

Laboratory / Manufacturing Unit | To Sublet

CBRE

Building 9007, Blarney Business Park, Blarney, Co. Cork (3,236 sq.m. / 34,825 sq.ft.)



Prime
Location



Excellent Workforce
Catchment



Fully Fitted Class
7 & 8 Laboratories

Letting Highlights

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Excellent Location
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34,825 sq.ft Fully Fitted
Turnkey Lab Facility
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4,000 sq.ft. Class 7 Lab
6,500 sq.ft. Class 8 Lab
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Fully fitted ancillary offices,
canteen and locker rooms.

Floor Areas

Area	Sq.M.	Sq.Ft.
Ground Floor	2,864	30,825
Mezzanine	372	4,000
Total	3,236	34,825

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40 Car Parking
Spaces



Location

Cork with a population of 224,000 people is the Republic of Ireland's second largest city and the premier commercial, retail, administrative and educational centre in the south.

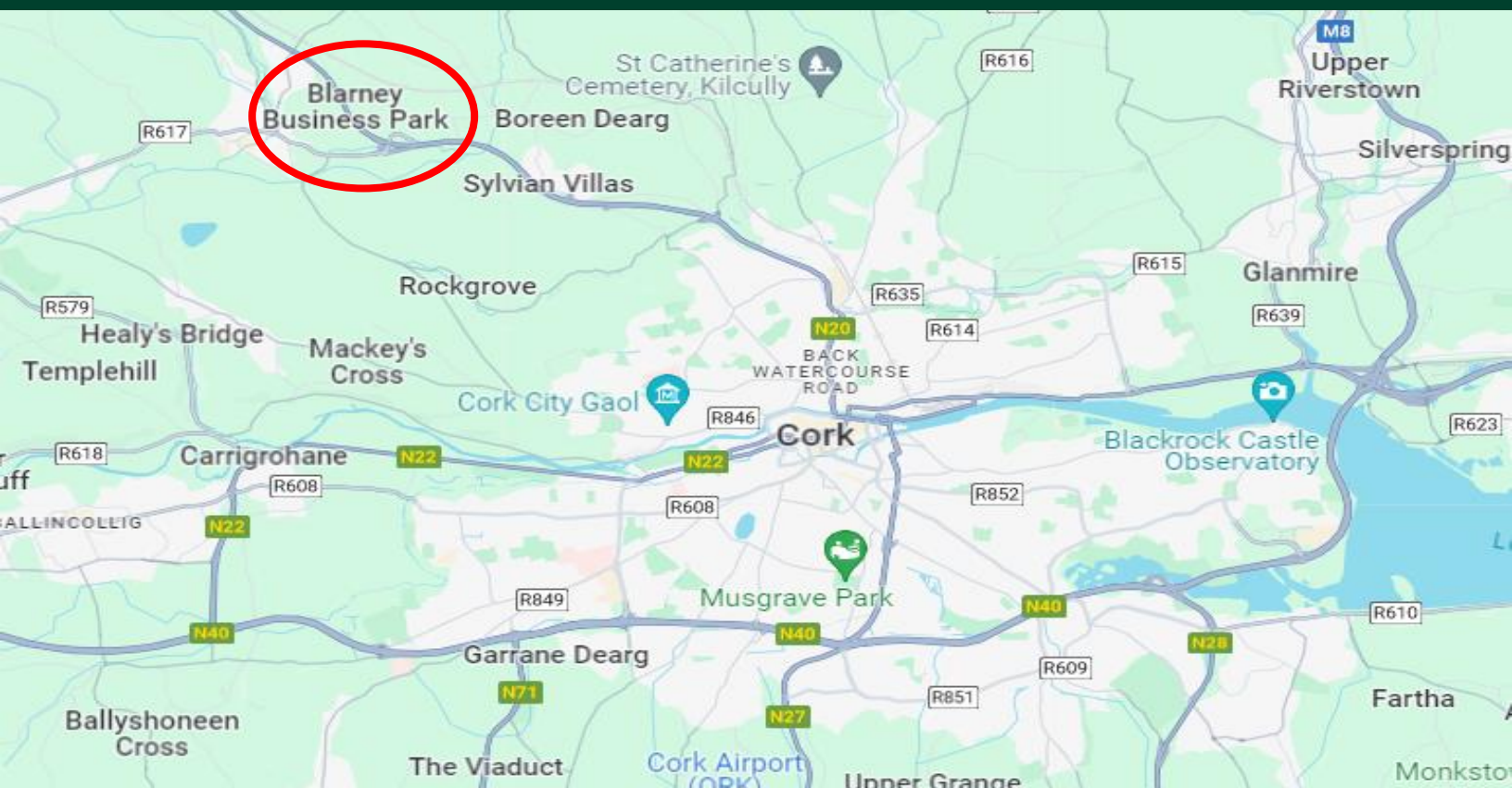
Cork is home to over 200 FDI companies employing over 40,000 people. Major employers in Cork include Apple, Amazon, Dell, Pfizer and Boston Scientific. Cork is a University City with a student population in excess of 35,000.

