

Warehouse & Office Unit
Building 2400A, Cork Airport Business Park,
Cork T12 Y2CF

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

- > Semi-detached warehouse / light industrial unit with two-storey office block to the front.
- > Car parking to the front and parking and loading area to the rear.
- > Loading access is provided by means of one grade level door and one dock level door to the rear
- > Well managed business park location.
- > Adjacent to Cork Airport with convenient access to Kinsale Road N27, South Ring Road, Cork City Centre and all main arterial routes.
- > Building approx. 1,091.72 sq.m (11,751 sq.ft)

Viewings Strictly By Appointment With Sole Agency

TO LET

Location: The property is situated in the western side of Cork Airport Business Park, one of the premier business parks in Cork. It is within easy walking distance of the airport terminal building and there is convenient access to the Kinsale Road N27, South Ring Road N40, city centre and all main arterial routes.

Cork Airport Business Park, situated approximately 6km south of Cork City centre is laid out as a low density campus style landscaped environment. Occupiers in the park include Amazon, Aviva, Bank of New York, McKesson, Alter Domus, GSK and MMD Construction. The Cork International Hotel is just 200m from the property.

All Outlines For Indicative Purposes



Description: The property comprises a semi-detached warehouse unit with a high specification two storey office block incorporated. It is constructed on a steel portal frame with concrete block and metal clad walls, pitched insulated metal deck roof and concrete floors. The offices are finished internally with plastered and painted walls, suspended acoustic tile ceiling incorporating lighting and air conditioning units and carpet floor covering.

The ground floor of the office block is laid out with an entrance lobby, open plan office, private office, canteen and ladies and gents toilets. The first floor is laid out with an open plan office, three private offices and ladies and gents toilets.

The internal headroom to eaves in the warehouse is approx. 7.5m and rear loading access is provided by means of an automatic sectional grade level loading door and a dock level loading door. There is a car parking area to the front and a loading yard and parking area to the rear.

Accommodation:

Gross Internal Floor Area	Sq. M Approx.	Sq. Ft Approx.
Ground Floor - Warehouse	656.12	7,062
Ground Floor - Office/Service Block	217.80	2,344
First Floor - Office/Service Block	217.80	2,344
Total Area	1,091.72	11,751

