

NEW ARRIVALS _____

SUPERB SUBURBAN OFFICE CAMPUS















Join world class occupiers - just two minutes from
the fastest growing regional airport in Europe



THE CAMPUS

HIGHLIGHTS



-  15 minutes from Cork City Centre
-  Adjacent to Cork Airport
-  Options available from 2,000 sq ft to 25,000 sq ft
-  Ample Surface Level Car Parking Spaces
-  Bicycle Parking facilities
-  Regular floor plates, permitting natural light throughout
-  Modern third generation office accommodation laid out in a low density campus style landscaped environment
-  Offices are finished with modern high specification including heating & cooling air conditioning system, raised access floors and double-glazed windows
-  Shower and changing facilities
-  Superbly managed Business Park with onsite security
-  Excellent Award winning on site Hotel
-  On site café
-  Global business community within the Park and occupiers include Amazon, Intel, Red Hat Bank of New York, Marriott, Poppulo, Aviva and Alter Domus.

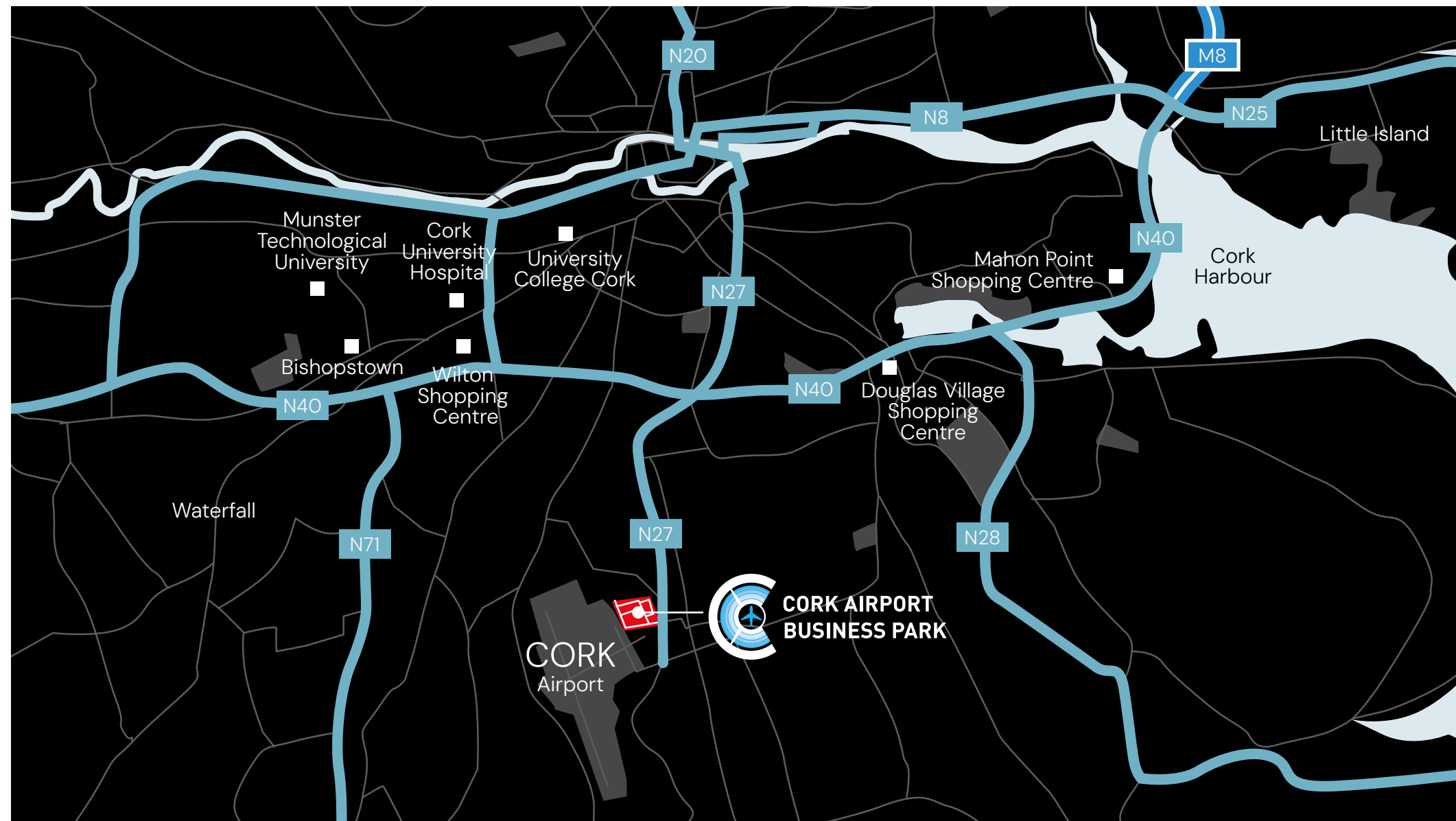
THE PARK

Cork Airport Business Park is a world-class location for both Irish and international companies looking to establish a strategic presence in the southwest of Ireland. Its prime location, right beside Cork International Airport, provides unrivalled accessibility, enabling professionals to move seamlessly from their arriving flight to their meeting rooms in just ten minutes on foot.

The Business Park is just 4 miles (6.5km) south of Cork City Centre, the Jack Lynch Tunnel and the train station and is just 20 minutes from the Lower Harbour area of Ringaskiddy. This close proximity not only streamlines business travel but also ensures effortless connectivity to the ever-growing European markets, solidifying the park's status as an ideal hub for business operations and expansion.

THE BUSINESS PARK OFFERS A RANGE OF MODERN FACILITIES AND AMENITIES DESIGNED TO SUPPORT BUSINESSES OF ALL SIZES.

These include state-of-the-art office spaces, flexible meeting and conference rooms, high-speed internet connectivity, and ample parking. Additionally, the Park's strategic location provides easy access to a skilled workforce, a thriving business community, and a wide range of support services.



