

Cohalan Downing



UNIT A2, BUILDING 6500, CORK AIRPORT BUSINESS PARK, CORK T12 Y56E

INVESTMENT OPPORTUNITY (Tenant Not Affected)

LOCATION

The property is situated in Cork Airport Business Park, one of the premier business parks in the region. It is located on Avenue 6000, close to the Cork International Hotel and is within easy walking distance of the airport terminal building in Cork Airport. There is convenient access to the Kinsale Road N27, South Ring Road N40, city centre and all main arterial routes. Cork Airport Business Park, situated approx. 6km south of Cork city centre, is laid out as a low density campus style landscaped environment and it provides approx. 750,000 SqFt of third generation office accommodation across 27 main buildings. Occupiers in the park include Amazon, Aviva, Bank of New York, McKesson, Marriott, Alter Domus, Poppulo, MMD Construction, TLI Group and Statkraft.

Cork city is the second largest city in the Republic of Ireland and the population in the city is approx. 223,657 (Census 2022). Cork is the commercial capital of the south of Ireland and has a track record of attracting multinational/ foreign direct investment. Cork is home to global market leaders in pharmaceuticals, healthcare, information and communications technology, biotechnology, professional and international financial services.



TENANCY SCHEDULE

Floor	Net Floor Area	Tenant	Lease Start	Lease Expiry	Annual Rent
First	268.74 SqM (2893 SqFt)	Ceva Ireland Limited (Company No. 317331)	1st August 2021	30th June 2026	€40,000pa

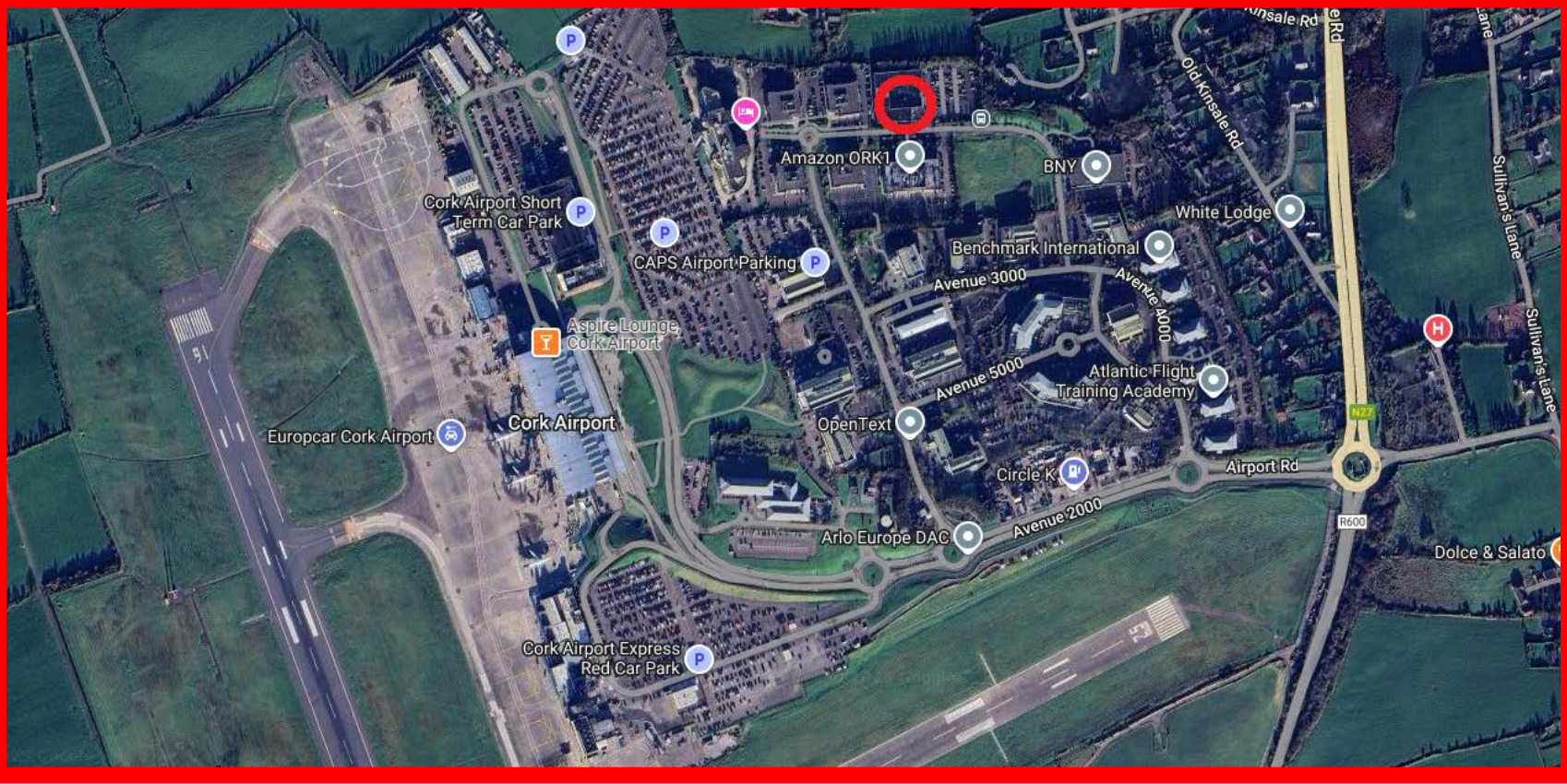
Ceva Ireland Limited was set up in December 1999 and it is owned by Ceva Technologies Inc which is headquartered in Rockville, Maryland USA. Ceva is a leader in innovative silicon and software IP solutions that enable smart edge products to connect, sense, and infer data more reliably and efficiently. It is a global company with offices in USA, Ireland, France, Serbia, Greece, Israel, Sweden, China, South Korea, Taiwan and Japan.

Ceva Ireland Limited have been a tenant of the subject property since October 2011, initially on a 4 years 11 months lease, which was extended by a further period of 4 years 11 months and then a further period of 4 years 11 months from 1st August 2021. The tenant has signed a Deed of Renunciation and vacant possession is available on 30th June 2026 if required.

DESCRIPTION

The property comprises a first floor own door office premises, part of a larger two storey U-shaped block containing 10 similar type office units overlooking a central landscaped plaza. It provides good quality office accommodation with good natural light and with own door access via a ground floor entrance. It is laid out internally with open plan office accommodation, private office, meeting room, break out area, tea station, server room and ladies and gents toilets. The property has the benefit of 12 surface car spaces in the adjacent surface car park.





TITLE

Long Leasehold

BER



BER No: 801042102

EPI : 247.35 kWh/m2/yr 1.3

FURTHER INFORMATION/ VIEWING

Strictly by appointment with sole letting agent Cohalan Downing.

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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 Cohalan Downing, 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 Cohalan Downing 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 Cohalan Downing as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Cohalan Downing, 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 Cohalan Downing. 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. Cohalan Downing PSRA No. 001641