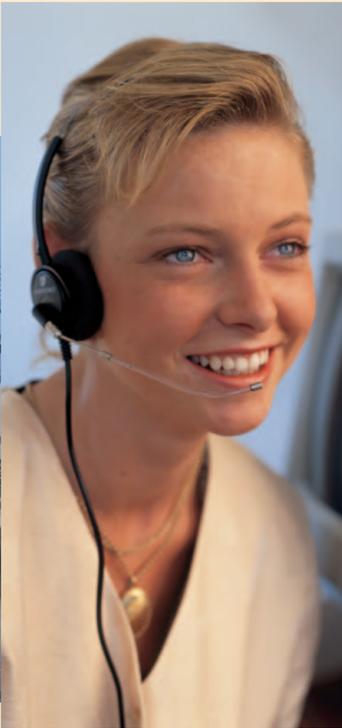


Specifications:

Office Units

- Suspended ceilings and indirect strip lighting
- Raised access computer flooring with carpet finish
- Fully controlled heating/air conditioning
- Lift access to each floor
- Extensive glazed lobby area
- Marble finish in lobby areas
- Kitchenette/Tea making facilities in each unit
- Broadband available



Lease details:

- All units are available on long or short term Leases.

Services

- All mains services including broadband are connected to the unit.

Viewing

- Strictly by prior appointment

For further information contact either:

Declan Hickey (087 6529320)

or

John Cleary (087 8337443)



021 427 7717
www.cdacork.com
info@cdacork.com



021 438 5342
www.clearydevelopments.com
info@clearydevelopments.com



Cork's Prime Business Location

New Business and Office Units
from 1,000sq. ft. to 44,000sq. ft.



Warehouse

- Each unit has a 6m high speed insulated roller shutter door
- All units capable of accommodating full mezzanine floor
- Curtain wall glazing and double entrance doors
- Eaves height of 6.5m – 9m with high bay lighting
- Disabled ladies and gent toilets and tea station
- Cork's main gas supply and 3 phase power
- Fire alarm fitted



Project Team

Developer:

John Cleary Developments

Engineers:

Niall Fitzsimons & Co.

Mech & Elec:

Martin Buckley & CO.

Planning Consultants:

Cunnane Stratton Reynolds

Conditions to be noted:

These particulars are issued by the Agents on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permission or licence of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Lessee shall be liable for any VAT arising on the transaction. Neither the Agent or any of their employees have any authority to make or give any representation or warranty in respect of this property.



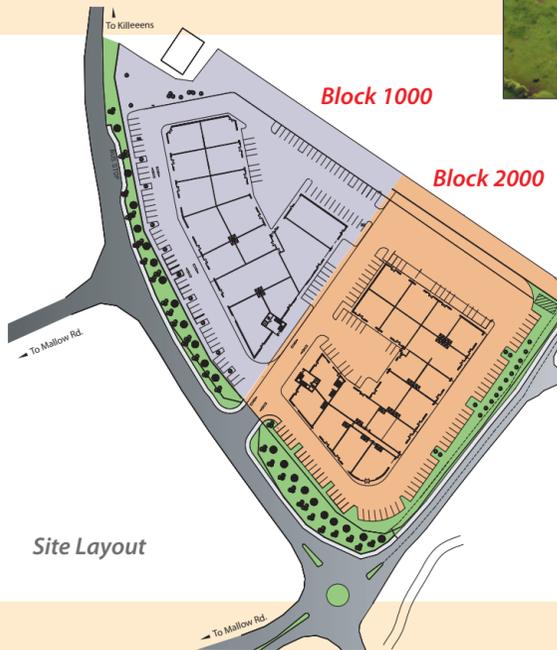
GATEWAY BUSINESS PARK

Mallow Road, Cork.



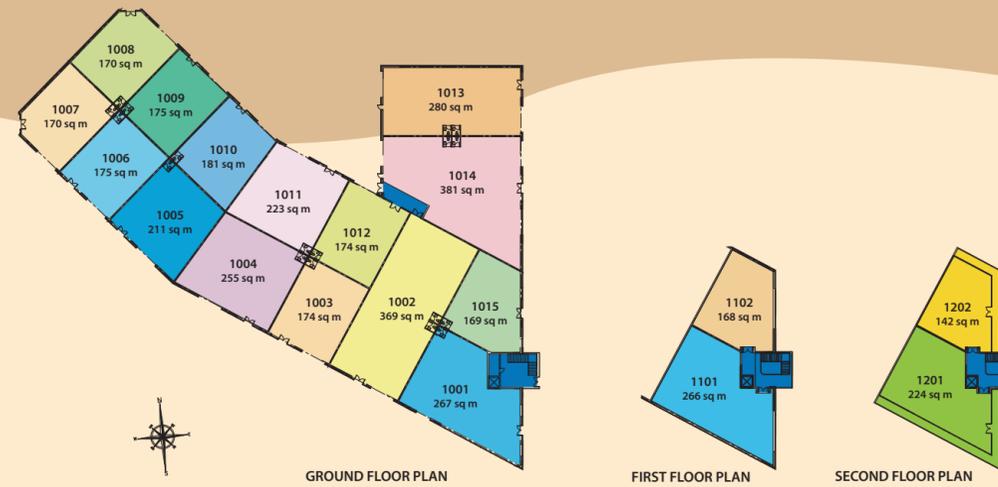
Location:

