

# To Let

## Building 4600

### Cork Airport Business Park

**Sherry  
FitzGerald**  
COMMERCIAL



#### To Let – High Profile Office Building

Extending to approx. 1,040 sq m (11,189 sq ft)

#### Property Highlights

- Modern office accommodation with on site car parking
- Options of 5,000 sqft to 11,190 sq ft available
- Located in one of Cork's premier business parks adjoining Cork International Airport and close to the park café, two hotels, petrol station & convenience store
- Excellent global business community within the Park and occupiers include Amazon, Bank of New York, Statkraft, Poppulo, Aviva and Alter Domus.

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Location

Cork Airport Business Park is located immediately adjacent to Cork International Airport and approximately 6km south of Cork city centre. The property is within walking distance of the Airport terminal buildings. The park is accessed from the N27 South Link Road/Kinsale Road connecting the airport and the city centre. The park also benefits from proximity to the N40 South Ring Road providing direct access to the Dublin M8 and Waterford N25 Roads.

Cork city is the second largest city in the Republic of Ireland and the city and environs has a population in the region of 220,000 people according to the 2016 census. Many of the world's leading corporate occupiers are located in the Cork region including Apple, Amazon, Dell, Pfizer, GSK, McAfee, Lilly, Clearstream, Boston Scientific, Stryker and Gilead.

Cork Airport Business Park

Cork Airport Business Park is the premier office location in the Cork region. The park provides approx. 750,000 sq ft of modern third generation office accommodation laid out in a low density campus style landscaped environment. There is an excellent global business community within the Park and occupiers include Amazon, Smarttech, Bank of New York, Poppulo, Aviva and Alter Domus. The park is easily accessible from all road networks. There is also excellent public transport links with a frequent bus service running through the Park and serving Kent Rail Station and the city centre. The park has the benefit of two onsite hotels, Cork International Hotel and Cork Airport Hotel.

Description

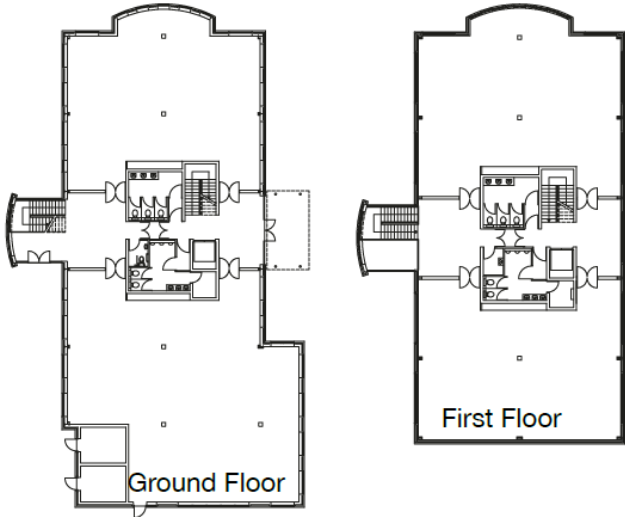
The property comprises a modern detached two storey third generation office building. There is a central core with an entrance lobby, stairs, lift and ladies and gents toilets and shower on each floor. The main ground floor entrance lobby has a tiled floor and the offices are finished internally with plastered and painted walls, air conditioning, raised access floors with carpet floor coverings and suspended acoustic tiled ceilings incorporating lighting. There is surface car parking adjoining the building.

The property can be let on a floor by floor basis. Office or lab use will be considered.

Schedule of Accommodation

Approx. gross internal floor areas

| Accommodation | Sq M           | Sq Ft         |
|---------------|----------------|---------------|
| Ground        | 578.95         | 6,232         |
| First         | 460.51         | 4,957         |
| <b>Total</b>  | <b>1,039.4</b> | <b>11,189</b> |





Outline for indicative purposes only.

### Lease Term

Flexible.

### Rent

Available on request.

### Viewings

Strictly by prior arrangement with the sole letting agent Sherry FitzGerald Commercial.



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