

TO LET

**Unit B, Building 6500,
Cork Airport Business Park,
Cork T12TP8H**

**Cohalan
Downing**





ABOUT THE PROPERTY

Approx. 338.53 sq m (3,644 sq Ft)

Own door two storey office building overlooking a central landscaped plaza

Well located in Cork Airport Business Park, close to Cork International Hotel

Within easy walking distance to the airport terminal building

14 on site car parking spaces



LOCATION

The property is situated on the northern side of Cork Airport Business Park, one of the premier business parks in the region. It is just 250m from the Cork International Hotel and is situated within easy walking distance of the airport terminal building. There is convenient access to the Kinsale Road N27, South Ring Road N40, city centre and all main arterial routes. There is a frequent bus service, routes 225 and 226, linking Cork Airport Business Park with the city centre.

Cork Airport Business Park, situated approx. 6km south of Cork city centre, is laid out as a low density campus style landscaped environment. Occupiers in the park include Amazon, Aviva, McKesson, Marriott, Alter Domus, Poppulo, MMD Construction, TLI Group and Statkraft.

DESCRIPTION

The property comprises a two storey mid terraced own door office building, part of a larger U-shaped block containing 10 similar type office units overlooking a central landscaped plaza. It provides good quality office accommodation and is finished internally with plastered and painted walls, mainly carpet floor coverings and suspended acoustic tile ceilings incorporating lighting. There are ceiling mounted air conditioning cassette units on the first floor. The ground floor is laid out with an entrance lobby, private office, meeting room, open plan office, comms room, ladies and gents, and accessible toilet. The first floor is laid out with a large open plan office area, kitchen, boiler room and ladies and gents toilets. There is a surface car park adjacent and 14 no. car spaces are allocated to the subject property.



ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Entrance lobby, office, meeting room, open plan office, comms room, toilets	169.27	1,822
First	Open plan office, kitchen, toilets	169.27	1,822
Approx Total Gross Internal Floor Area		338.53	3,644

LEASE

Negotiable

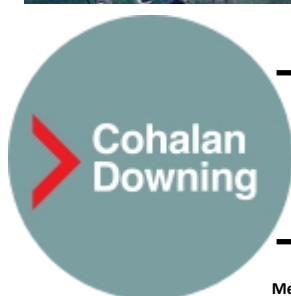
GUIDE RENT

€63,000 per annum exclusive





Unit B, Building 6500, Cork Airport Business Park, Cork T12TP8H



For Further Information:

Edward Hanafin: 087 221 8719 ehanafin@cohalandowning.ie

Viewing Strictly by appointment with the sole letting agent Cohalan Downing.

Cohalan Downing

14 South Mall, Cork T12 CT91

Tel: (021) 4277717

Email: info@cohalandowning.ie

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641