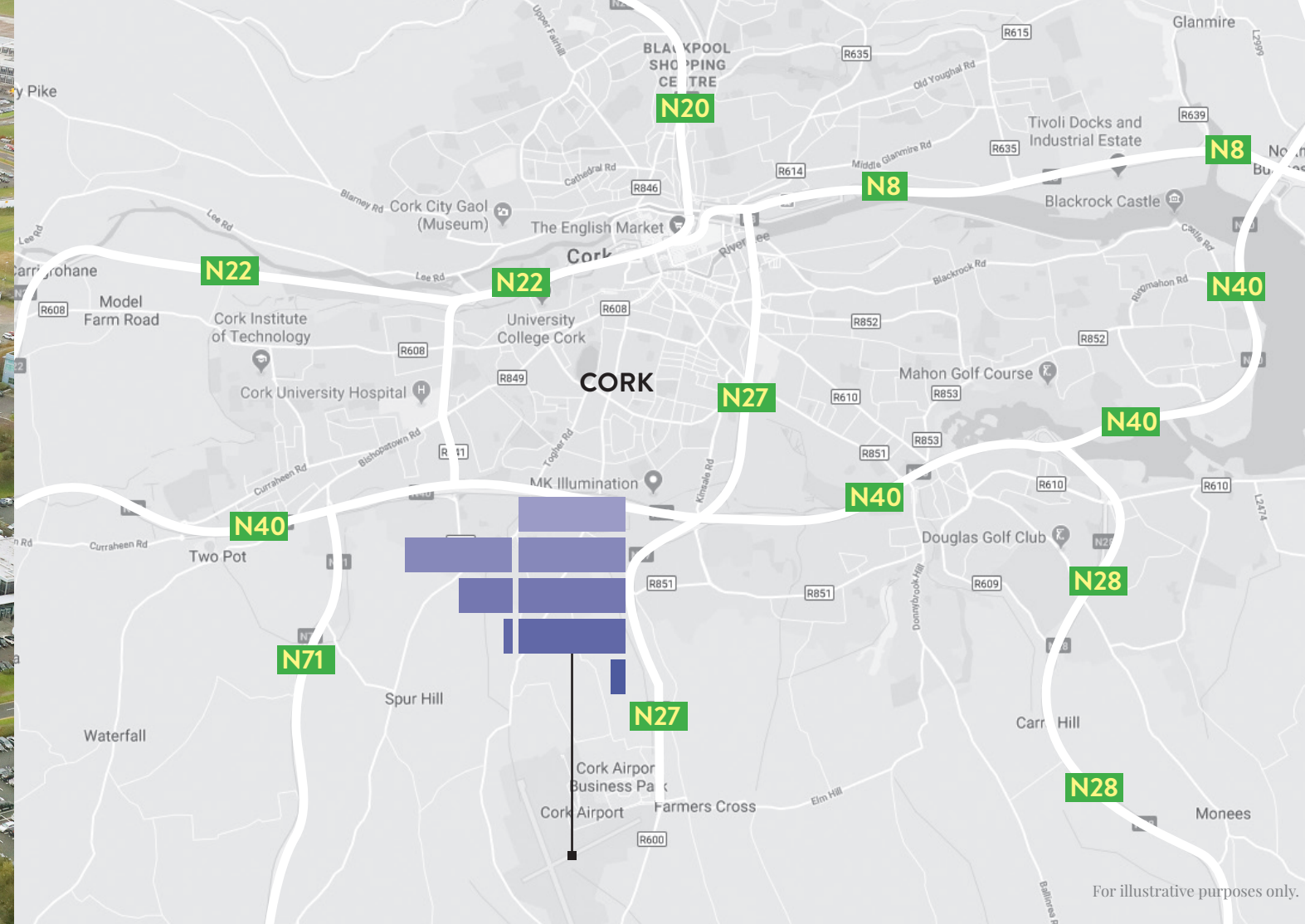




For illustrative purposes only.

