

**TO LET**

**Building 5300,  
Cork Airport Business Park, Cork**

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## ABOUT THE PROPERTY

Modern detached two storey office building extending to approx. 2,333 sq m (25,115 sq ft) GIA

Finished to a high quality specification

Recently refurbished with raised access floors, LED lighting, and air conditioning.

Onsite surface level car parking

Superbly managed Business Park with onsite security

Award winning onsite Hotel

Adjacent to Cork Airport and only a 15 minute drive to Cork city centre



### LOCATION

Cork Airport Business Park is the premier office location in the Cork region and is within walking distance of the Airport terminal buildings. The park provides approximately 70,000 sqm (750,000 sqft) of modern third generation office accommodation laid out in a low density campus style landscaped environment. There is an excellent global business community within the Park and occupiers include Amazon, Intel, IBM, Poppulo, Aviva and Alter Domus.

Cork Airport Business Park itself is maintained to the highest of standards and offers 24-hour security. The park is the ideal location for domestic and international companies looking

to set up and grow in the southwest of Ireland. It is made for business with it's proximity to Cork Airport, an award-winning on-site hotel, and access to the Cork Metropolitan Fibre Network.

Cork Airport Business Park is located immediately adjacent to Cork International Airport and approximately 6km south of Cork city centre. The park benefits from proximity to the N40 South Ring Road providing direct access to the Dublin M8 and Waterford N25 Roads. The park is conveniently located next Bus Eireann bus stop with service to Kent Rail Station, City Centre and Kinsale.



Superbly managed  
Business Park with  
onsite security.

## DESCRIPTION

The property comprises a modern detached two storey third generation office building situated in a high profile location. The total Gross Internal area is 2,333 sq m (25,115 sq ft) and Net Internal area is 1,882 sq m (20,260 sq ft).

Internally, the property is fitted to a high standard with carpet floor covering, raised access floors, suspended ceiling, lighting and toilet facilities in the common area on each floor. There is a feature glass atrium which is tiled to the front of the building incorporating the reception and the entire building has a security access control system.

The ground floor is currently laid out with reception, open plan offices, meeting rooms and 6 no. private offices, canteen, ladies and gents/disabled cloakrooms. The first floor is currently laid out with open plan offices, meeting rooms and 10 no. private offices, canteen, ladies and gents/disabled cloakrooms including shower facilities.

Externally the site is landscaped and there is surface car parking surrounding the building providing an excellent parking ratio of 4 per 1,000 sq ft including 2 spaces equipped with EV charging points.

## ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Office	1,714	12,637
First	Office	1,159	12,478
	Total	2,333	25,115

## LEASE

New lease available

## RENT

€18.00 psf per annum exclusive



Adjacent to Cork Airport and only a 15 minute drive to Cork city centre

**BER INFORMATION**



**LOCATION MAP**



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