

**TO LET**

**Restaurant | Cafe Opportunity**  
**Cork Airport Business Park, Cork**

**Lisney**

COMMERCIAL REAL ESTATE



# Lisney

COMMERCIAL REAL ESTATE

## ABOUT THE PROPERTY

Restaurant / Café opportunity in an established Business Park and adjacent to Cork Airport

Approx. 165.36 sq m (1,780 sq ft)

Fully fitted and suited for immediate occupation.

Seating capacity for in the region of 60 patrons.

Onsite parking.



### LOCATION

The property is located in Cork Airport Business Park, a well established development which provides approximately 750,000 sqft of modern third generation office accommodation laid out in a low density campus style landscaped environment. The Park is 6km south of Cork city centre and is within walking distance of the Airport terminal buildings.

There is an excellent global business community within the Park and occupiers include Amazon, PTSB, Intel, 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 fully fitted ground floor café/ restaurant which forms part of a larger modern office building. The unit is laid out with an open plan seating area for approximately 60 patrons, toilets, stores and cold stores, a full commercial kitchen and prep area.

### ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Restaurant	165.36	1,780

### LEASE

New lease available

### RENT

€30,000 per annum exclusive

Restaurant | Cafe Opportunity Cork Airport Business



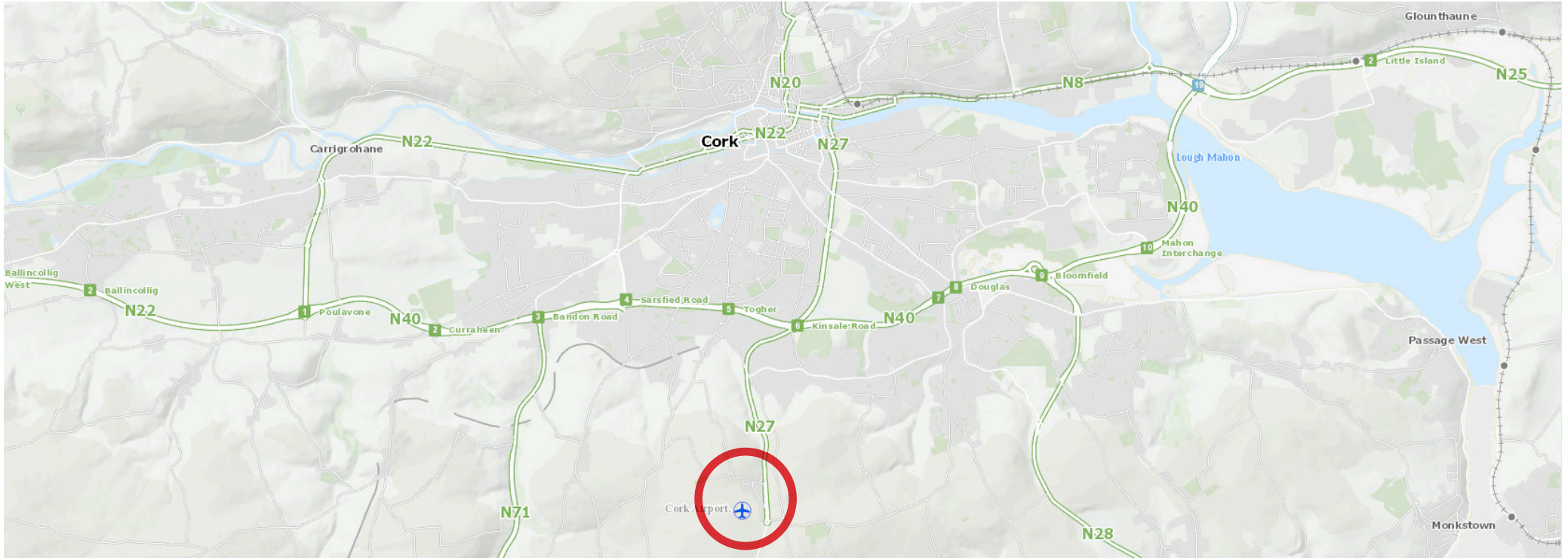


Superb opportunity to lease a fully fitted café/ restaurant,

BER INFORMATION



LOCATION MAP



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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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.

