



[www.westfieldofficequarter.ie](http://www.westfieldofficequarter.ie)





## Ballincollig at a glance

### Why choose **Ballincollig**?

**Cork** with a population in excess of 400,000 includes the Republic of Ireland's second largest city and is the premier commercial, retail, administrative and educational centre in the south.

It has a strong infrastructure, well educated work force and is easily accessed through a principle port and an international airport. Cork railway station offers daily services to all major cities throughout the country and hourly trains to Dublin.

There are approx 150 overseas companies employing approx. 28,500 people in Cork City and County. Major employers in Cork include Apple, Dell EMC, VM Ware, Pfizer and Boston Scientific. Cork is a modern University City with UCC having a student population of 29,000 people and CIT with a student population of 10,500. This ensures a ready supply of talent and skills across a range of sectors including information and communications technology, pharmachem, biopharma and services industry. Cork city is also home to the Tyndall National Institute, Ireland's largest Information and Communication Technology (ICT) Research Centre.

Ballincollig located 9 kilometres to the west of the city is the fastest growing Urban Town in Ireland and has a population in the region of 18,000 in the immediate environs with significant employers including Dell EMC, VM Ware, Boston Scientific and Apple all located within this western quadrant of Cork city centre, which Ballincollig forms part of.

Westfield Office Quarter forms part of the overall Ballincollig Town Centre Development, a 90 acre development featuring shopping centre, town centre retailing, own door office and modern business units, a separate office campus called Barracks Square, medical and leisure facilities and large scale urban and town centre styled residential accommodation. Westfield Office Quarter is located at the intersection of Old Fort Road and Main Street adjacent to Ballincollig Shopping Centre.

#### Education

Four National and two Secondary Schools. University College Cork & Cork Institute of Technology also in close proximity and easily accessible.

#### Financial

Banks, Credit Union, Mortgage Brokers, Insurance, all located within the town centre.

#### Health

Doctors / Clinics / Dental. Close to Cork University Hospital.

#### Sport & Recreation

Ballincollig offers a diverse range of clubs to include GAA, soccer, rowing, rugby and golf nearby at Muskerry and Lee Valley as well as fishing and most other sports. The Ballincollig Regional Park which provides up to 134 acres of amenity lands adjacent to the River Lee, with numerous historical structures of note including the Gunpowder mills is located just minutes away.

#### Retail

A range of retail amenities are available at Ballincollig Shopping Centre along with Tesco, Dunnes, Aldi, SuperValu and Lidl.

#### Transport

Frequent City and County Bus Service. New Ballincollig bypass dual carriageway (N22) located closeby.

#### Cork County Council Library

A range of reading material is available for all ages at Ballincollig Library. In addition the library is utilised for community events such as music classes, coffee mornings, as well as local exhibitions.

#### Entertainment

An excellent mix of restaurants, cafe pubs, hotel, gym and other leisure uses as well as cinema and children's entertainment centre are provided for in Ballincollig.



# Location & Offices

**Ballincollig** is located 9km west of Cork city centre. Accessibility to and from Cork city is via the N40 Ballincollig By-Pass which has alleviated traffic congestion in the town and the N22. There is an excellent public transport service approximately every 20 minutes to and from the city.

Located on 6 acres **Westfield Office Quarter** comprises 5 individual buildings located within a landscaped development. In total the scheme has the potential to provide up to 264,000 sq ft of office accommodation with stand-alone buildings varying in size from 12,000 sq ft to 70,000 sq ft. There is also the potential to interconnect 2 buildings

to provide for 130,000 sq ft of offices. The scheme provides occupiers the opportunity to establish themselves in a high profile suburban office scheme which benefits from excellent retail amenities in close proximity and allows convenient access to the city centre.







