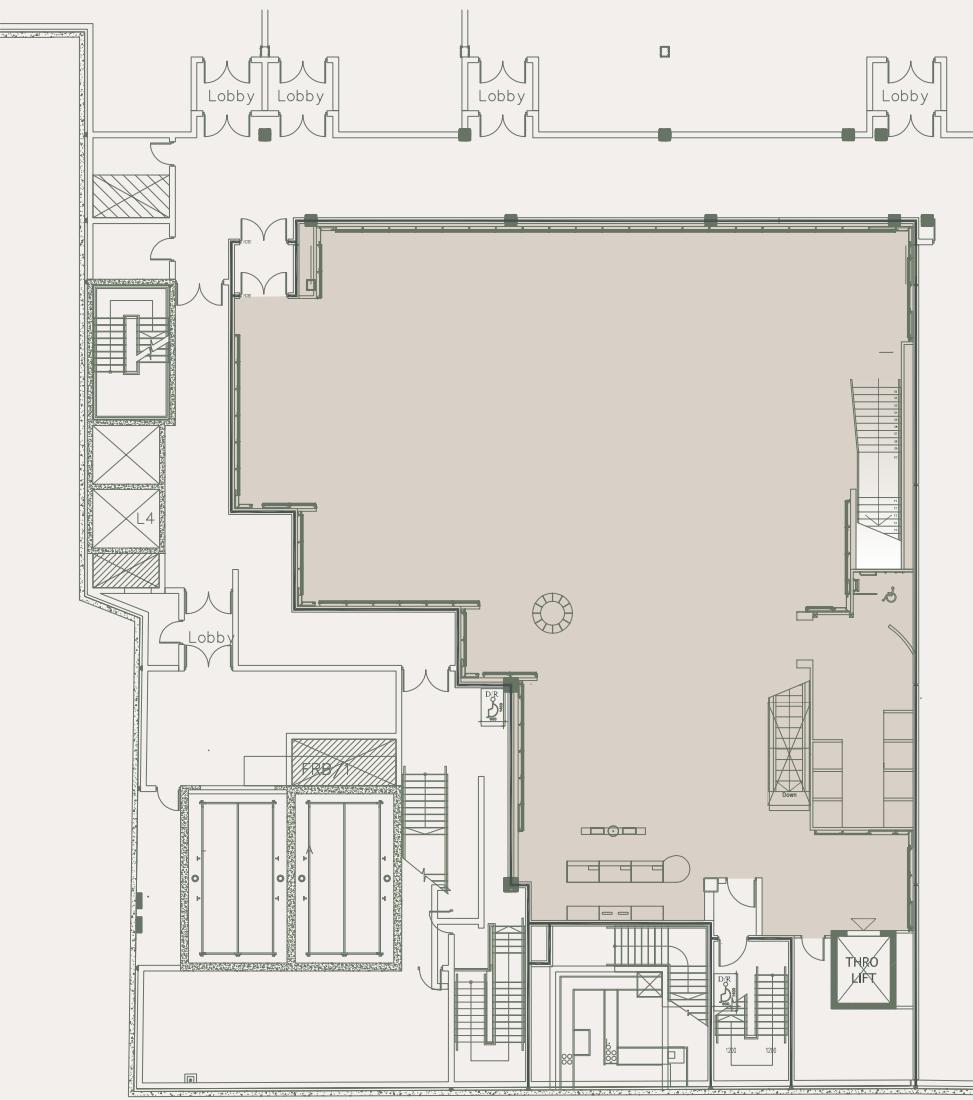


DESCRIPTION

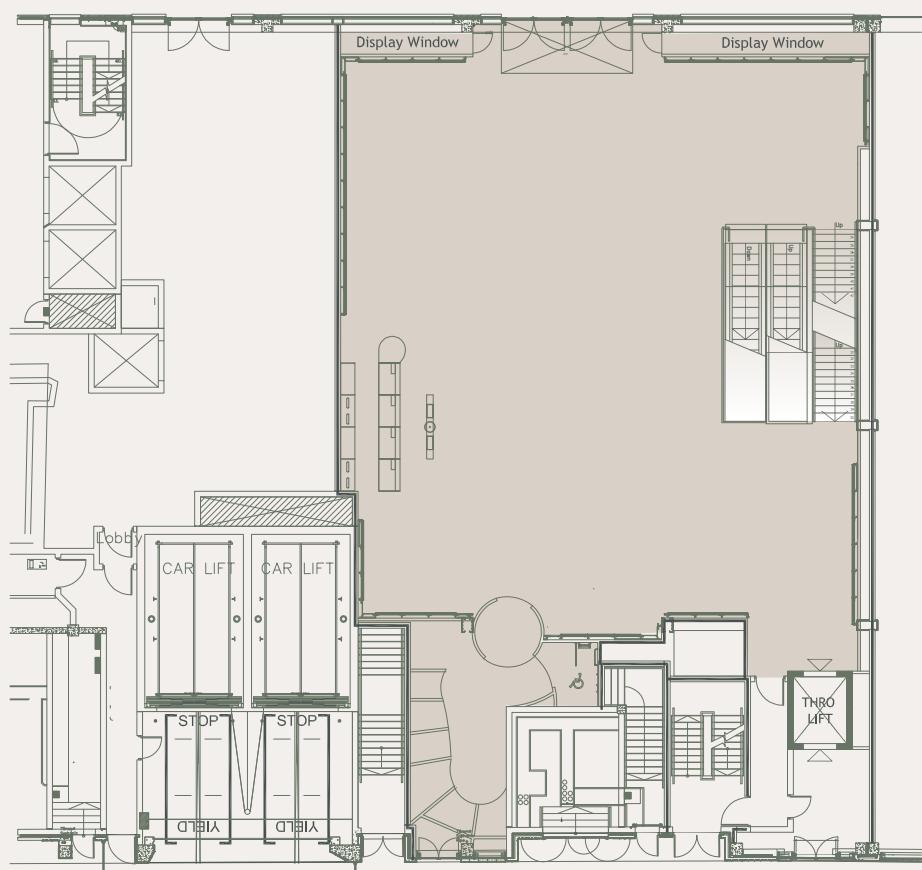
Unit 9, 10 & 11 is a prime high retail unit located midway along Opera Lane. The property is laid out over four floors and extends to a total Floor area of approx. 2,280 sq.m (24,550 sq.ft). The property has the benefit of retail space at lower ground floor, ground floor and first floor, with storage at mezzanine level. The unit also benefits from internal escalator and lift linking all levels of retail.



