

OPERA
LANE

MUNSTER'S
PREMIER
HIGH STREET
DESTINATION

OPERA LANE

Cork's premier open air retail thoroughfare completed in 2009, connecting Patrick Street and Emmet Place.

The development is a modern open air retail scheme comprising of 14 units all with direct access from Opera Lane.

Tenant line-up along the Lane is second to none in the City Centre with occupiers including; H&M, Next, New Look, Tommy Hilfiger, Therapie, Starbucks, Specsavers and Skechers in addition to River Island and Office Shoes.



Munster's Premier High Street Destination

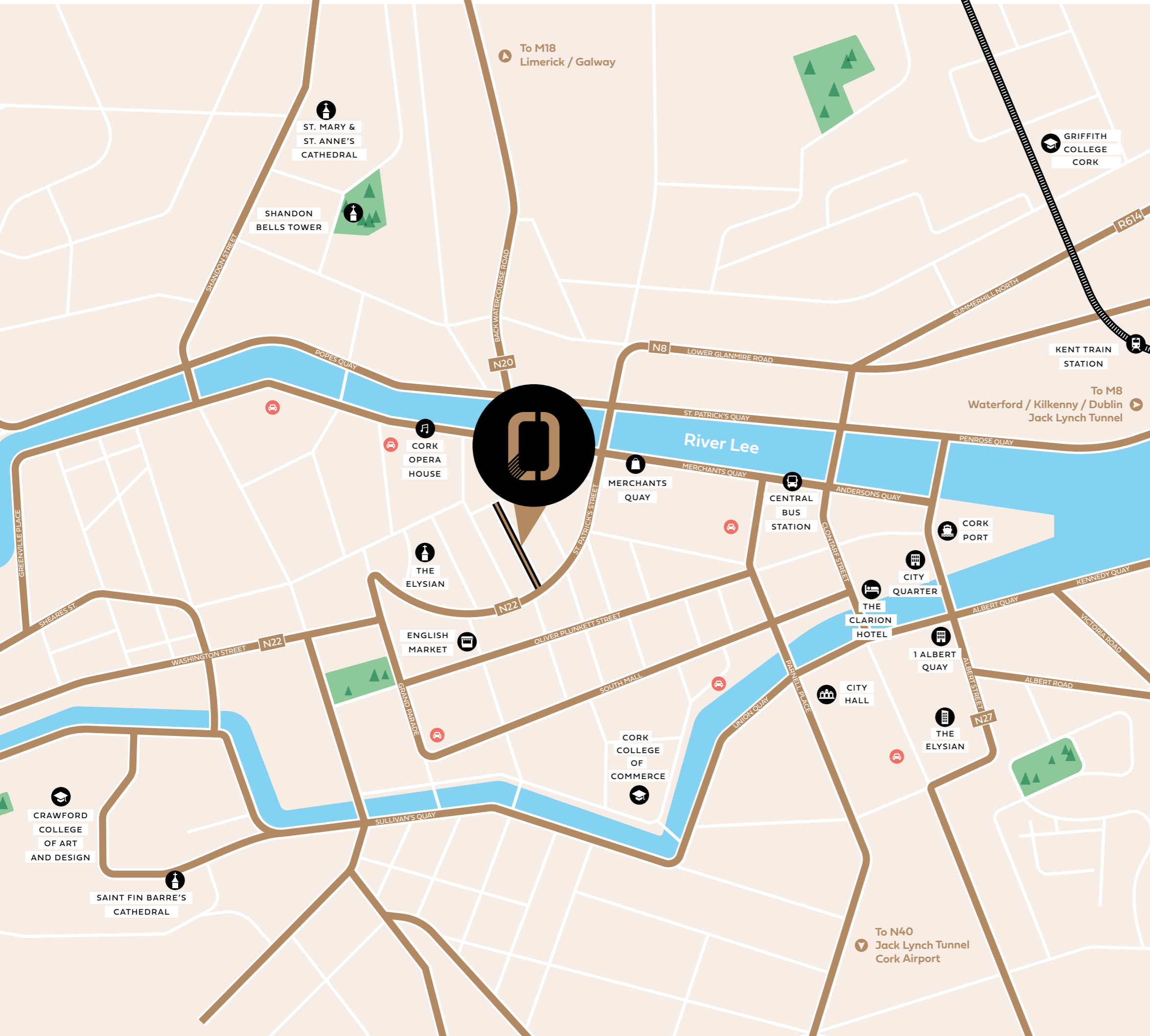
Munster's Population **1.28 million**

35% of people in Cork are aged between **20-39** compared to 28% nationally

Cork City has a diverse metropolitan population of **200,000**

500,000 Cork County population





PRIME LOCATION

Connect

Cork is connected to Ireland's capital city, Dublin, via the M8 motorway and will see you travel between the two cities in just under 3 hours.