## The Team



**Developer**  
O'Flynn Construction



**Architect**  
Hogan Architecture



**Architect**  
Butler Cammoranesi



**Mechanical, Electrical  
and Structural Engineers**  
John O Donovan & Associates



**Fire Safety Engineers**  
Daire Byrne & Associates



**Letting Agents**  
Cushman & Wakefield



**Letting Agents**  
Savills



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office quarter



#### **O'Flynn Construction**

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#### **Cushman & Wakefield**

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**Sean Healy**  
**Mobile:** +353 86 240 0153  
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#### **Savills**

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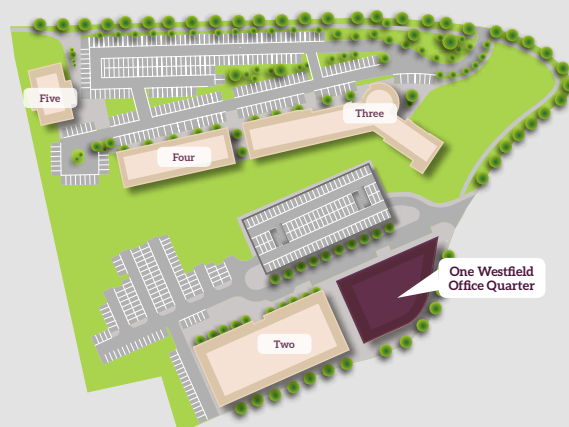
## One Westfield Office Quarter



# One Westfield Office Quarter

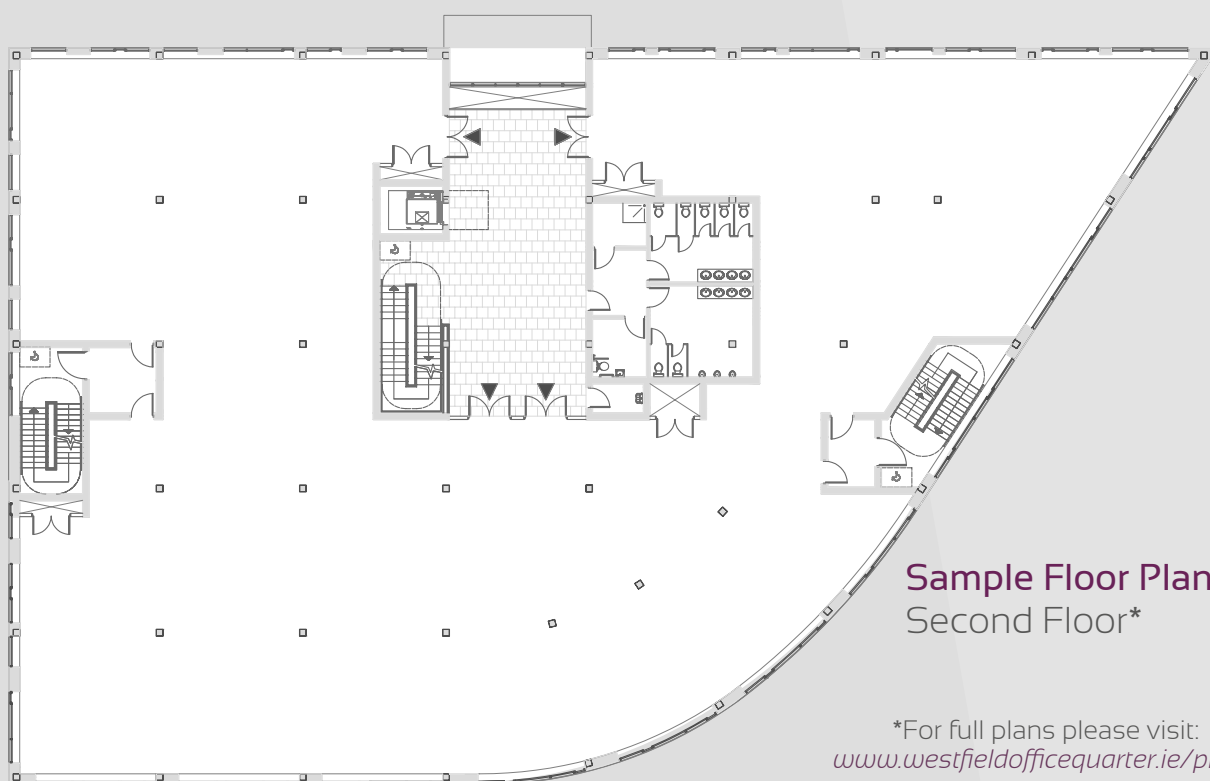
Each building is located in a landscaped environment and benefits from excellent onsite car parking. One Westfield Office Quarter provides a tenant with the unique opportunity to choose a high profile corporate headquarters located in a pivotal position on the junction of Ballincollig Main Street and Old Fort Road.

