

B | Blarney Business Park



Blarney Business Park Block 8008



1.16
acre site



20,254
sq ft



N20
access

TO LET

Brand New Commercial Building,
targeting LEED Gold with planning
permission in place



About The Building

- The building extents to a total of 20,254 sq. ft (GEA), comprising of 18,486 sq. ft of ground floor warehouse / ancillary space and 1,768 sq. ft of first floor office space.
- Located in a prime position at the entrance of Blarney Business Park with direct profile to the N20 Cork – Limerick.
- 17no car parking spaces, 4no EV charging spaces, 2no motor bike parking spaces, 7no covered bike parking spaces
- Site area is 1.16 acres with a generous yard of over a quarter of an acre
- Built to Gold LEED standard accreditation and BER A3



Warehouse Features

- Clear internal eave height: 9.7m
- 1no Dock levellers, 2no grade level doors
- Floor loading: 50kn with the floor finished to FM2 standard.
- 10% roof lights
- 100mm Kingspan insulated cladding panels
- High Bay LED lighting
- PV panels can be accommodated
- Fire alarm / emergency lighting and hose reels
- Power / gas / telecoms connections
- 34.3 yard depth
- Building to site ratio 42.9%



Block 8008

Office / Ancillary Area Features

- Male / Female / Disabled toilet facilities with shower
- 1st floor office area 1,768 sq. ft
- Finished to third generation office specification
- Suspended ceiling tile finish
- High quality carpet tile finish
- Low energy LED light fittings throughout the office areas
- Plastered and painted walls
- HVAC to office areas via air source heat pump
- Excellent floor to ceiling height of 2.85m
- Electrical board and fire alarm fitted to open plan layout
- Kitchenette and ancillary plumbing



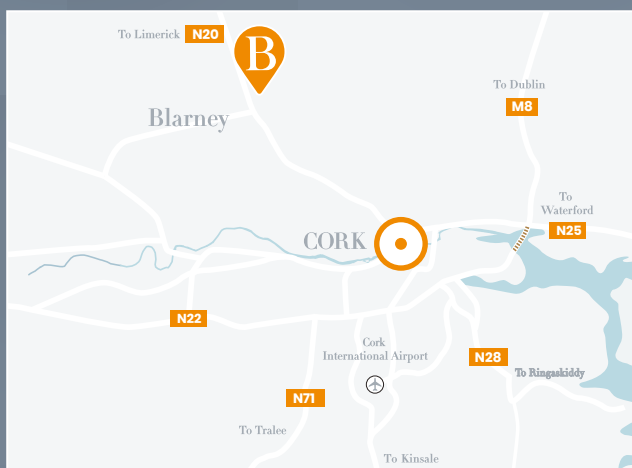
Existing Occupiers





Location Highlights

- Strategically located just 9kms north of Cork City
- Dedicated junction on the N20 Cork–Limerick Road at the intersection of the proposed M20 motorway
- Convenient access to the M8 Dublin Motorway from both Mallow & Cork
- Immediately adjacent to the proposed Park and Ride facility and proposed Blarney Railway Station
- Full CCTV coverage with security patrols
- Fully managed business park with extensive landscaping and walking trails
- Excellent amenities in nearby Blarney just 3kms away including a number of restaurants/bars, convenience stores, cafes, hotels and gyms



Driving Distances

📍 GPS 51.9372224, -8.5576448

- Ringaskiddy 30km
- Limerick/Foynes Port 90km
- Rosslare Harbour 198km
- Dublin Port 274km
- Cork City 9km
- Cork Airport 16km

DEVELOPER



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