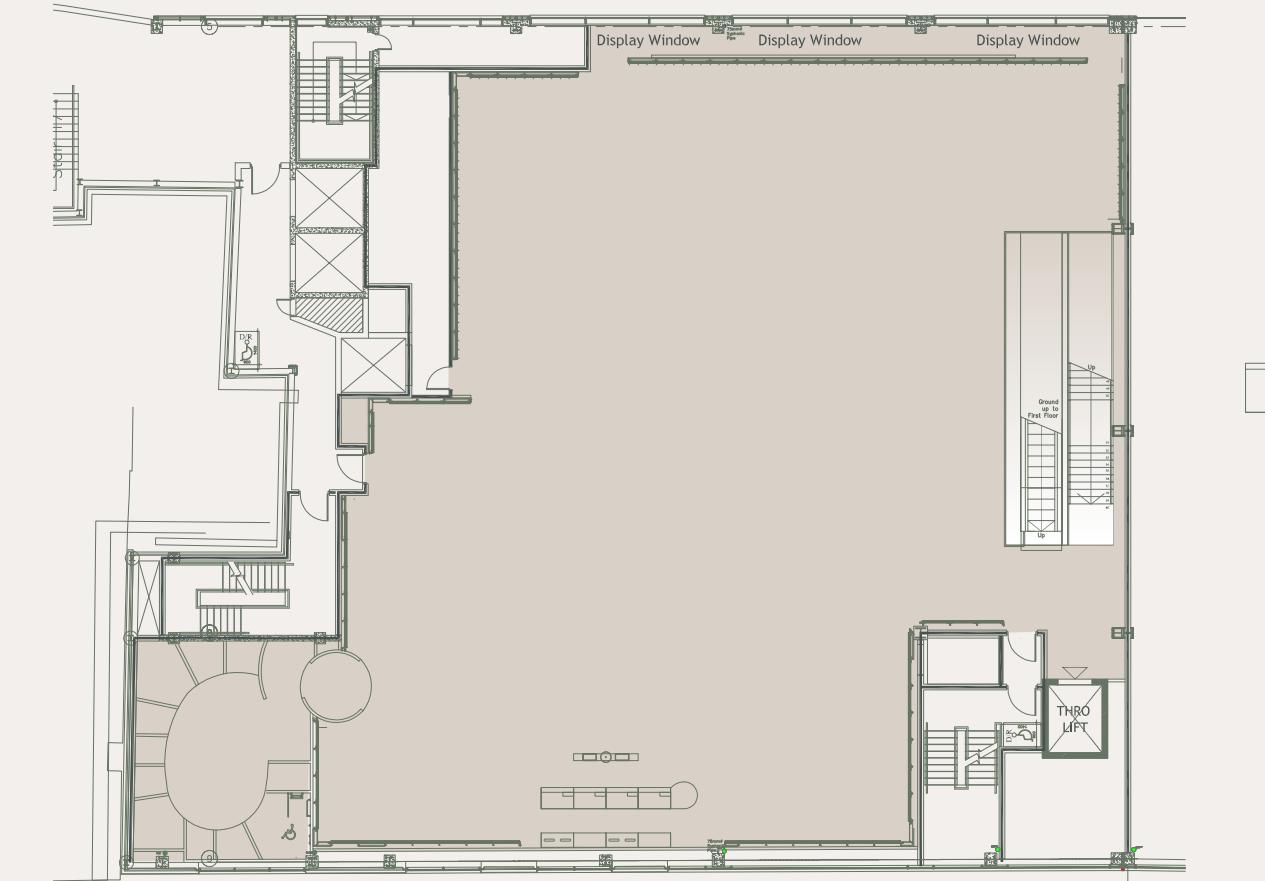
Lower Ground



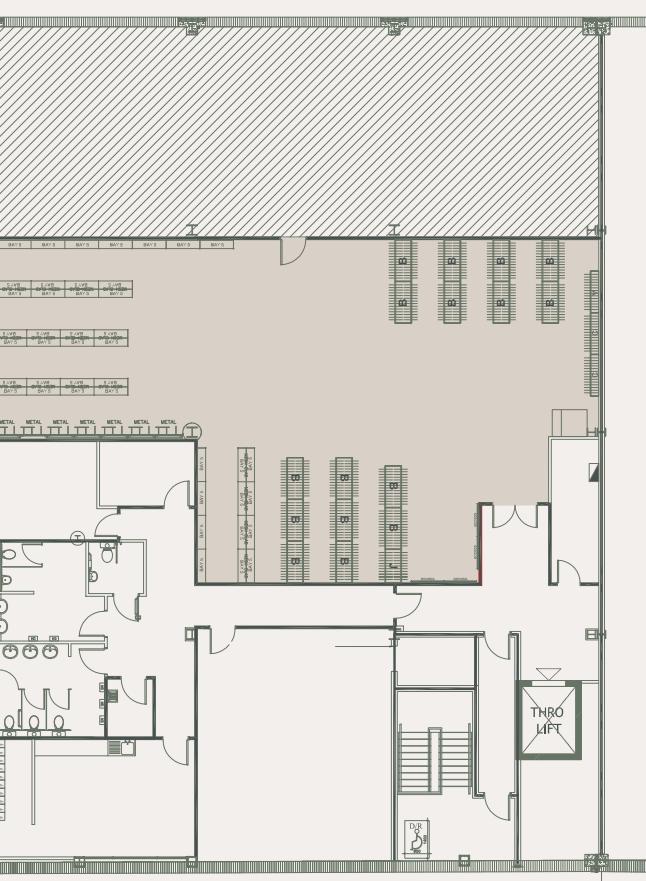
Ground



First floor



Mezzanine



CORK CITY



Economy

- Cork is ranked **no.1 small European city for Economic Potential**, 2nd Overall and 4th for Business Friendliness (FT European Cities and Regions of the Future 2023)
- Cork City generates the **highest revenue per person** in Ireland
- Cork is **home to global technology and life sciences companies**, such as Apple, Dell, Pfizer, Johnson & Johnson, Stryker and many others who appreciate the research and education infrastructure of the region. Many more continue to migrate to Irish shores strengthening a dynamic economy and driving GDP growth above US and EU levels.

