

FOR SALE BY PRIVATE TREATY
(TENANT NOT AFFECTED)



BUILDING 6400

Avenue 6000 / Cork Airport Business Park



Modern high yielding office investment
extending to 4,330.7 sq m (46,616 sq ft) GIA

CBRE





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THE OPPORTUNITY

On behalf of the vendors Henely Bartra, CBRE is delighted to offer this prime high yielding office investment opportunity situated in one of Cork's most prestigious suburban office locations.

The entire building is let to Amazon Ireland Support Services Limited.



INVESTMENT HIGHLIGHTS



Prime business park setting within fully landscaped environment



Excellent public transport links



Modern office building extending to 4,330.7 sq m (46,616 sq ft) GIA



209 car-parking spaces



Fitted-out to an excellent standard with B3 energy rating



Entire let to single strong tenant covenant



Annual rent of €756,888



For sale by private treaty (tenant not affected)

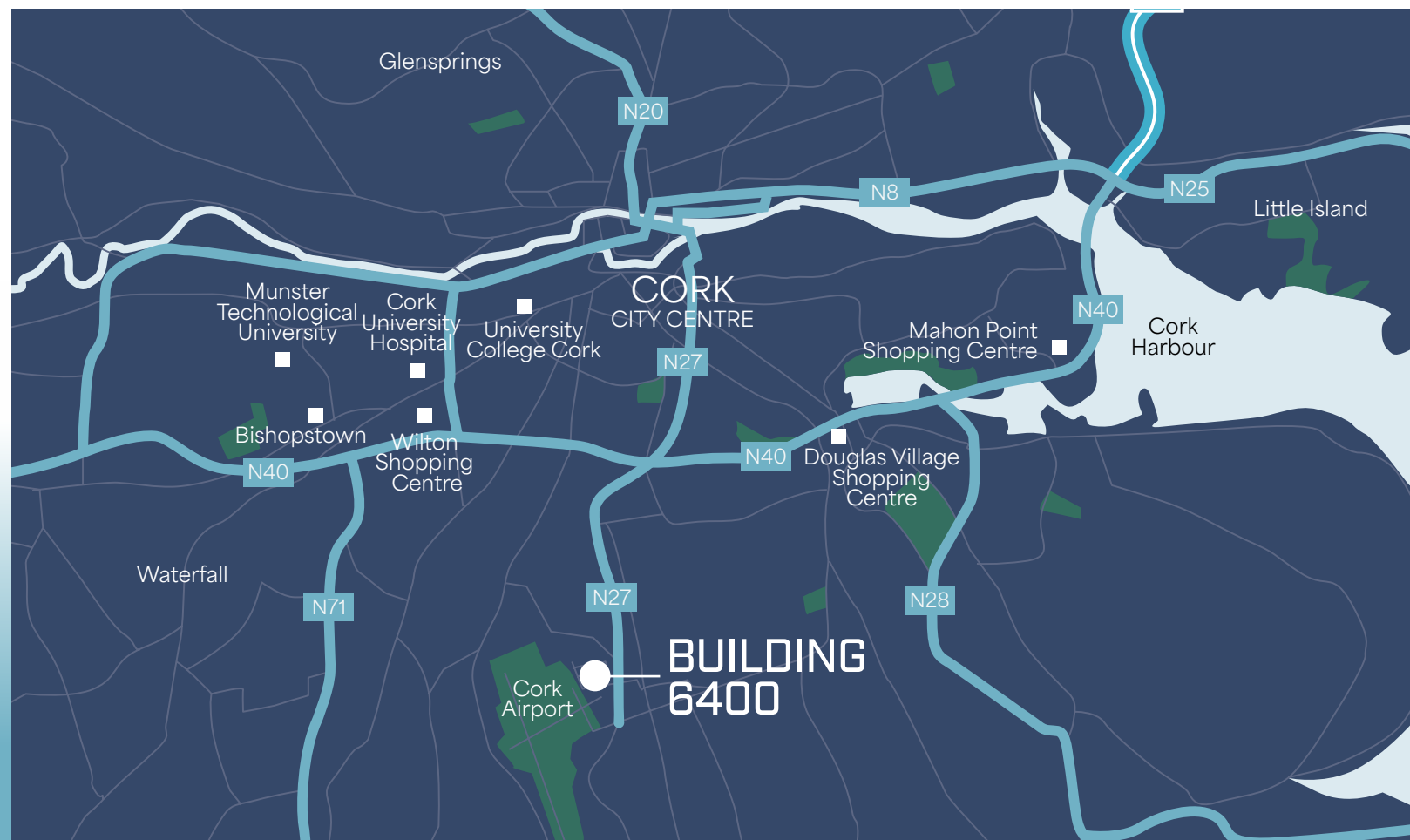
LOCATION

Cork with a population of 220,000 people is the Republic of Ireland's second largest city and the premier commercial, retail, administrative and educational centre in the south. Cork has a strong infrastructure and is easily accessed through a principal port and international airport. Cork railway station also offers hourly trains to Dublin with connections to

Limerick City, Galway and Waterford. Cork is home to 200 FDI companies employing approx. 50,000 people. Major employers in Cork include Apple, Amazon, EMC, Pfizer, VM Ware and Boston Scientific. Cork is a University City with a student population in excess of 35,000.


220,000
Population


35,000
Students



The property is located in Cork Airport Business Park one of Cork's most successful out of town office locations. The Park has unrivalled proximity to Cork International Airport and there is excellent access to Cork City centre which is located approximately 6km to the north.

The Park is a well sought-after office location attracting a high calibre and excellent mix of national and international corporations such as Amazon, IBM/Redhat, BNY Mellon, Aviva, OpenText McKessons, Analog Devices and Alter Domus.

Park amenities include Cork International Airport Hotel and the Cork Airport Hotel. There is also a coffee shop and sandwich bar within the Park and a service station convenience store close by.

