

## WAREHOUSE & OFFICE, CORK AIRPORT, T12 E795

BER C1



021-427 5079

- Approx. 733sqm (7,890sqft)
- Detached commercial building situated in Cork Airport.
- Eaves height of 6.7m in the warehouse, two grade level and one dock level loading door.
- Neighbouring occupiers include Swissport, Weston Aviation and Worldwide Flight Services.
- Strategic location with convenient access to the N27 Kinsale Road, easy access to the N40 South Ring Road Network.



**LOCATION**

The property is situated adjacent to the Cork Airport main terminal building approximately 8km South of Cork city centre. Cork Airport is accessed off the N27 Kinsale Road and there is convenient access to the city centre and to the N40 South Ring Road which connects via the Jack Lynch tunnel to the Dublin M8 and Waterford N25 road.

Cork Airport is Ireland's second busiest airport having a total of 2.24 million passengers in 2022.

**DESCRIPTION**

The property comprises a detached warehouse building with an adjoining two storey office/service block.

The ground floor of the office block is laid out with an entrance lobby, open plan office, private office, canteen, services and toilets. The first floor is laid out with an open plan office, two private offices and toilets.

Loading access to the warehouse is provided by means of three sectional loading doors, one with dock level loading. There is a further loading door on the rear elevation which could provide direct airside access subject to agreement with Cork Airport.

There is a parking area to the front.

**ACCOMMODATION**

Floor	Description	Sqm	Sqft
Ground	Office / Service Block	133.36	1,435
	Warehouse	466.28	5,020
First	Office / Service Block	133.36	1,435
<b>Total</b>		<b>733</b>	<b>7,890</b>

**LEASE**

New lease available

**QUOTED RENT**

€100,000 per annum exclusive.

**FURTHER INFORMATION/ VIEWING**

Strictly by appointment with sole letting agent Lisney.

For further information please contact:

**Szymon Slowiak** T: 087 975 2144 E: [sslowiak@lisney.com](mailto:sslowiak@lisney.com)

**Edward Hanafin** T: 087 221 8718 E: [ehanafin@lisney.com](mailto:ehanafin@lisney.com)



**CORK**

1 South Mall,  
Cork,  
T12 CCN3  
Tel: +353 21 427 5079  
Email: [cork@lisney.com](mailto:cork@lisney.com)

**DUBLIN**

St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: [dublin@lisney.com](mailto:dublin@lisney.com)

**BELFAST**

Montgomery House,  
29-33 Montgomery Street,  
Belfast, BT1 4NX  
Tel: +44 2890 501 501  
Email: [belfast@lisney.com](mailto:belfast@lisney.com)

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