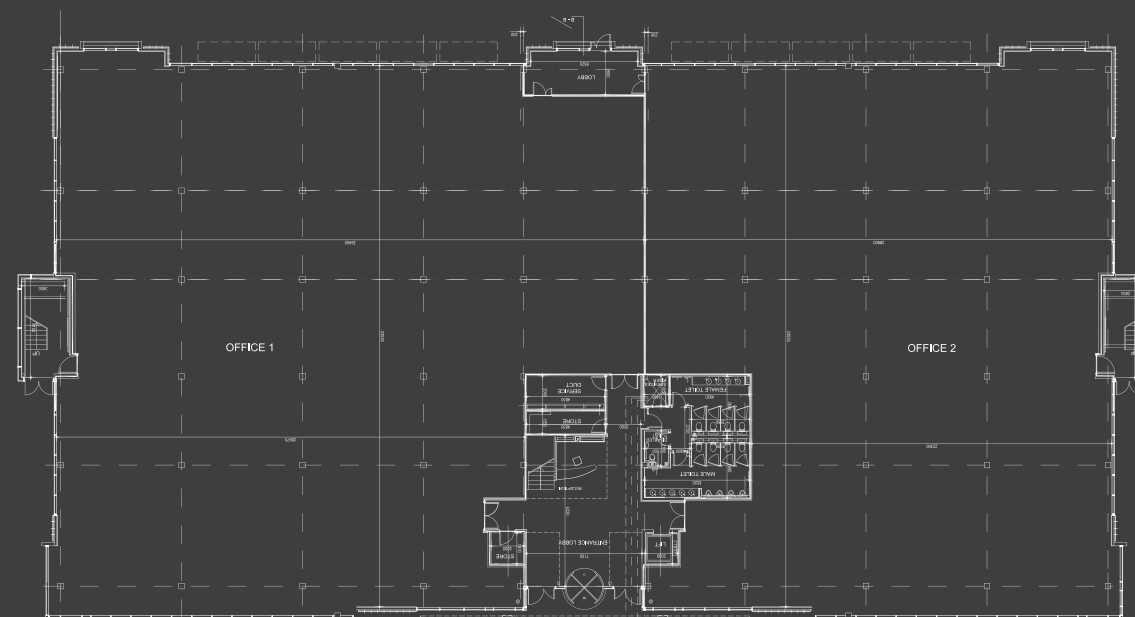


For illustrative purposes only.

BUILDING  
30  
CORK  
AIRPORT  
BUSINESS PARK

## FLOOR PLAN

Accommodation Ground Floor approx. 2,272.76 sq. m. (24,464 sq. ft.)



For illustrative purposes only.

## FURTHER INFORMATION

### BER

C2

Energy Performance Indicator: 422.04 kWh/m<sup>2</sup>/yr1.32

### Lease Terms

New lease available directly from the owner.

Full details available upon request.

### Rent

On application.

### Viewings

All viewings are strictly by prior appointment through the sole letting agents.

## CONTACT

Savills Cork

11 South Mall, Cork

Savills.ie

Niall Guerin

+ 353 21 490 6340

niall.guerin@savills.ie

PSRA No: 002233 – 002996

Emmet Finnegan

+ 353 21 490 6118

Emmet.Finnegan@savills.ie

PSRA No: 002233 – 006045



design | connrad@connrad.com

Modern Third Generation Office Accommodation



Savills Ireland and the Vendor/Lessor give notice that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.





### BUILDING HIGHLIGHTS

- Exceptional fully fitted office accommodation
- Approx. 2,272.76 sq .m. (24,464 sq. ft.) available
- Largest single floor plate available in the business park
- Potential to sub divide
- Available for immediate occupation
- Ample car parking
- Generous common areas
- Suspended ceiling
- Carpet tiles
- Fully decorated
- Generous floor-to-ceiling height
- Air conditioning
- Raised access floors
- Comms room
- Meeting/Training rooms
- Superb location
- Bus transfers to and from the city
- Adjacent to Cork International Airport and Cork International Airport Hotel

The building is of architectural design and provides approximately 4,545 sq. m. (48,928 sq. ft.) of modern office accommodation. Internally the building is finished to a high standard.

### DESCRIPTION

Cork Airport Business Park is a modern purpose built commercial/ office campus located adjacent to Cork Airport. The park provides approximately 750,000 sq. ft. developed in two main phases. Phase one commenced construction in the late 1990's, while Phase two was completed in 2006/2007.

Unit 30, Cork Airport Business Park was constructed in 2006 and is situated within Phase two. It comprises a detached modern two-storey third generation office building. The building is of architectural design and provides approximately 4,545 sq. m. (48,928 sq. ft.) of modern office accommodation. Internally the building is finished to a high standard. The building is situated within a well-defined site with surface level car parking provided around the building which incorporates some 248 car spaces.

The office accommodation available extends to approx. 2,272.76 sq. m. (24,464 sq. ft.) at ground floor level. The ground floor accommodation represents best in class and is finished to a high quality and provides an incoming tenant with a turnkey fit out, which will minimise capex on set up costs.

The accommodation boasts secure main entrance to shared lobby. The layout includes meeting rooms, training rooms, medical room, boardrooms, breakout areas, data room, shower room, storage and open plan office accommodation.

### LOCATION

Cork Airport Business Park offers a campus style environment located on nearly 23 acres adjacent to Cork International Airport with a series of detached and terraced commercial buildings with ample on site car parking facilities. Occupiers within the park include Aviva, Amazon, Red Hat, OpenText, Clearstream, Logitech, IBM, Stanley Black & Decker and Permanent TSB. BNY are located on the first floor of building 30.

Cork Airport Business Park is located approximately 5kms south of Cork city centre on the western side of the N27 Cork to Kinsale Road, and the development enjoys excellent road links with the N25 and N40 South Link and South Ring Roads. The Park has the benefit of a regular bus service to Cork city centre.

### THE OFFICE MARKET CORK

- Overall size – 563,602 sq. m. / 6,066,615 sq. ft.
- City centre – 166,314 sq. m. / 1,790,200 sq. ft.
- Suburban – 397,289 sq. m. / 4,276,415 sq. ft.

### VACANCY RATES

YE 2017 Vacancy Rate: 10.4%