THE PARK'S

OCCUPIERS

HOME TO A DIVERSE ARRAY OF GLOBAL LEADERS, BOTH MULTINATIONAL AND INDIGENOUS BUSINESSES THRIVE IN THIS LOCATION. CORK AIRPORT BUSINESS PARK HOSTS THE FOLLOWING COMPANIES.

The presence of these industry giants underscores the Park's reputation as a conducive environment for business growth and innovation.

Cork Airport Terminal

opentext

ANALOG DEVICES

alterDomus

AVERY DENNISON

Cork International Hotel

amazon

IBM

Red Hat

MARRIOTT VACATIONS WORLDWIDE

AVIVA

AON

poppulo

MCKESSON

BNY

CORK AIRPORT BUSINESS PARK

DESIGNED FOR

WORLD CLASS COMPANIES



All units feature extensive curtain walling and glazing.



Wall areas are coated in coloured, glazed terracotta tiles and insulated architectural panelling to contrast with the transparent areas.



Modern specification to include raised access floors, air conditioning and LED lighting.



CORK INTERNATIONAL

AIRPORT

IMAGINE WORKING JUST TWO MINUTES FROM AN INTERNATIONAL AIRPORT TERMINAL – ABLE TO STEP OUT OF THE OFFICE AND ONTO A FLIGHT TO EUROPE IN AN HOUR.

FLIGHT TIMES



London	1 Hour 10 Mins
Manchester	1 Hour 15 Mins
Gatwick	1 Hour 20 Mins
Brussels	1 Hour 35 Mins
Paris	1 Hour 40 Mins
Amsterdam	1 Hour 45 Mins
Madrid	2 Hours 5 Mins
Barcelona*	2 Hours 20 Mins
Berlin*	2 Hours 25 Mins
Gdansk	2 Hours 35 Mins

*No Direct Flights



ABOUT

CORK



With a compact, pedestrian-friendly central city and vibrant café scene, shopping in Cork is a pleasure for all shopping styles.

All the major stores you would expect of a European city can be found along the main thoroughfares, though it is worth exploring the side streets which host a number of quirky, interesting stores and chic fashion boutiques. Those who prefer a leisurely browse might like to search through the antique stores and bookstores of the Old French Quarter and Rory Gallagher Place, or on a Saturday soak up the atmosphere at the Coal Quay Market.



Outside the city centre new malls such as Mahon Point and Blackpool Shopping Centre offer a wide range of stores, ample free parking, crèche facilities, dining and entertainment in comfortable, modern surroundings.



