

# B | Blarney Business Park



## Blarney Business Park Block 8007



1.40  
acre site



26,330  
sq ft



N20  
access

# TO LET

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



## About The Building

- The building extends to a total of 26,330 sq. ft (GEA), comprising of 24, 562 sq. ft of ground floor warehouse / ancillary space and 1,768sq 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.
- 22no car parking spaces, 5no EV charging spaces, 3no motor bike parking spaces, 10no covered bike parking spaces
- Site area is 1.40 acres with a generous yard of over a quarter of an acre
- Built to Gold LEED standard accreditation and BER A3



## Warehouse Features

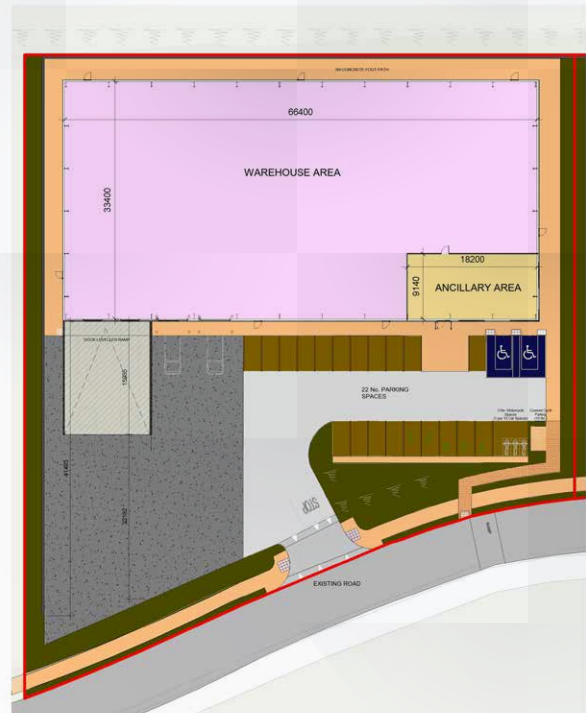
- Clear internal eave height: 11.5m
- 2no Dock levellers, 2no grade level doors
- Floor loading: 50kn with the floor finished to FM2 standard.
- 10% roof lights
- 100mm Kingspan insulated cladding panels
- High Bay LED lighting
- PV panels can be accommodated
- Fire alarm / emergency lighting and hose reels
- Power / gas / telecoms connections
- 45.5m yard depth
- Building to site ratio 39.4%





## Office / Ancillary Area Features

- Male / Female / Disabled toilet and shower facilities
- 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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