

# B | Blarney Business Park



## Blarney Business Park Block 9005



2.20  
acre site



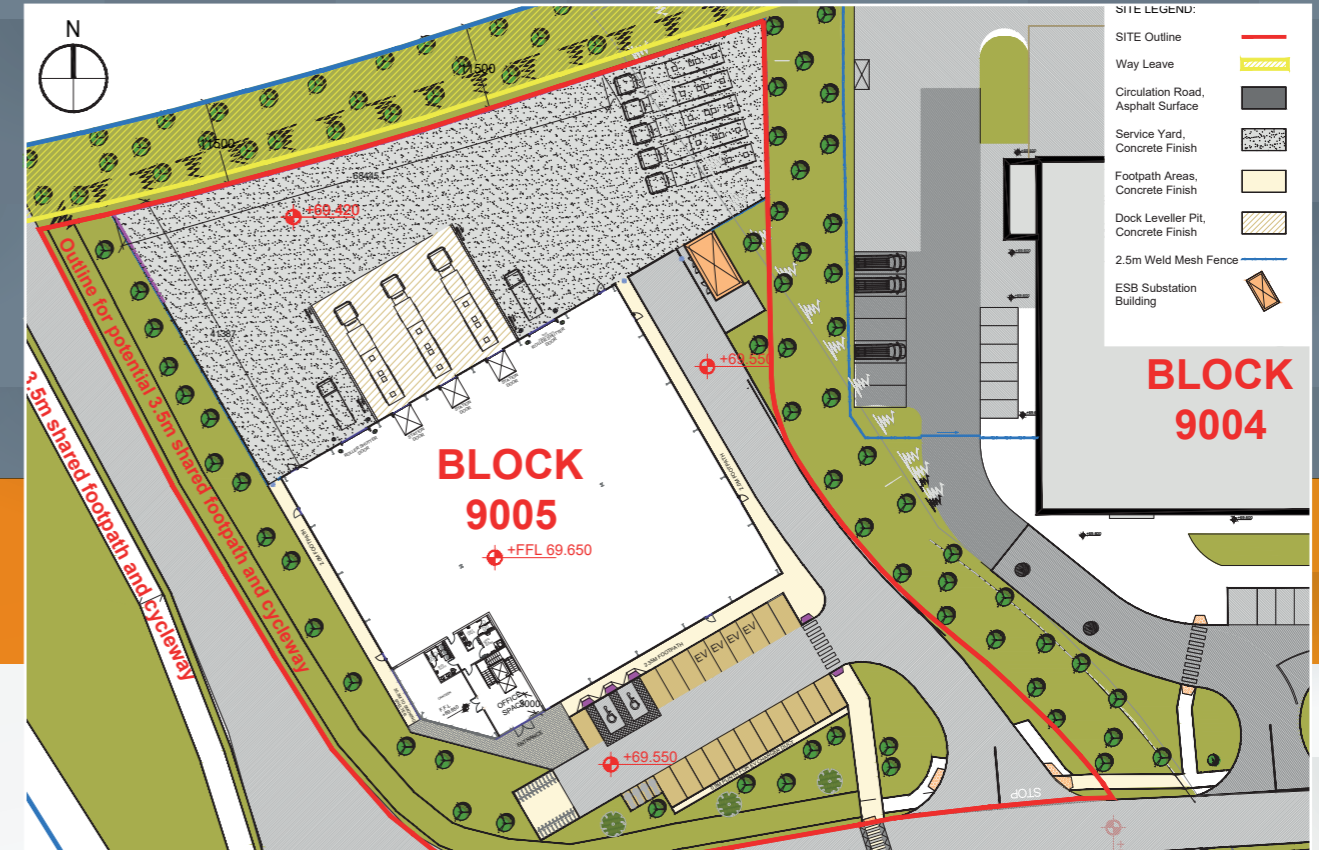
27,168  
sq ft



N20  
access

# TO LET

Brand New Commercial  
Building, Targeting Gold LEED.



### Location Highlights

- Strategically located just 9kms north of Cork City
- Dedicated junction on the N20 Cork–Limerick Road at the intersection of the proposed M20 motorway
- Convenient access to the M8 Dublin Motorway from both Mallow & Cork
- Immediately adjacent to the proposed Park and Ride facility and proposed Blarney Railway Station
- Full CCTV coverage with security patrols
- Fully managed business park with extensive landscaping and walking trails
- Excellent amenities in nearby Blarney just 3kms away including a number of restaurants/bars, convenience stores, cafes, hotels and gyms

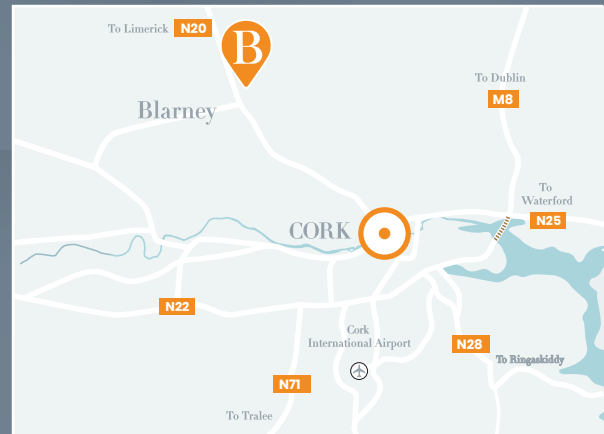
### Property Features

- Strategically located at the Business Park's main entrance
- First industrial building in Cork to be built to Gold LEED standard accreditation
- Size: 27,168 sq ft (GEA)
- Generous secure yard - 0.65 Acre
- Ground floor office 2,131 sq ft
- 1st floor office 2,131 sq ft
- Finished to third generation specification including air conditioning
- Open plan warehouse ready for tenant fitout
- 3no Dock levellers, 2no grade level doors
- 10% roof lighting
- High Bay LED lighting
- Kingspan architectural cladding panels externally with glazed curtain walled sections to accommodate high specification offices
- Clear internal eave height: 12m
- 23no car parking spaces, 4no EV charging spaces, 4no motor bike parking spaces, 20no covered bike parking spaces
- 26m - 41m yard dept.
- Building to site ratio 28%
- Site area is 2.2 acres
- Male / Female / Disabled toilet facilities with shower
- BER A3



### Existing Occupiers





## DEVELOPER



1104 City Gate,  
Mahon, Cork,  
Ireland

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## Driving Distances

📍 GPS 51.9372224, -8.5576448

— Ringaskiddy	30km
— Limerick/Foynes Port	90km
— Rosslare Harbour	198km
— Dublin Port	274km
— Cork City	9km
— Cork Airport	16km

## LETTING AGENTS



Penrose House,  
Penrose Dock,  
Cork, T23 V38E

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