

TO LET

GROUND FLOOR

# BLOCK C CITY GATE PARK

MAHON | CORK



Grade A  
office space



Fully fitted to an  
excellent standard



11,567 sq ft /  
1,074.6 sq m



27 car parking  
spaces

**CBRE**

## LETTING HIGHLIGHTS



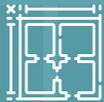
Situated in one of Cork's most prestigious suburban office locations



Excellent on-site amenities including Starbucks café, restaurant and gymnasium



Grade A office building with high specification fit-out



11,567 sq ft (NIA)



Basement car parking and bicycle spaces

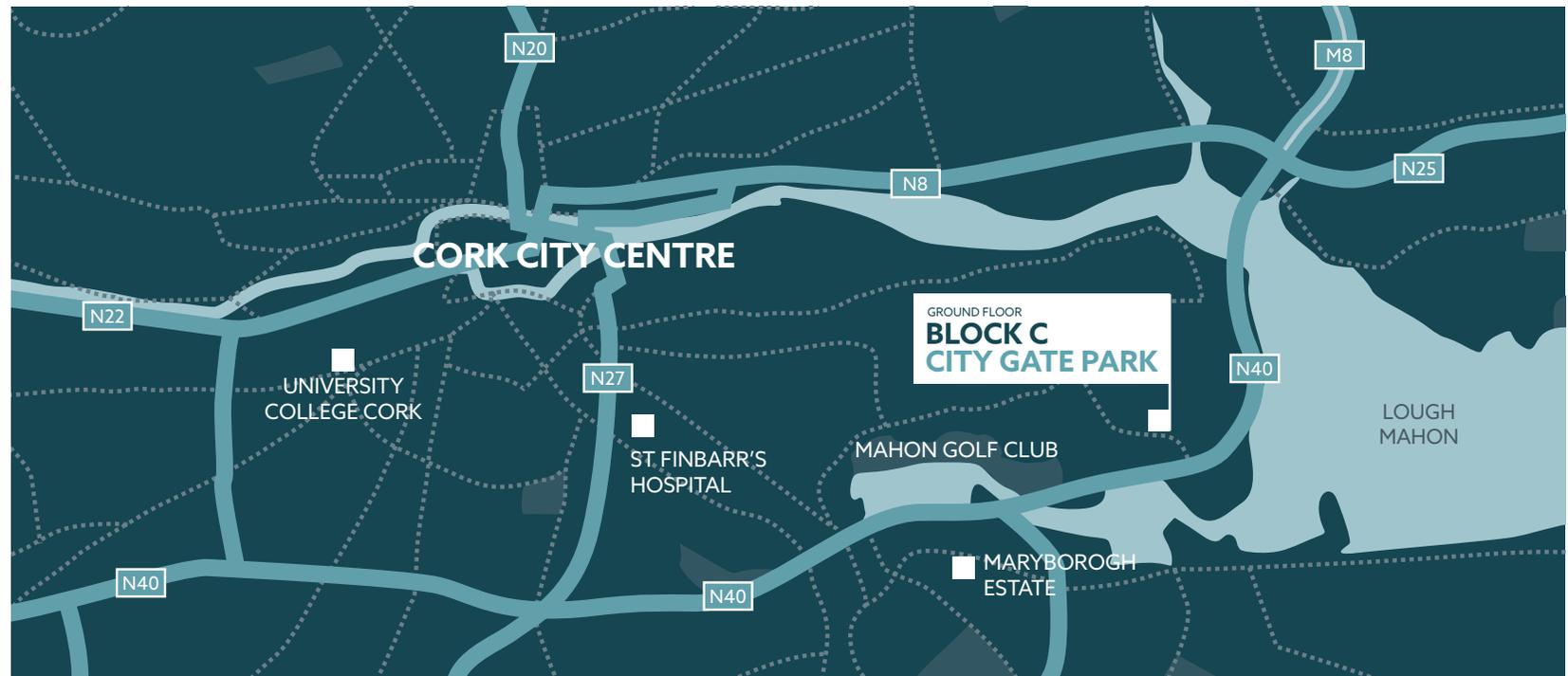


Flexible lease terms available

## LOCATION

Mahon is widely regarded as one of Cork's most prestigious suburban office locations. It is situated approximately 5km southwest of Cork City and strategically positioned close to the South Ring road network, affording easy access to Cork city centre, Cork Airport and all main arterial routes. The scheme is very well located on a main bus corridor. Major occupiers in Mahon include Quest, Stryker, McAfee, Regus, PM Group, FireEye, Solar Winds and RDJ solicitors.

Mahon Point Shopping Centre and Mahon Retail Park are situated in the immediate vicinity. Mahon Point is one of Ireland's largest shopping centres with over 60 shops, multiplex cinema and a wide range of restaurants. The centre also hosts a weekly farmer's market.





## DESCRIPTION

City Gate Park is a modern Grade A office scheme completed in 2012 and comprises three blocks with a total floor area of approximately 300,000 sq ft. It was the first office development in Ireland to achieve a gold LEED precertification accreditation. The Park provides an exceptional working environment with excellent on-site facilities which include café, restaurant, retail and a gymnasium. Other occupiers in the building include Quest and Stryker.

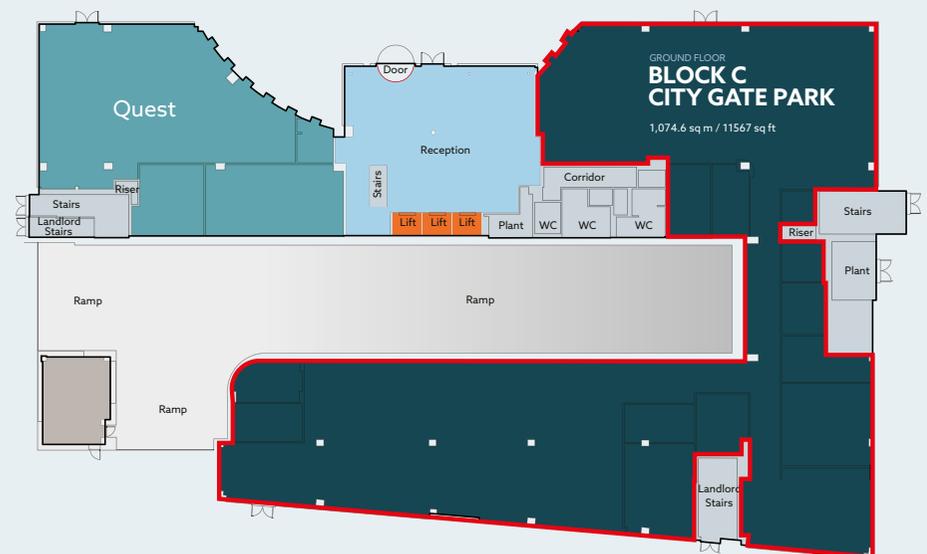
The office accommodation is on the ground floor of Building C and extends to a net internal area of approximately 1,074.6 (11,567 sq ft). The space is fully fitted to a high specification including raised access floors, suspended ceilings, air conditioning, LED lighting, and lift access. The layout is primarily open plan together with a number of meeting rooms/offices and a fully fitted canteen. There are shower facilities in the basement.



LEED Gold  
pre accreditation



11,567 sq ft /  
1,074.6 sq m





## LEASE TERMS

Flexible sub lease terms available

## RENT & OUTGOINGS

On application

## BER RATING



BER Number: 800125403

## VIEWING

Strictly by appointment with the sole letting agent

## AGENT

# CBRE

[www.cbre.ie](http://www.cbre.ie)

## CONTACT

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