It is 5,574sq m (60,000 sq ft) of high quality offices finished to the highest of specifications throughout. Each floor plate is designed to ensure maximum flexibility to ensure any occupiers requirements can be accommodated.



## Specifications:

- Glazed entrance lobby
- Raised access floors
- Suspended ceilings with recessed 500 lux category 2 lighting
- Fully air conditioned to an open plan layout throughout
- High energy efficiency throughout
- Car parking 4 per 100 sq m



\*For full plans please visit:  
[www.westfieldofficequarter.ie/plans](http://www.westfieldofficequarter.ie/plans)

## Accommodation Schedule

Level	Gross sq m	Gross sq ft
Ground Floor	1,410	15,177
First Floor	1,387	14,930
Second Floor	1,387	14,930
Third Floor	1,156	12,443
Lower Ground Floor	238	2,562
<b>Total</b>	<b>5,578</b>	<b>60,041</b>



Two Westfield  
Office Quarter

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# Two Westfield Office Quarter

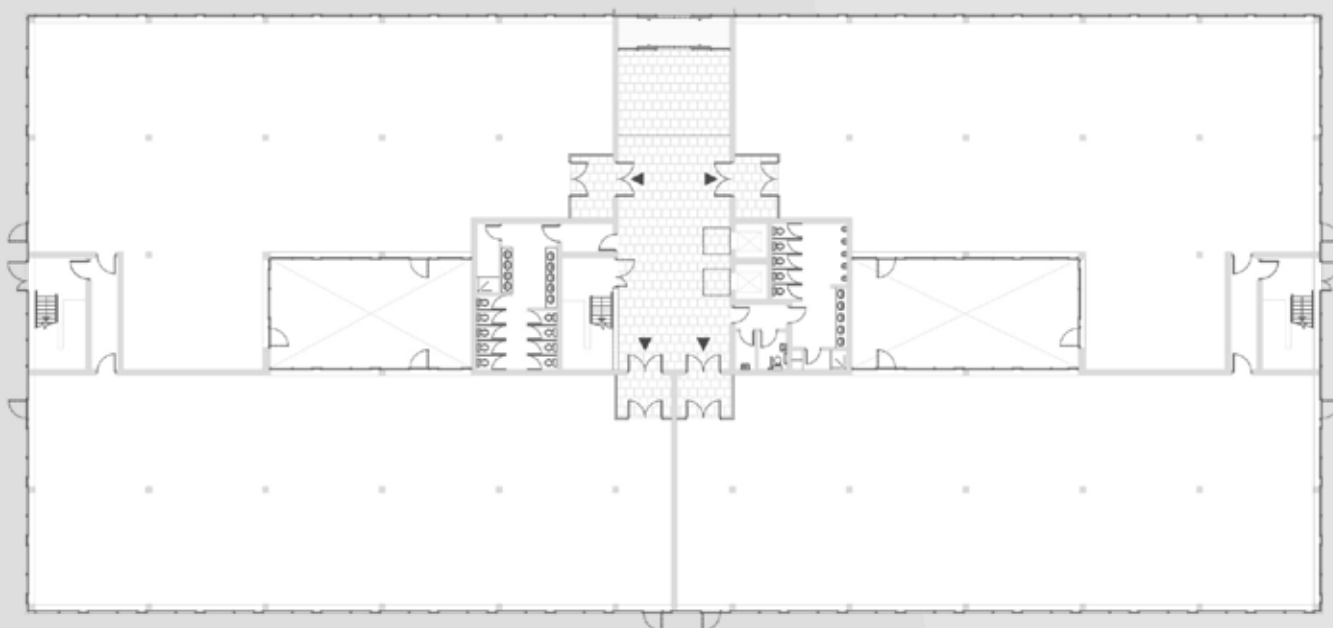
Each building is located in a landscaped environment and benefits from excellent onsite car parking. Two Westfield Office Quarter provides a tenant with the unique opportunity to choose a high profile corporate headquarters located in a pivotal position fronting onto Ballincollig Main Street.

It is 6,532sq m ( 70,310 sq ft) of high quality offices finished to the highest of specifications throughout. Each floor plate is designed to ensure maximum flexibility to ensure any occupiers requirements can be accommodated.



