

Lisney

TO LET

GROUND FLOOR OFFICES 4700 CORK AIRPORT BUSINESS PARK



021-427 5079

- **APPROX 457.4 SQ M / 4,923 SQ FT**
- Third generation office accommodation with generous on-site car parking.
- High profile location at the entrance to Cork Airport Business Park.
- Convenient to the Kinsale Road Roundabout and South Ring Road network.



021-427 5079

LOCATION

Cork Airport Business Park is situated approximately 7km south west of Cork city centre, adjacent to Cork International Airport and close to the south ring road network, which provides easy access to the Jack Lynch Tunnel and all main arterial, national and primary routes. Cork International Airport provides convenient access to a wide variety of destinations in UK and throughout Europe. Cork Airport Business Park is a prestigious business location, with neighbouring occupiers including, Black & Decker, Bank of New York, Amazon, Citco, Aviva, and the Cork International Hotel.

DESCRIPTION

The property comprises a ground floor office of approximately 457 sq m. It forms part of a larger modern two-storey third generation office building. Internally the offices are finished to a high standard with raised access floors, carpet floor covering, suspended acoustic tiled ceilings incorporating cat 2 lighting and air conditioning.

ACCOMMODATION

Floor	Description	SQ. M	SQ. FT.
Ground	Office	457.4	4,923

LEASE / RENT

On application.



Reproduced by Ordnance Survey by permission of Government Licence No. AU0002101



CORK
1 South Mall, Cork.
Tel: +353 21 427 5079
Fax: +353 21 427 2405
Email: cork@lisney.com

OTHER OFFICES
24 St. Stephen's Green, Dublin 2. Tel: +353 1 638 2700 Fax: +353 1 661 5086
Email: dublin@lisney.com
5 Linenhall Street, Belfast BT2 8AA. Tel: +44 2890 501 501 Fax: +44 2890 501 505
Email: property@lisney-belfast.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.