Population

- **Ireland's second largest city** with a population 220,000+ and 580,000+ in Cork County
- Cork City's **population is set to increase by 50%** by 2040
- 30% of Cork's population is **under 17 years of age**

Education

- Cork delivers top class talent with its **two regional universities**
- These Universities, UCC & MTU, have **over 40,000 students and 10,000 graduates** combined
- **Excellence in R&D and innovation** through third-level research institutes
- UCC is in the **top 1.1% of Universities in the world** and is home to CUBS – Ireland's largest business school
- MTU, Ireland's highest ranked technological university, works closely with industry to develop **relevant, industry focused courses**

Connectivity

- **Direct flights to hub airports** in London, Amsterdam, Paris, Frankfurt, Rome & Manchester
- **50+ destinations served** from Cork International Airport
- **World's second largest natural harbour** with new routes to Belgium, France & the US
- **Hourly trains** between Cork & Dublin

LOOKING FORWARD

Regeneration



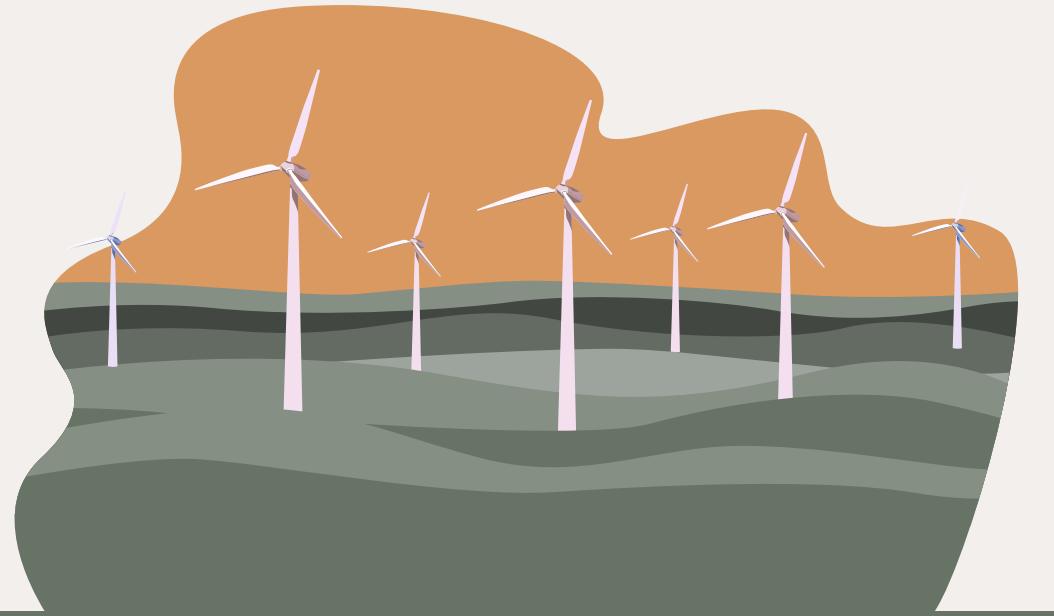
There is €405 million allocation for Regeneration Projects in City and County with €353 million to be invested in Cork Docklands Project and €47 million Grand Parade project includes new 7,700m² city library with aim of 1 million visits a year.

Pedestrianisation



Cork City Council has permanently pedestrianised 17 streets in order to facilitate outdoor dining as a result of the positive reaction to 'Reimagining Cork City' initiative introduced in response to the pandemic in 2020.

Renewables



Cork Harbour is in the process of being transformed into an offshore renewables hub by the private sector in a bid to become an unparalleled hub for floating offshore wind, with circa €200m of investments already underway. Source: Cork Chamber.

Transportation



Cork City's transport system is undergoing significant improvements and expansions to better serve the growing population and evolving needs of the city. Key initiatives include the Cork Northern Distributor Multi Modal Route (CNDMR), new bus routes, and public transport improvements in the city centre. These projects aim to enhance connectivity, reduce congestion, and promote sustainable transport options.

UNIT

Area	Use	Sq M	Sq Ft
Lower Ground	Retail	495	5,334
Ground	Retail	444	4,778
First	Retail	746	8,029
Mezzanine	Staff/Stock	595	6,409
Total		2,280	24,550

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same

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Lease Details

Further information is available upon request.

Rates

BER

BER C2

Viewing strictly by appointment through joint Letting Agents Savills & Cushman & Wakefield.



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