

REGATTA BUILDING

Barnahely, Ringaskiddy, Cork, P43 XD86



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- ⇒ Versatile, 'own-door' space extending to some 19,687 sq.ft (1,829 sq.m) and suited to a multitude of uses and occupiers such as office, laboratory and manufacturing style applications
- ⇒ The space was previously in use as office accommodation and is currently in a Shell & Core finish and ready to accommodate the bespoke fitout requirements of the next occupier.
- ⇒ Substantial site with an abundance of free staff and customer car parking.
- ⇒ Located in Ringaskiddy, home to the world's top pharmaceutical manufacturing companies and logistics providers and also in close proximity to Cork City (16km), Cork International Airport (14km.) and Carrigaline (4.5km.)
- ⇒ Adjoining occupiers include Regatta, Pfizer, BioMarin, Janssen, Doyle Shipping, DePuy Synthes, Moog and Brittany Ferries.

Viewings Strictly By Appointment With Sole Agents

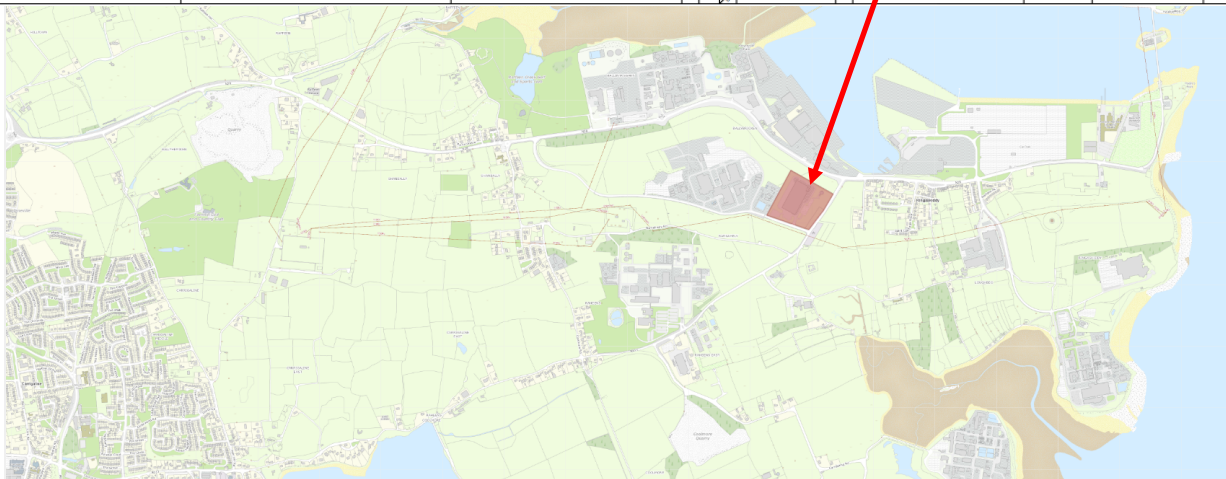
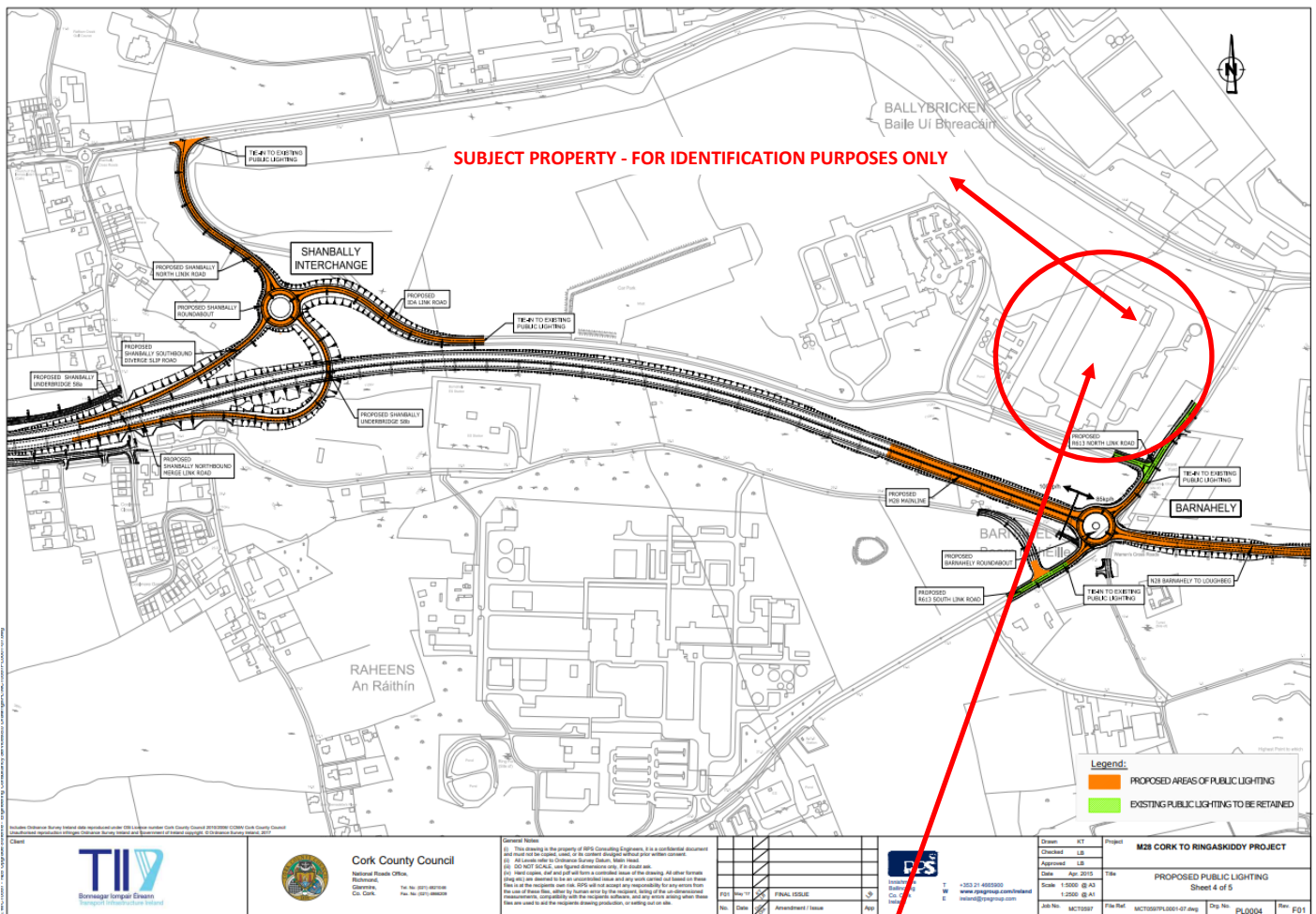
FOR LEASE

