

For Sale by Private Treaty

# Block G13 Cork Airport Business Park, Cork

Detached Unit

(Tenant Not Affected)



## HIGHLIGHTS

- Corks premier business park directly adjacent Cork International Airport
- High profile park occupiers include IBM, Amazon, BNY Mellon, Marriott, Newsweaver and Bord Gais Energy
- Unrivalled proximity to Cork International Airport
- Two storey standalone building of 1,072 sq m (11,538 sq ft) GIA
- Modern office specification with 45 surface car spaces
- Situated in the mature landscaped campus and connected to the “Metropolitan Fibre Network”
- 20 year FRI lease to Arris Communications from 2000 at a rent of €144,755 pa
- Guiding €1,550,000



Joint Agent



FOR SALE BY PRIVATE TREATY

## Block G13, Cork Airport Business Park

### DESCRIPTION

The property comprises a detached two storey third generation office building of modern specification extending to 1,072 sqm (11,538 sq ft) gross internal area. The offices are fitted to include private and open plan offices, WC facilities, reception area, canteen and staff

changing facilities with lift access to the first floor. The surface car park to the side and rear of the building offers excellent parking ratio of 45 spaces for the subject property.



Outlines are for identification purposes only

### LOCATION

Cork Airport Business Park in the south west of Ireland lies adjacent to Cork Regional Airport and is approx. 8km from Cork City Centre. It is located off the N27 with direct access to the Business Park via Avenue 2000. The population of Cork is 417,211 with 30% located in Cork City (2016 Census). Cork Airport Business Park offers state of the art accommodation in a modern business park environment. The Park was established in 1998 and is home to many world leading companies such as IBM, Newsweaver, BNY, Black & Decker & Amazon. Top Irish companies such as Irish Life and Permanent plc and Hibernian have also taken advantage of the Parks excellent access to the rest of Ireland lucrative European markets.

The business park offers a range of services on site including a Gourmet Restaurant, pharmacy, the Great Southern Hotel cork airport and the newly completed Cork International Airport Hotel both with business facilities.

The park is served by a network of underground ducting providing quick and easy connection to multiple Telecoms providers and is connected to Corks "Metropolitan Fibre Network" providing access to the fastest broadband speeds.

Block G13 (Building 4300) is located on the eastern side of the development.



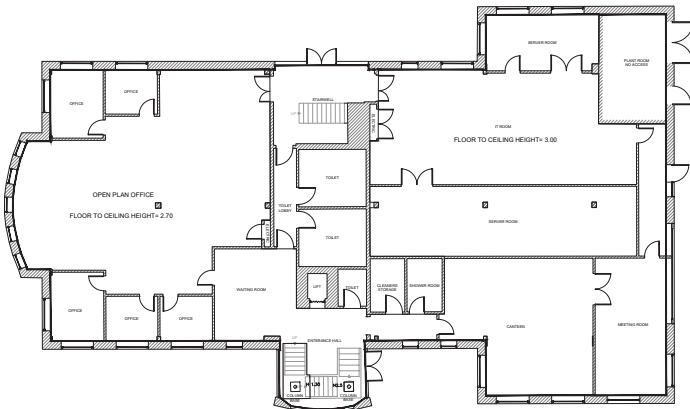
**ACCOMMODATION**

Floor	Use	Sq M GIA	Sq Ft GIA
Ground	Office	598	6,433
First	Office	474	5,105
<b>Total</b>		<b>1,072</b>	<b>11,538</b>

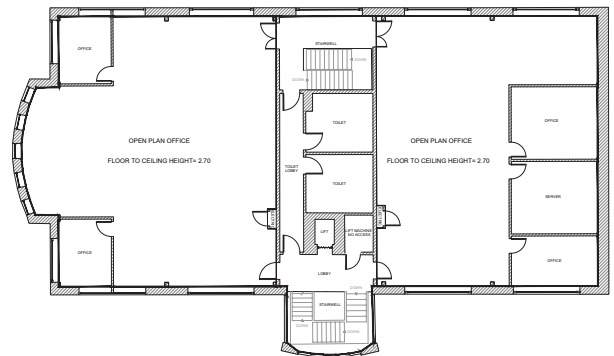
We recommend that interested parties satisfy themselves as to the accuracy of floor areas by measuring or otherwise

**FLOORPLANS**

GROUND FLOOR



FIRST FLOOR



**TENANCY**

Building G13 is let to Arris Communications on a 20 year lease from 21st November 2000 at a rent of €144,755 per

annum with a tenant break option 21st November 2018. If not exercised, the lease will expire 20th November 2020.