Explore

Cork city is served by Cork Airport, which operates a growing number of international flights including the USA and Europe. Cork Airport was awarded the title of Europe's Best Airport by ACI (Airport Council International) and is Ireland's fastest growing airport employing direct employment to 2200 people.

Grow

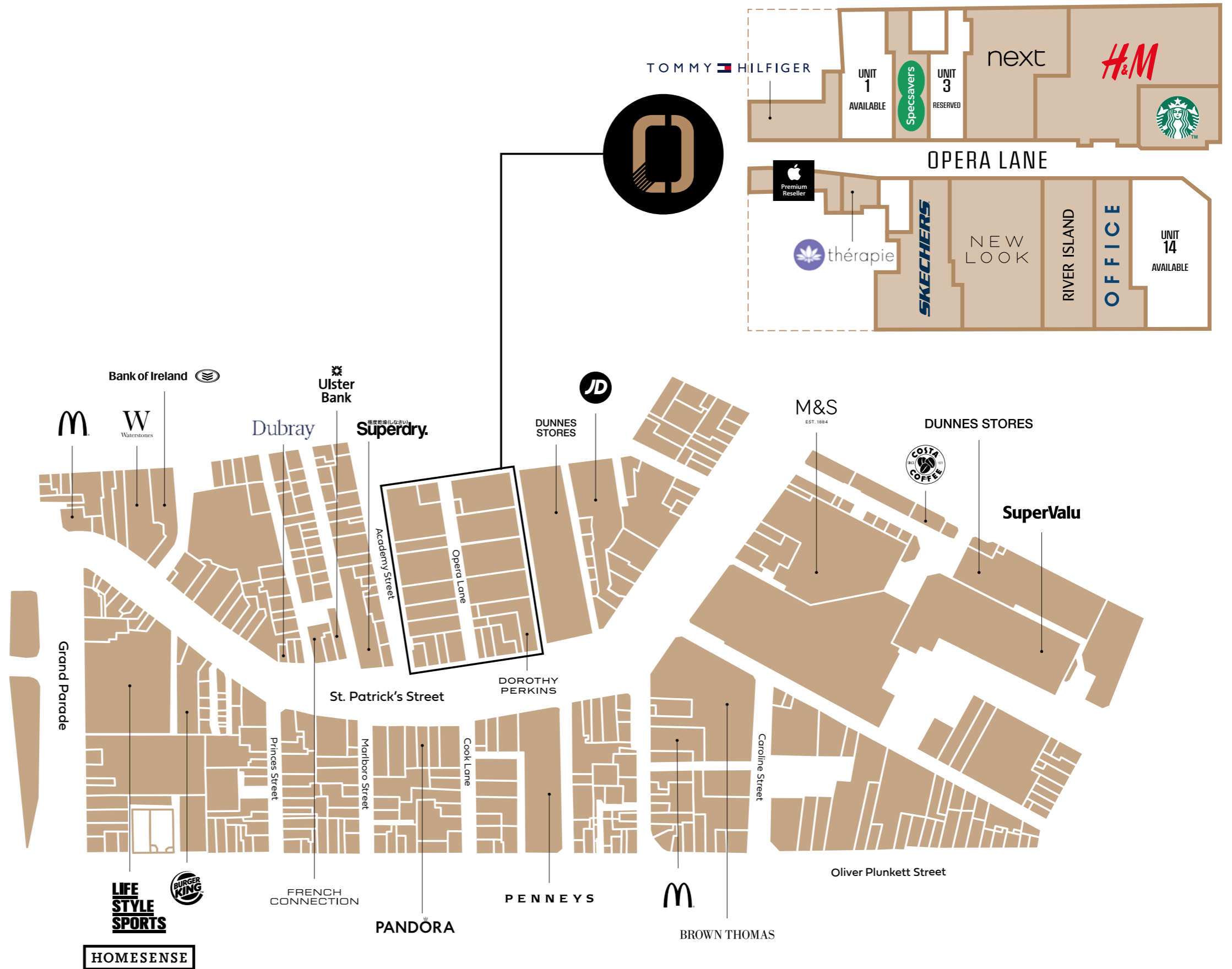
Cork is set to become the fastest growing city in Ireland over the next 20 years with the population expected to almost treble under the combination of the National Development Plan 2040 and the Extension of the City boundaries.

Cork's premier open air
retail thoroughfare



TENANT LINEUP

Unit 1	Available
Unit 2	Specsavers
Unit 3	Available
Unit 4 & 5	Next
Unit 6, 7 & 15	H&M
Unit 8	Skechers
Unit 9, 10 & 11	New Look
Unit 12	River Island
Unit 13	Office Shoes
Unit 14	Available
Unit 16	Tommy Hilfiger
Unit 17a	Compu B
Unit 17b	Therapie
Unit 19	Starbucks





CORK CITY



Cork City has a combined metropolitan **population of 200,000 persons** and rises to **over 500,000 persons within a 60km radius**. 35% of people in Cork are aged between 20-39 compared to 28% nationally.