Location

The Regatta Campus is located in Ringaskiddy where many of the world's top pharmaceutical manufacturing companies and logistics providers are based. Local occupiers include Regatta, Pfizer, BioMarin, Janssen, Doyle Shipping, DePuy Synthes, Moog and Brittany Ferries. The surrounding land is part of the strategic land bank of the Industrial Development Authority (IDA) who actively market their landbanks to overseas investment. The area benefits from substantial infrastructure and services coupled with its close proximity to **Cork City (16km)**, **Cork International Airport (14km.)** and **Carrigaline (4.5km.)**

The offices are located within 500 metres of the recently upgraded and extended Port of Cork Container Terminal, a state of the art facility developed to meeting the modern requirements of Port customers with a 13m depth and 360 metre long quay. This facility will satisfy the regional and national infrastructure requirements for external connectivity.

The property is also located adjacent to the Barnahely intersection of the (under construction) M28 motorway connecting Ringaskiddy to the Dunkettle Interchange, M8 and all other national road networks.





Description

The available office space at the Regatta Campus building affords new occupiers with a blank canvas of some 19,687 sq.ft (1,829 sq.m) of space in Shell & Core condition, ready for bespoke fitout. The available accommodation is laid out over ground ,first and second floor with an abundance of surface level private car parking. The space is designed to maximise the ingress of natural light from the significant amounts of architectural glazing.

This versatile, 'own-door' space should suited a multitude of uses and occupiers such as office, laboratory and manufacturing style applications. The construction provides concrete floors, concrete ceilings and a centralised fire prevention water sprinkler system which will enable great flexibility in terms of layout for the new occupier.

Accommodation:

The approximate floor areas for the available space are set out below for indicative purposes;

Floor	Sq. M.	Sq.Ft.
Ground	812	8,740
First	645	6,943
Second	372	4,004
Total Available	1,829	19,687



Viewing:

Strictly by prior appointment with Sole Letting Agents;

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