**TENANCY SCHEDULE**

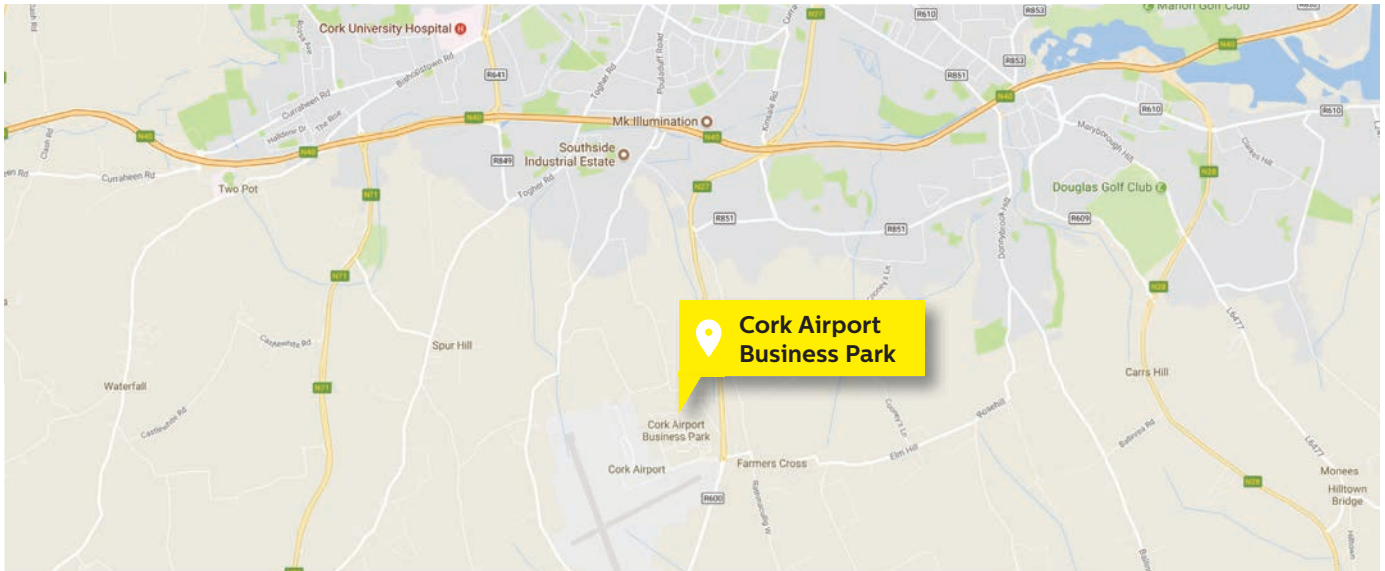
Tenant	Area Sq Ft	Cars	Lease Start Date	Term	Break	Expiry	Rent PA
Arris Communications	11,538	45	21/11/00	20 yrs	21/11/18	20/11/20	€144,755

Arris Communications is a worldwide communications company. As a global innovator in IP, video and broadband technology, they continually work with their customers to transform entertainment and communications to solve the most pressing challenges of 21st century communications. From the invention of digital TV to the unveiling of the first wireless broadband

gateway, delivering wireless freedom to homes across the globe and forever altering how the world works, relaxes and communicates. They currently have offices in The USA, The Netherlands, Mexico, New Zealand, India, Spain, Northern Ireland, Argentina, Hong Kong, The UK, Sweden, Russia, France, Australia and Korea.

FOR SALE BY PRIVATE TREATY

## Block G13, Cork Airport Business Park



### BER DETAILS

The BER is C1

### TITLE

We understand the property is held long leasehold

### PRICE

Guiding €1,550,000 reflecting a net initial yield of 8.61% or €134 psf after allowance for standard acquisition costs of 8.46%.

### SOLICITOR

Beauchamps  
Riverside Two  
Sir John Rogerson's Quay  
Dublin 2

### VIEWING

Strictly by appointment with the joint agents HWBC and Lisney.

### NO CONTRACT

Note our client is not obliged to accept the highest offer received and as usual no contract shall exist or be deemed to exist until such time as formal contracts have been executed and exchanged and deposit paid. These details do not form part of an offer of contract.

### FOR FURTHER INFORMATION



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