Cork is set to become the **fastest growing city in Ireland over the next 20 years** with the population expected to almost treble under the combination of the National Development Plan 2040 and the Extension of the City boundaries.



Ireland has the highest growth rate in Europe according to Eurostat. With a high disposable income, compared to other European cities, **highly educated, youthful consumers are accelerating Ireland's economic growth far beyond the EU average.**



Cork has a combined full time and part time **student population of over 30,000** with two major 3rd level institutions. UCC named Irish University of the Year on five separate occasions.



Cork city is served by Cork Airport, which operates a growing number of international flights including the USA and Europe. **Cork Airport was awarded the title of Europe's Best Airport by ACI** (Airport Council International) and is Ireland's fastest growing airport employing direct employment to 2200 people.



Cork is home to global technology and life sciences companies, such as **Apple, Dell, Pfizer, Johnson & Johnson, Stryker** and many others who appreciate the research and education infrastructure of the region. Many more continue to migrate to Irish shores strengthening a dynamic economy and driving GDP growth above US and EU levels.



Apple's only global corporate headquarters outside the US is in Cork and eight of the top fifteen pharmaceutical companies are located in the greater Cork area.



Cork city was deservedly rated by Conde Nast Traveller as **one of the top three "Friendliest Cities In The World" in 2018**, and was voted one of the top ten European cities to visit by The Lonely Planet Guide, saying "all that is good about Ireland can be found in Cork".



Cork boasts **3 Michelin star restaurants** with over 1.7 million visits to the top 6 attractions in Cork per annum (PureCork). It also has a **vibrant sporting culture** with Gaelic games, rugby and soccer.



Cork is **connected to Ireland's capital city, Dublin, via the M8 motorway** and will see you travel between the two cities in just under 3 hours.



In November 2018, **Cork was included in a new sustainability ranking of leading international conference destinations** – alongside cities such as Melbourne, Zurich, Barcelona, Helsinki, Sydney and Malmo to name a few.



Cork boasts an array of superior standard hotels providing top quality accommodation. **Cork offers just over 8,500 beds, approved by Fáilte Ireland** – The National Tourism Development Authority.

Cork is a well-connected, contemporary European city with a young, well-educated & talented workforce. It is an attractive English-speaking location for global firms.



The English Market

The English Market is an indoor food market, located in Cork City centre, offering a Victorian wonderland of exotic imported goods and delicious local produce.

The origins of the English Market trace back to the times of King James I in 1610, some 400 years previously and has been officially trading since 1788.

A mix of traditional Cork fare and exciting new foods from afar, combined with long standing family-run stalls contribute to the unique appeal and atmosphere of this market.

Long recognised by locals as a place to meet, eat and shop, the English Market offers tourists and locals alike a tantalising range of Irish food.

Culinary delights include quality meats and fish, herbs, spices, fruit, vegetables, baked delicacies and speciality cheeses.



LOOKING FORWARD

Cork City Council has permanently pedestrianised 17 streets in order to facilitate outdoor dining as a result of the positive reaction to 'Reimagining Cork City' initiative introduced in response to the pandemic in 2020.

Cork is paving the way for sustainability in Ireland with various initiatives introduced such as the temporary pedestrianisation of 1.3 km of city streets and the waiver of outdoor seating licence fees to allow up to 1,000 residents and visitors to eat and drink alfresco; enhanced greening of the City; the pedestrianisation of a further 1.3 km of amenity space at the Marina; the improvement of existing cycling infrastructure (including that improved bike parking with the installation of 43 new cycling racks capable of accommodating at least 500 bike) and the creation of 4 km of new cycle lanes citywide. Cork City Council invested just under €2m in these programmes.



In March 2021 Taoiseach Micheál Martin announced a

€405m

allocation for **Regeneration Projects in City and County**

€353m

to be invested in
Cork Docklands Project

€47m

for the **Grand Parade Project**
includes new 7,700 sq m
city library with aim of
1 million visits a year.

LEASE DETAILS

Further information is available upon request.

VIEWINGS

Strictly by appointment through the joint letting agents.

JOINT LETTING AGENTS



11 South Mall, Cork
+353 21 427 1371
savills.ie
PSRA No.: 002233

Peter O'Meara
+353 21 490 6114
peter.omeara@savills.ie

Lia Dennehy
+353 21 490 6122
lia.dennehy@savills.ie



164 Shelbourne Rd, Ballsbridge, Dublin
+353 1 639 9300
cushmanwakefield.ie
PSRA No.: 002607

Karl Stewart
+353 1 639 9347
karl.stewart@cushwake.com

Anna Gilmartin
+353 1 639 9239
anna.gilmartin@cushwake.com