- Gateway Business Park has a high profile location with excellent accessibility to the Mallow Road (N20), within a short distance of Blackpool Shopping Centre and less than 2 miles north of Cork City Centre.
- The park has been designed to facilitate both small and large scale businesses in an ultra modern flexible environment.
- Established business location with a number of well known users in the immediate vicinity such as: Kelleher's Electric, O'Neills Sportswear, Artic Spa and Hot Tubs, Heat Merchants, Murphy's World of Wonder, Interlink etc.
- There are excellent facilities available in close proximity to Gateway Business Park including: The Commons Inn, McDonalds Drive Thru, Planet Entertainment Centre.
- Excellent Childcare facilities nearby.
- Adjoining a regular and reliable bus service.
- Landscaped to the highest standards

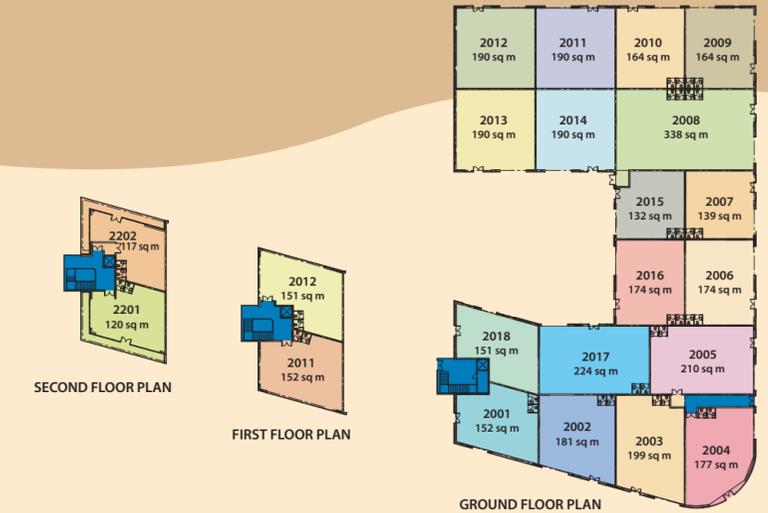


Mallow Road, Cork.

Block 1000 ~ Schedule of Accommodation:



Block 2000 ~ Schedule of Accommodation:



Ground Floor		
Unit	Sq m	(approx)Sq ft
Unit 1001	267	2,874
Unit 1002	396	4,263
Unit 1003	174	1,873
Unit 1004	255	2,745
Unit 1005	211	2,271
Unit 1006	175	1,884
Unit 1007	170	1,830
Unit 1008	170	1,830
Unit 1009	175	1,884

Ground Floor (contd.)		
Unit	Sq m	(approx)Sq ft
Unit 1010	181	1,948
Unit 1011	223	2,400
Unit 1012	174	1,873
Unit 1013	280	3,014
Unit 1014	381	4,101
Unit 1015	169	1,819

First Floor		
Office	Sq m	(approx)Sq ft
Office 1101	266	2,863
Office 1102	168	1,808

Second Floor		
Office	Sq m	(approx)Sq ft
Office 1201	224	2,411
Office 1202	142	1,528

Ground Floor		
Unit	Sq m	(approx)Sq ft
Unit 2001	152	1,636
Unit 2002	181	1,948
Unit 2003	199	2,142
Unit 2004	177	1,905
Unit 2005	210	2,260
Unit 2006	174	1,873
Unit 2007	139	1,496
Unit 2008	338	3,630
Unit 2009	164	1,765

Ground Floor (contd.)		
Unit	Sq m	(approx)Sq ft
Unit 2010	164	1,765
Unit 2011	190	2,045
Unit 2012	190	2,045
Unit 2013	190	2,045
Unit 2014	190	2,045
Unit 2015	132	1,420
Unit 2016	174	1,872
Unit 2017	224	2,411
Unit 2018	151	1,625

First Floor		
Office	Sq m	(approx)Sq ft
Office 2101	152	1,636
Office 2102	151	1,625

Second Floor		
Office	Sq m	(approx)Sq ft
Office 2201	120	1,292
Office 2202	117	1,259