GOURMET CAPITAL ONE OF THE CITY'S OLDEST AND BEST LOVED INSTITUTIONS IS THE ENGLISH MARKET, A FOODIE HEAVEN OF LOCAL CHEESES, BAKERIES, DELICATESSENS, FRUIT, MEAT AND CAFÉS UNDER A COVERED ROOF. NEARBY MIDLETON IS SAID TO HAVE THE BEST FARMERS' MARKET IN IRELAND.

CHOOSE FROM OVER

43,000 STUDENTS



26,000

University
College Cork



43,000

Cork Student
Population

Cork has a youthful and highly educated workforce. Around 33% of Cork's population is under the age of 25, with 38,000 students studying each year at Cork's top two institutions.

The number of people with a third level qualification in Cork rose from just under 145,000 in 2016 to almost 180,300 in 2022, a rate of 47%, which was just above the national rate of 45%. There were 5,342 people in Cork who held a PhD, which was 14% of all PhD holders in the country.

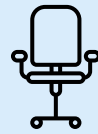


TO LET

BUILDING 5300



High profile two storey detached office building



Fully fitted modern office accommodation



Combination of open plan/ cellular configuration



Flexible floor plates - Therefore the current fit-out offers flexibility for reconfiguration if required



FITTED TO A HIGH QUALITY SPEC



Air Conditioning



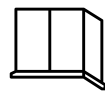
Suspended ceilings



Recessed LED lighting



Raised Access floors - wired for power and data



Glazed/ stud partitioning



Male/female and disabled toilet facilities



Shower facilities



Surface car parking surrounding the building providing an excellent parking ratio of 4 per 1,000 sq ft including 2 spaces equipped with EV charging points.

ACCOMMODATION SCHEDULE

Floor	Floor Area (Sq M)	Floor Area (Sq Ft)
Ground	1,714	12,637
First	1,159	12,478
Total	2,333	25,115



TO LET

BUILDING 5100



Modern self-contained ground floor office suite

FITTED TO A HIGH QUALITY SPEC



Air Conditioning



Suspended ceilings



Recessed LED lighting



Raised Access floors – wired for power and data



Male/female and disabled toilet facilities



Shower facilities



Surface car parking providing an excellent parking ratio of 4 per 1,000 sq ft

ACCOMMODATION SCHEDULE

Floor	Floor Area (Sq M)	Floor Area (Sq Ft)
Ground	548	4,929
Total	548	4,929

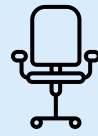


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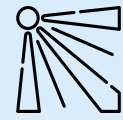
UNIT F BUILDING 2100



Modern first floor office suite



Fully fitted modern office accommodation



Superb natural light



Flexible floor plates - Therefore the current fit-out offers flexibility for reconfiguration if required

FITTED TO A HIGH QUALITY SPEC



Air Conditioning



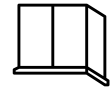
Suspended ceilings



Recessed LED lighting



Raised Access floors - wired for power and data



Glazed/ stud partitioning



Male/female and disabled toilet facilities



Surface car parking providing an excellent parking ratio of 4 per 1,000 sq ft

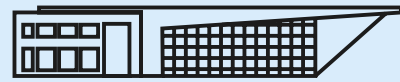
ACCOMMODATION SCHEDULE

Floor	Floor Area (Sq M)	Floor Area (Sq Ft)
First	722	7,778
Total	722	7,778

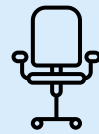


TO LET

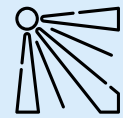
UNIT C/D BUILDING 2100



Modern ground floor office suite



Fully fitted modern office accommodation



Superb natural light

FITTED TO A HIGH QUALITY SPEC



Air Conditioning



Suspended ceilings



Recessed LED lighting



Raised Access floors – wired for power and data



Male/female and disabled toilet facilities



Surface car parking providing an excellent parking ratio of 4 per 1,000 sq ft

ACCOMMODATION SCHEDULE

Floor	Floor Area (Sq M)	Floor Area (Sq Ft)
Ground	176	1,904
Total	176	1,904





A PROVEN DESTINATION

VIEWINGS

Strictly by appointment with
sole letting agents

BER

BER C1 E2

Full Building Energy Rating
certificates and advisory
reports are available on request.

FURTHER INFORMATION

www.corkairportpark.ie

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