

## TO LEASE

Melbourne Business Park,  
Model Farm Road, Cork



**Commercial/Business Premises**  
**93-557 sq m (1,000-6,000) sq ft approx.**

### Property Highlights

- High Profile Commercial/Business Premises fronting Model Farm Road
- Superb location within established Business Park adjacent to Cork Business & Technology Park and Model Business Park
- Located in close proximity to Cork City Centre, Cork Institute of Technology, University College Cork and The Rubicon Centre
- On site car parking facilities
- Suitable for start-up and established business

### Contact

Seán Healy  
Email: [sean.healy@cushwake.ie](mailto:sean.healy@cushwake.ie)  
Tel: +353 (0)21 427 5454

Philip Horgan  
Email: [philip.horgan@cushwake.ie](mailto:philip.horgan@cushwake.ie)  
Tel: +353 (0)21 427 5454

Cushman & Wakefield  
No. 6 Lapp's Quay  
Cork  
Ireland  
Tel: +353 (0)21 427 5454

## The Location

The property is well located fronting the Model Farm Road adjacent to Model Business Park and Cork Business and Technology Park approximately 4km west of Cork city centre. University College Cork, Cork Institute of Technology and the Education and Training Board (FAS) are all located in close proximity. Neighbouring occupiers include Boston Scientific, Alcon, Abtran, Trend Micro, Nualite and Lincor Solutions.

## Description

Melbourne Business Park comprises of 17 units contained within two separate blocks. The units include single and two storey premises featuring open plan space with tea station & toilet accommodation. There is on-site car parking adjacent to the building.

## Schedule of Accommodation

Unit	sq m	sq ft	Layout	Ber
2	185.8	2,000	Two Storey	D1
3	185.8	2,000	Two Storey	D1
4	185.8	2,000	Two Storey	D1
6	185.8	2,000	Two Storey	C1
10/11	190.4	2,050	One Storey	C1
12	92.9	1,000	One Storey	B3
13	92.9	1,000	One Storey	C1

## BER details

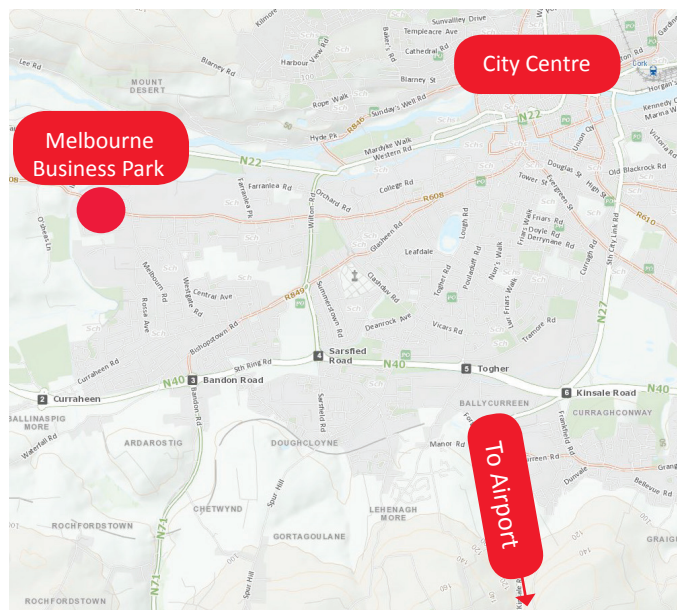
BER B3-D1

## Price

On application

## Viewings

View by appointment with the sole agents Cushman & Wakefield.



Ordnance Survey Ireland Licence No. AU 0015616



Cushman & Wakefield  
No. 6 Lapp's Quay  
Cork  
Ireland  
Tel: +353 (0)21 427 5454  
Email: [cork@cushwake.ie](mailto:cork@cushwake.ie)

[cushmanwakefield.ie](http://cushmanwakefield.ie)

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002607.