

**TO LET**

**Ground Floor Office Suite,  
Building 5100, Cork Airport Business Park, Cork**

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## ABOUT THE PROPERTY

Modern self-contained office extending to approx. 457.9 sq m (4,929 sq ft) GIA

Fully fitted suite finished to a high quality specification

Recently refurbished with raised access floors, air conditioning and extensive glazing.

Onsite surface level car parking

Superbly managed Business Park with onsite security

Award winning onsite Hotel

Adjacent to Cork Airport and only a 15 minute drive to Cork city centre



### LOCATION

Cork Airport Business Park is the premier office location in the Cork region and is within walking distance of the Airport terminal buildings. There is an excellent global business community within the Park and occupiers include Amazon, Intel, Poppulo, Aviva and Alter Domus. Cork Airport Business Park itself is maintained to the highest of standards and offers 24-hour security. Cork Airport Business Park is located immediately adjacent to Cork International. Airport and approximately 6km south of Cork city centre. The park benefits from proximity to the N40 South Ring Road providing direct access to the Dublin M8 and Waterford N25 Roads. The park is conveniently located next Bus Eireann bus stop with service to Kent Rail Station, City Centre and Kinsale.

### DESCRIPTION

The property comprises a modern ground floor suite located in a purpose-built third generation three storey office building. The offices are fully fitted to a high-quality specification including new suspending ceiling incorporating LED lighting, air conditioning, raised access floors and carpet floor tiles. The building comprises ladies and gents toilets and shower facilities.

**Ground floor, Building 5100 Cork Airport Business Park**



Fully fitted suite finished to a high quality specification.

## ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office	457.9	4,929

## LEASE

New lease available

## RENT

€18.00 psf per annum exclusive



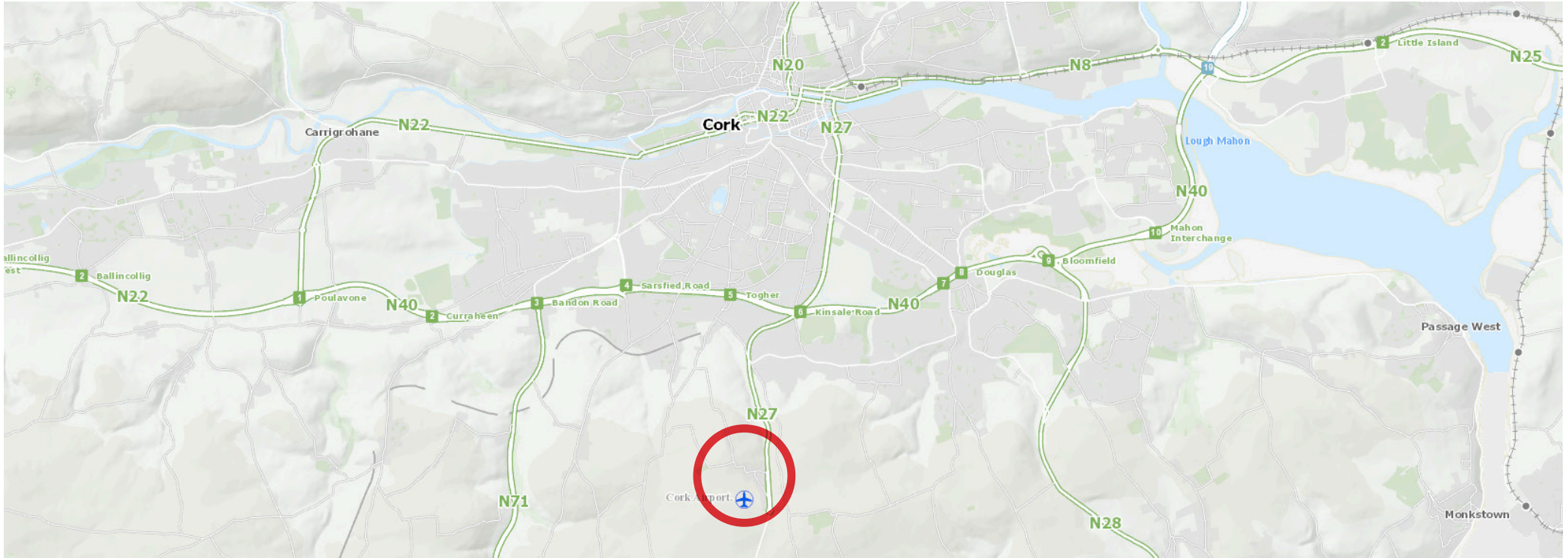


Adjacent to Cork Airport and only a 15 minute drive to Cork city centre

**BER INFORMATION**

**BER C1**

**LOCATION MAP**



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**For further information:**

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Strictly by appointment with sole letting agent Lisney Commercial Real Estate.

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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.