## Specifications:

- Glazed entrance lobby
- Raised access floors
- Suspended ceilings with recessed 500 lux category 2 lighting
- Fully air conditioned to an open plan layout throughout
- High energy efficiency throughout
- Car parking 4 per 100 sq m



Sample Floor Plan:  
Ground Floor\*

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## Accommodation Schedule

Level	Gross sq m	Gross sq ft
Ground Floor	2,204	23,723
First Floor	2,164	23,293
Second Floor	2,164	23,293
<b>Total</b>	<b>6,532</b>	<b>70,310</b>





Three Westfield  
Office Quarter

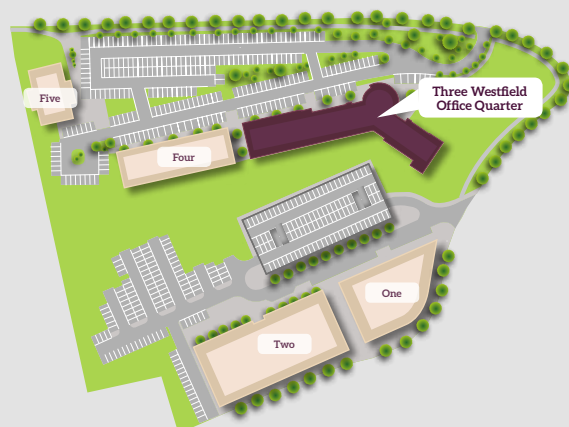
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# Three Westfield Office Quarter

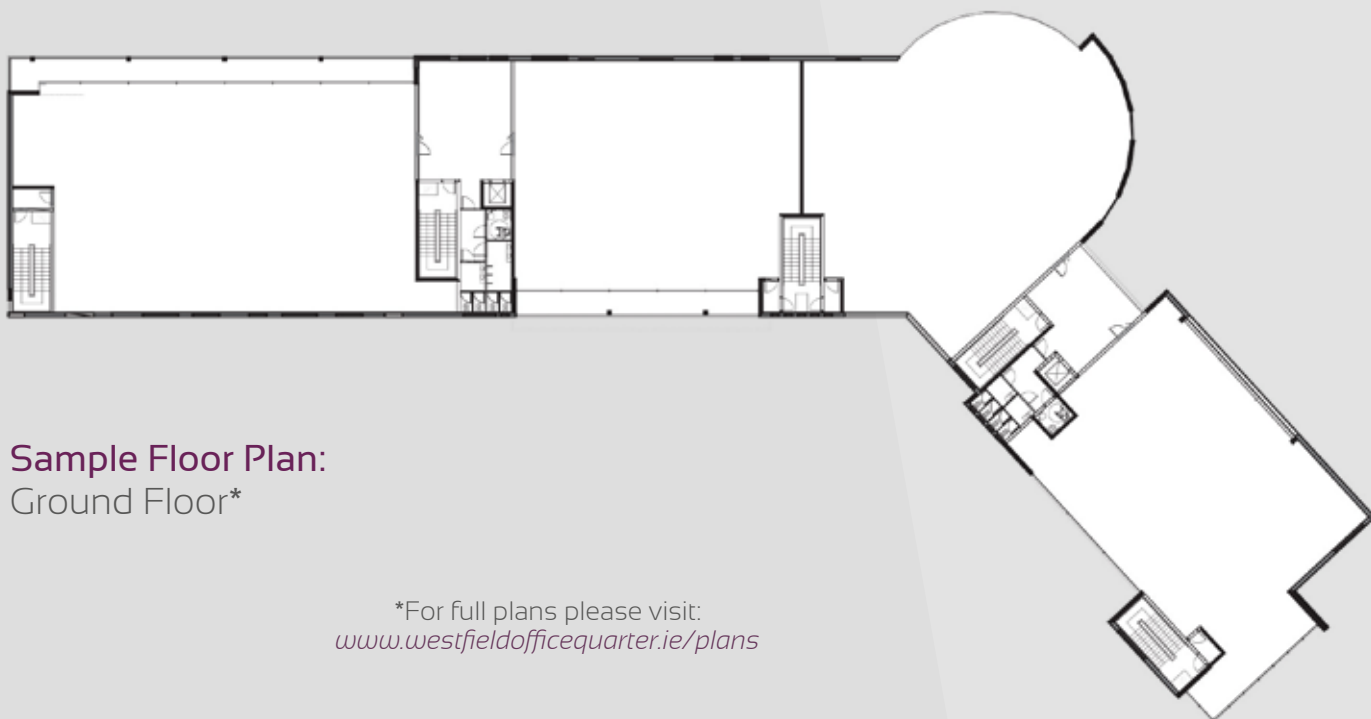
Each building is located in a landscaped environment and benefits from excellent onsite car parking. Three Westfield Office Quarter provides a tenant with the unique opportunity to choose a high profile corporate headquarters conveniently located off of Ballincollig Main Street.