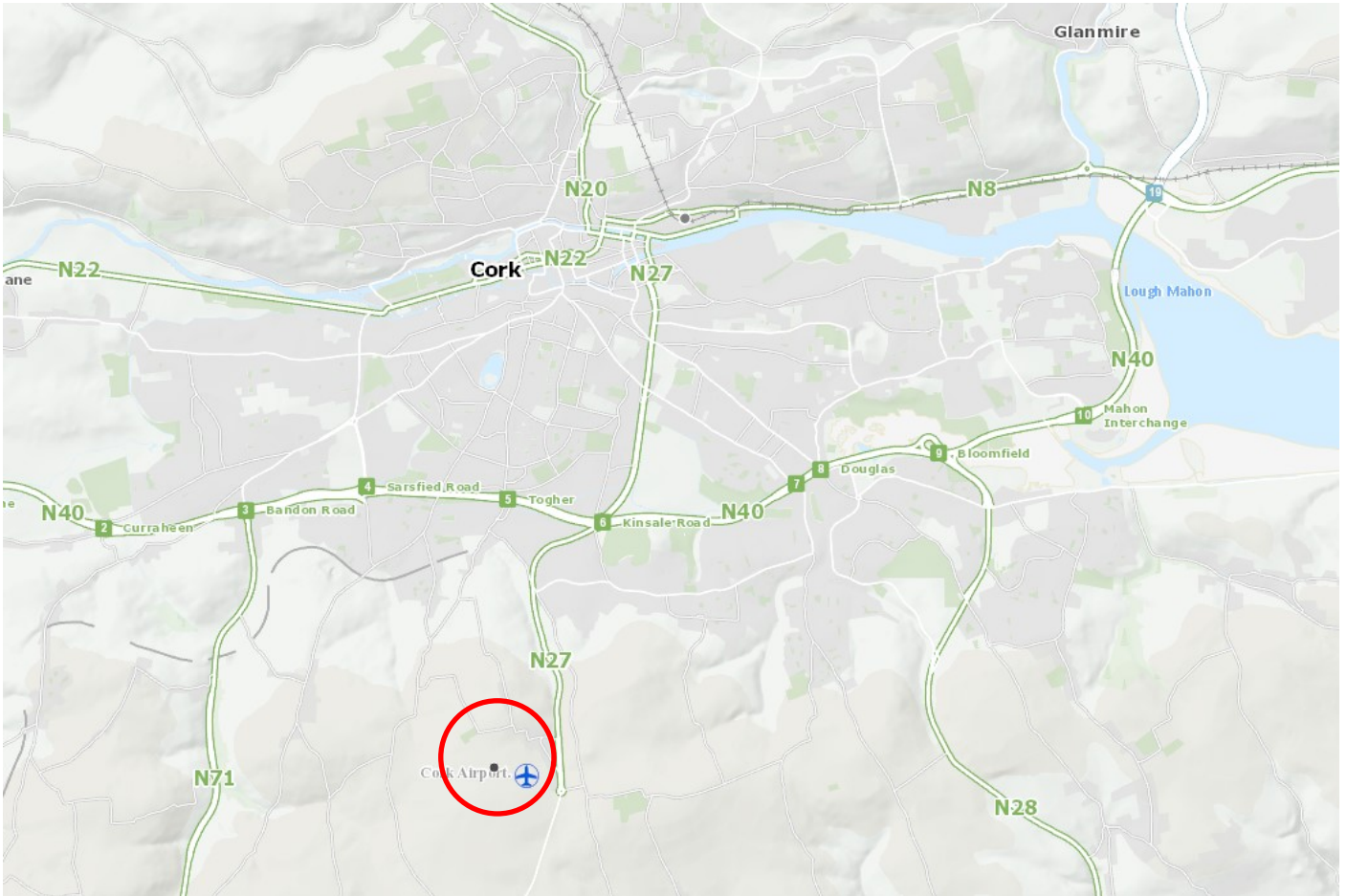
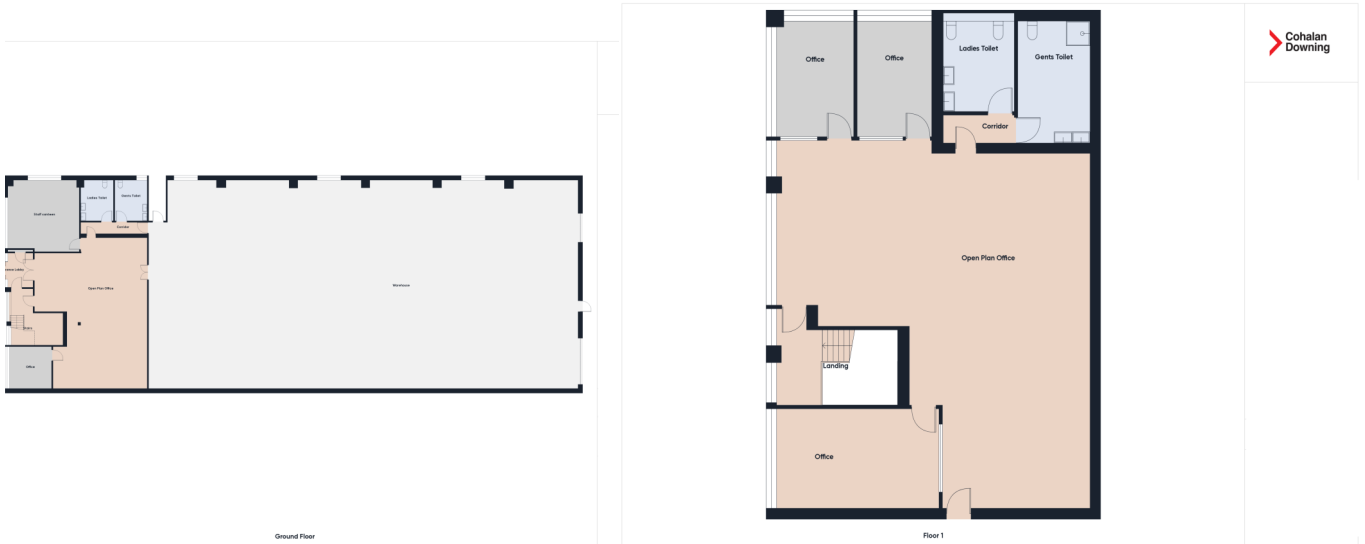
***All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*

All Outlines For Indicative Purposes



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All Outlines For Indicative Purposes



Viewing: Strictly by prior appointment with Sole Agents;

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