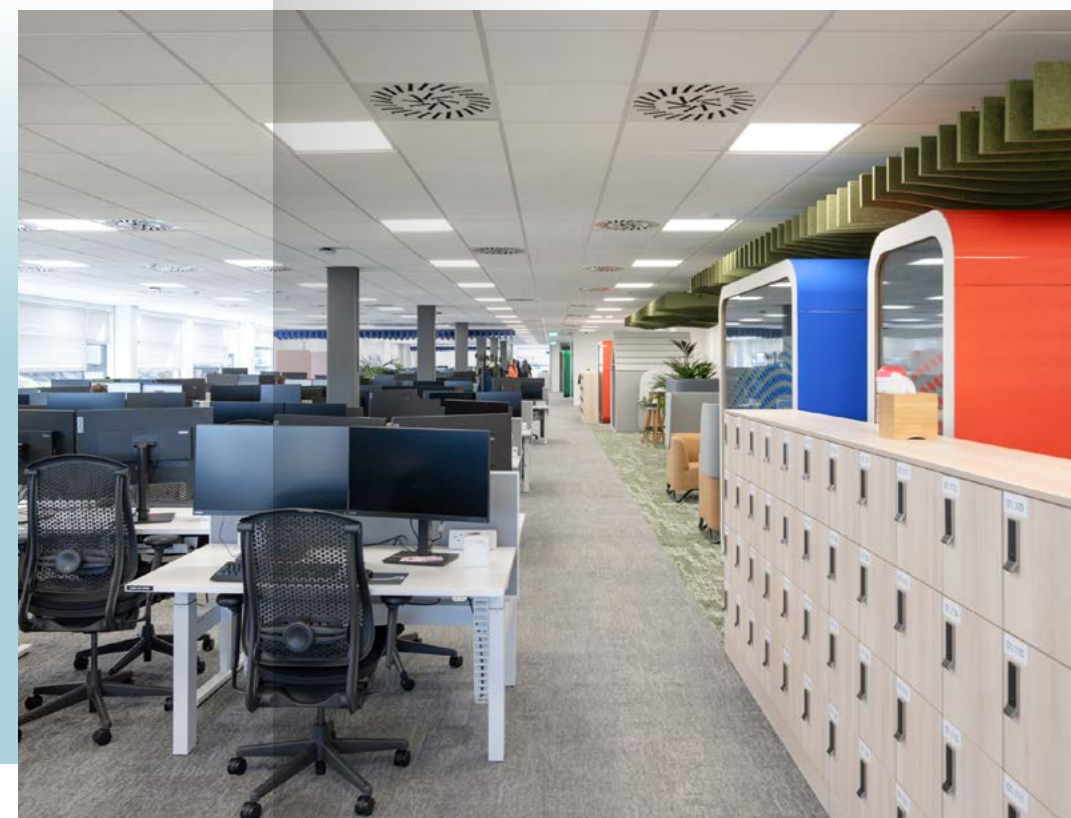




DESCRIPTION

Building 6400 is a modern two storey standalone office building constructed in 2006. It is of concrete frame construction with solid concrete ground floor and suspended concrete first floor. The external elevations comprise a combination of panel cladding, architectural wall panels and a curtain walling system.

Internally the property comprises reception, open plan offices, meeting rooms and cellular offices and large fully fitted canteen level. There are ladies, gents and accessible restrooms together shower facilities. The property is fitted out to an excellent standard with raised access floors, suspended ceilings with LED lighting, Cat 6 Cabling and air-conditioning. The first floor is served by stairs and lift access.





ACCOMMODATION

The approximate floor areas are as follows

Floor	Sq m GIA	Sq ft GIA
Ground	2,154.1	23,187
First	2,176.6	23,429
Total	4,330.7	46,616



The property has the benefit of 209 surface car parking spaces

LEASE AND COVENANT DETAILS

The entire property is let to Amazon CS Ireland Limited (now Amazon Ireland Support Services Limited) under lease dated 12 July 2006. The lease term was extended to 20 September 2027 by deed of variation dated 7 March 2022.

Floor	Lease Start	Lease Expiry	Rent PA
Entire	12/07/2006	20/09/2027	€756,888
Total			€756,888

Amazon is a global technology and e-commerce company headquartered in Seattle. Amazon is considered as of one of the big five American technology companies.

The tenant entity, Amazon CS Ireland Limited (now Amazon Ireland Support Services Limited) have been in the property for almost 20 years. According to Vision-net the current net worth of the company is €70m. Turnover in 2023 was €298m up 13.7% from the previous year’s turnover of €262M.

WHY CORK



Cork is Ireland’s second largest city with a population of over 220,000 people with 580,000 people in Cork County



Cork is set to be Ireland’s fastest growing city under project Ireland 2040 (over 50% increase)



Excellent accessibility through Cork International Airport which offers regular flights to many of Europe’s main cities such as London, Paris, Amsterdam, Rome, Barcelona and Zurich.



Extensive rail network with hourly train services to Dublin and connections to Ireland’s main cities



200 multi-national companies are based in Cork employing approx. 50,000 people demonstrating strong track record in attracting investment.



7 of the World’s to 10 Pharmaceutical companies are located in Cork



Cork is a university city home to over 35,000 students



Cork is a vibrant city, rich in culture, arts, sports and music with excellent work life balance.



Gourmet Capital of Ireland with four Michelin Star restaurants and home to the internationally renowned English Market





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TITLE

We understand that the property is held under a long leasehold title.

BER RATING



BER Number: 800977589
Energy Performance
Indicator 147.9 kWh/m²/yr.

VIEWINGS

All viewings are strictly by appointment through the sole selling agent.

PRICE

On Application.

SOLE SELLING AGENT

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