It is 7,904 sq m (85,078 sq ft) of high quality offices finished to the highest of specifications throughout. Each floor plate is designed to ensure maximum flexibility to ensure any occupiers requirements can be accommodated.



## Specifications:

- Glazed entrance lobby
- Raised access floors
- Suspended ceilings with recessed 500 lux category 2 lighting
- Fully air conditioned to an open plan layout throughout
- High energy efficiency throughout
- Car parking 4 per 100 sq m



## Sample Floor Plan: Ground Floor\*

\*For full plans please visit:  
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## Accommodation Schedule

Level	Gross sq m	Gross sq ft
Ground Floor	1,840	19,806
First Floor	1,895	20,398
Second Floor	1,869	20,118
Third Floor	1,895	20,397
Fourth Floor	405	4,359
<b>Total</b>	<b>7,904</b>	<b>85,078</b>







Four Westfield  
Office Quarter

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# Four Westfield Office Quarter

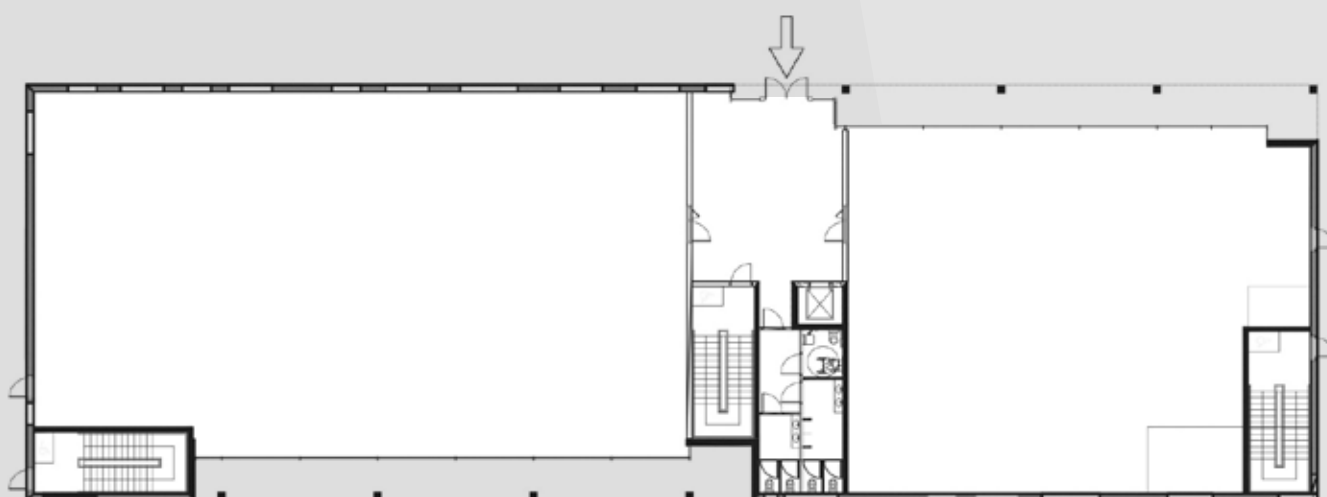
Each building is located in a landscaped environment and benefits from excellent onsite car parking. Four Westfield Office Quarter provides a tenant with the unique opportunity to choose a high profile corporate headquarters located just off of Ballincollig Main Street.

It is 3,373 sq m (36,307 sq ft) of high quality offices finished to the highest of specifications throughout. Each floor plate is designed to ensure maximum flexibility to ensure any occupiers requirements can be accommodated.



