

**Unit I, Building 6500, Avenue 6000,
Cork Airport Business Park, Cork City.**

For Identification Purposes Only

**021 427 77 17**

> www.cohalandowning.ie

- > High quality, modern, self contained office suite in a superb location with car parking.
- > Unit I, Building 6500, is a purpose built, own door, two storey, office suite which is immaculately presented and extends to 3,660 sq ft (340 sqm) approx. overlooking a landscaped pedestrianised courtyard.
- > Situated in the thriving Cork Airport Business Park which has established itself as a strategic employment hub on the fringe of the city and within minutes of the Kinsale Road Roundabout and the South Link Road Network (N40).
- > Location provides immediate access to the 226/226A Bus Stop.
- > Features include substantial glazing front and back with an external staff picnic area.
- > Adjoining occupiers at Building 6500 include Spectra, Insight & Professional Training Solutions.

Viewings Strictly By Appointment With Sole Agents

FOR SALE/ TO LET

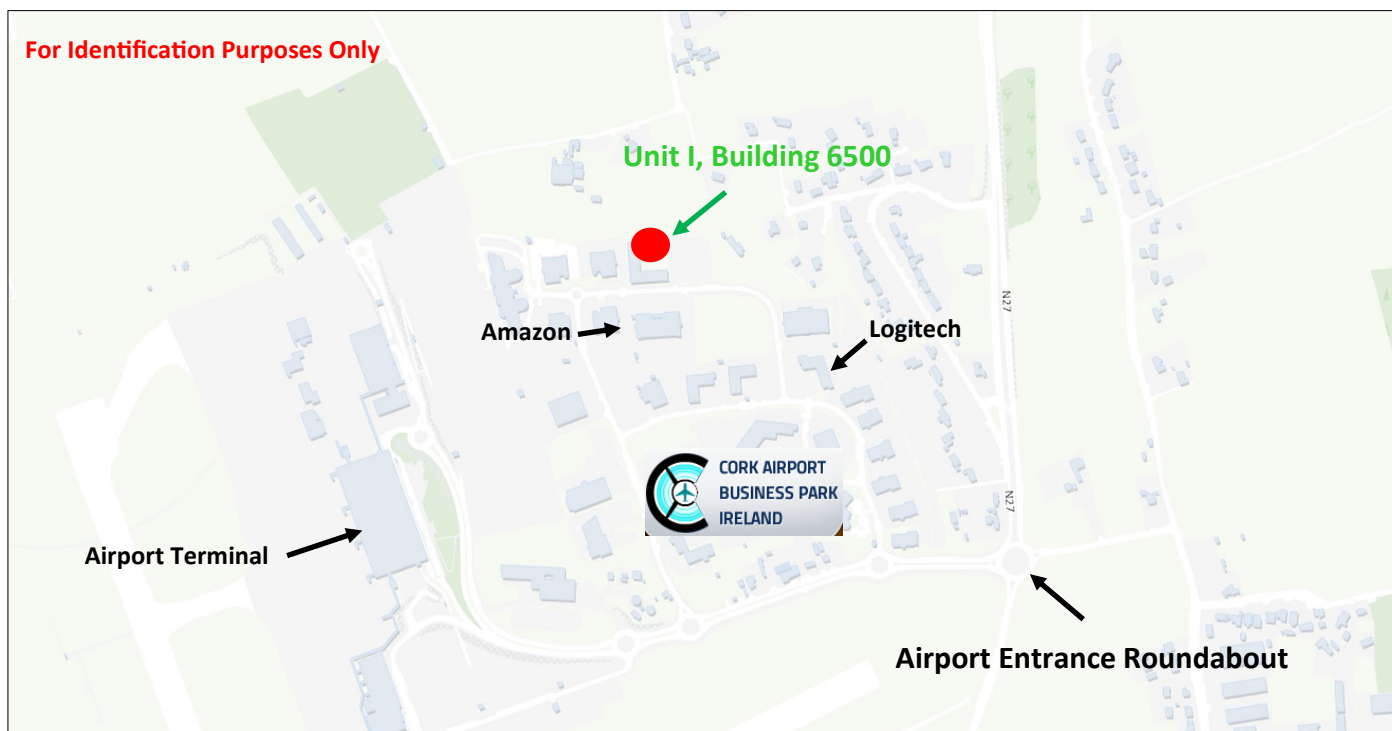
Location

Cork Airport Business Park is strategically located just 2 minutes from Ireland's second busiest airport and 6 km from Cork city centre on the western side of the N27 Cork/ Kinsale Road.

The park is accessed via the N27 South Link Road which connects the airport with Cork city centre.

The quality of the location is reflected in the calibre of the multi-national occupiers who have chosen Cork Airport Business Park as their location of choice.

Occupiers in the park include Bank of New York, Amazon, Citco, Aviva, IBM, Open Text, Poppulo and Cork International Hotel.



Accommodation

This 2 storey, own door office is immaculately presented with a combination of open plan communal office space and private meetings rooms, staff canteen facilities and W.C's. The finishes include carpet flooring, suspended acoustic ceiling tiles, recessed strip lighting, and gas fired central heating.

| Unit | Sq Ft | Sqm |
|----------------------|-------|-----|
| Ground Floor Approx. | 1,830 | 170 |
| First Floor Approx. | 1,830 | 170 |
| Total Approx. | 3,660 | 340 |



Rates: In the Region of €11,000 pa

Service Charge/ Management Charge: In the Region of €2,700 pa

Insurance Contribution: In the Region of €600 pa

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