Blarney Business Park is a strategically located business campus with direct access to the N20 Cork / Limerick Road and lies just 9kms from Cork City.

The main occupants in the Blarney Business Park include GLS, Merck, DHL, FedEx, Doterra, Nisbets and Masterlink Logisitcs amongst others.

The property is accessed off the Old Mallow Road and benefits from easy access to the N20 Cork / Limerick Road and the North Ring Road which connects to the M8 Dublin Road and N25 Waterford Road via the newly upgraded Dunkettle Interchange.

Within the adjacent Blarney village (just 3 kms distant) there is a wide variety of cafes, restaurants, shops and recreational amenities making it an excellent business location.



Description

The building was constructed in 2018 and forms part of Blarney Business Park a high quality, well maintained and secure business park.

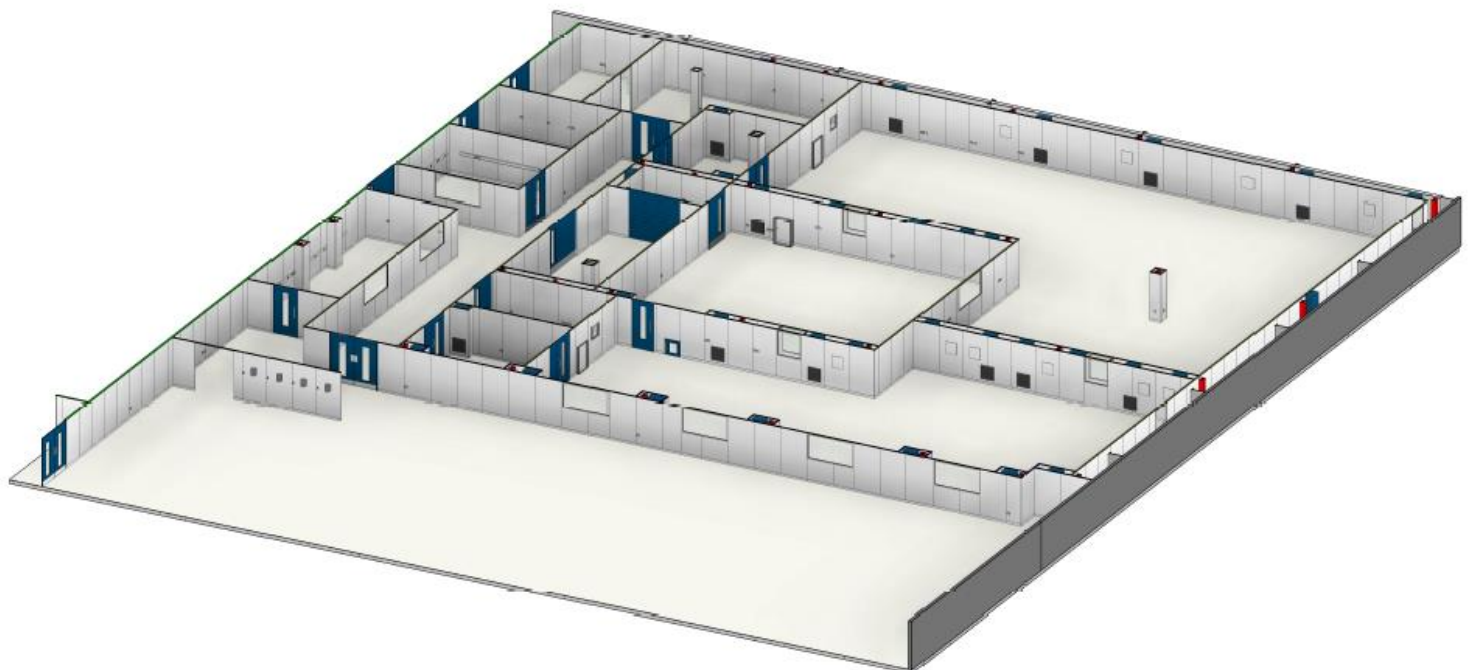
The building previously hosted ILC Dover who produced pharmaceutical and biopharmaceutical products at this site.

The building extends to 34,825 sq.ft. in total and is fully fitted to a very high standard with Class 7 & 8 Laboratories. There is additional ancillary office, changing room, canteen, high bay storage and manufacturing support accommodation.

The previous occupiers' fitout has largely been left in-situ and offers any occupier a very competitive entry point to high quality lab space.



Ground Floor Layout



Sub Lease Term

Minimum 10 years

Rent & Outgoings

On application to the letting agent

BER Rating



BER Number: 800670044

Viewing

By appointment only

Agent

The logo for CBRE, consisting of the letters 'CBRE' in white, bold, sans-serif font, set against a dark blue rectangular background.

Contact Us

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Come Join:



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