## Specifications:

- Glazed entrance lobby
- Raised access floors
- Suspended ceilings with recessed 500 lux category 2 lighting
- Fully air conditioned to an open plan layout throughout
- High energy efficiency throughout
- Car parking 4 per 100 sq m



Sample Floor Plan:  
Ground Floor\*

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## Accommodation Schedule

Level	Gross sq m	Gross sq ft
Ground Floor	962	10,355
First Floor	973	10,473
Second Floor	962	10,355
Third Floor	477	5,134
<b>Total</b>	<b>3,373</b>	<b>36,307</b>





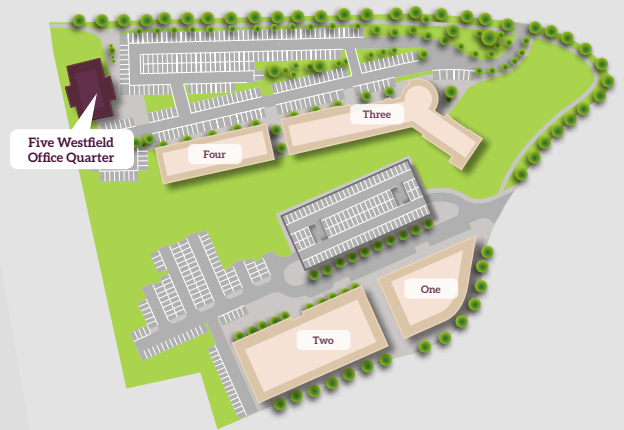
Five Westfield  
Office Quarter

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# Five Westfield Office Quarter

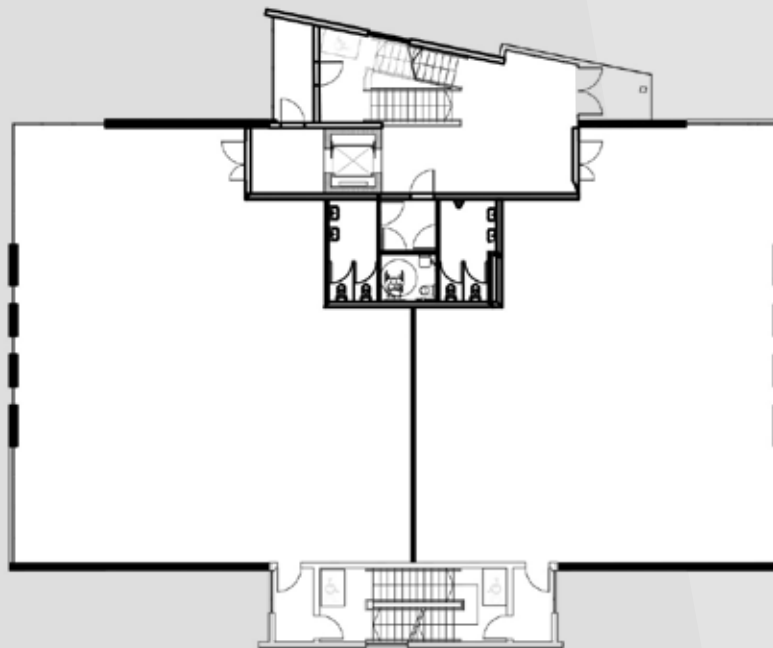
Each building is located in a landscaped environment and benefits from excellent onsite car parking. One Westfield Office Quarter provides a tenant with the unique opportunity to choose a high profile corporate headquarters located in a pivotal position on the junction of Ballincollig Main Street and Old Fort Road.

It is 1,121sq m (12,066 sq ft) of high quality offices finished to the highest of specifications throughout. Each floor plate is designed to ensure maximum flexibility to ensure any occupiers requirements can be accommodated.



## Specifications:

- Glazed entrance lobby
- Raised access floors
- Suspended ceilings with recessed 500 lux category 2 lighting
- Fully air conditioned to an open plan layout throughout
- High energy efficiency throughout
- Car parking 4 per 100 sq m



Sample Floor Plan:  
Ground Floor\*

\*For full plans please visit:  
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## Accommodation Schedule

Level	Gross sq m	Gross sq ft
Ground Floor	562	6,049
First Floor	559	6,017
<b>Total</b>	<b>1,121</b>	<b>12,066</b>