

## TO LEASE

# Building 4 University Technology Centre, Curraheen Road, Cork



## Suburban Office Accommodation 3,272 sq m / 35,220 sq ft approx.

### Property Highlights

- Excellent location in close proximity to the Curraheen interchange of the N40 providing ease of access to the City Centre, Cork International Airport and the M8
- University Technology Centre comprises of four third generation office buildings located within close proximity of Cork Institute of Technology now Munster Technological University, University College Cork, Cork University Hospital and Wilton Shopping Centre
- The property is located on a large site with ample car parking
- Comprising of a recently refurbished open plan office suite's at ground and first floor levels with excellent natural light, carpet finish, suspended ceilings incorporating recessed lighting and air conditioning.
- Large spacious entrance lobby with lift and stairs access to the first floor
- Adjacent occupiers include Red FM, 8West Consulting and Netgear

### Contact

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

Cushman & Wakefield  
89/90 South Mall  
Cork  
Ireland  
Tel: +353 (0)21 427 5454

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



# Building 4 University Technology Centre



## The Property

University Technology Centre comprises four detached office buildings arranged in a broad crescent shaped formation with surface level car parking to the front and rear. Building 4, UTC is a detached two storey purpose-built office building. Internally the building comprises of recently refurbished large floor plates including raised access floors throughout, suspended tiled ceilings with recessed lighting and air conditioning. There is a single 8-person lift serving the building. Each floor has self-contained toilet and kitchen facilities.

## Accommodation

Floor	Sq M	Sq Ft
Ground	1,636	17,610
First	1,636	17,610
Total	3,272	35,220

## Location

University Technology Centre is located to the western side of the city in the suburb of Bishopstown 5km south west of Cork City Centre immediately adjacent to the Curraheen interchange of the N40 Ballincollig Bypass. The Cork Institute of Technology complex is approximately 1.3 kilometres to the north. Access to University Technology Centre is off the Curraheen Road. The suburb of Bishopstown which is a mature residential area extends east from University Technology Centre. The majority of the lands to the west of the subject property are in agricultural use but have been zoned for redevelopment. Curraheen Park Greyhound stadium is also located in close proximity. All lands to the east are developed mainly as residential with commercial developments including retail, industrial and office use also prevalent. The area is well served by public transport and is in close proximity to Cork International Airport.

## Letting Highlights



35,220 sq ft approx. modern office accommodation



Suited to sub-division from approx. 17,610 sq ft



Open plan layout across two floors



Including 131 car parking spaces



Available immediately



Excellent global business community within the Cork area

## Connectivity



10 minutes to Cork Airport

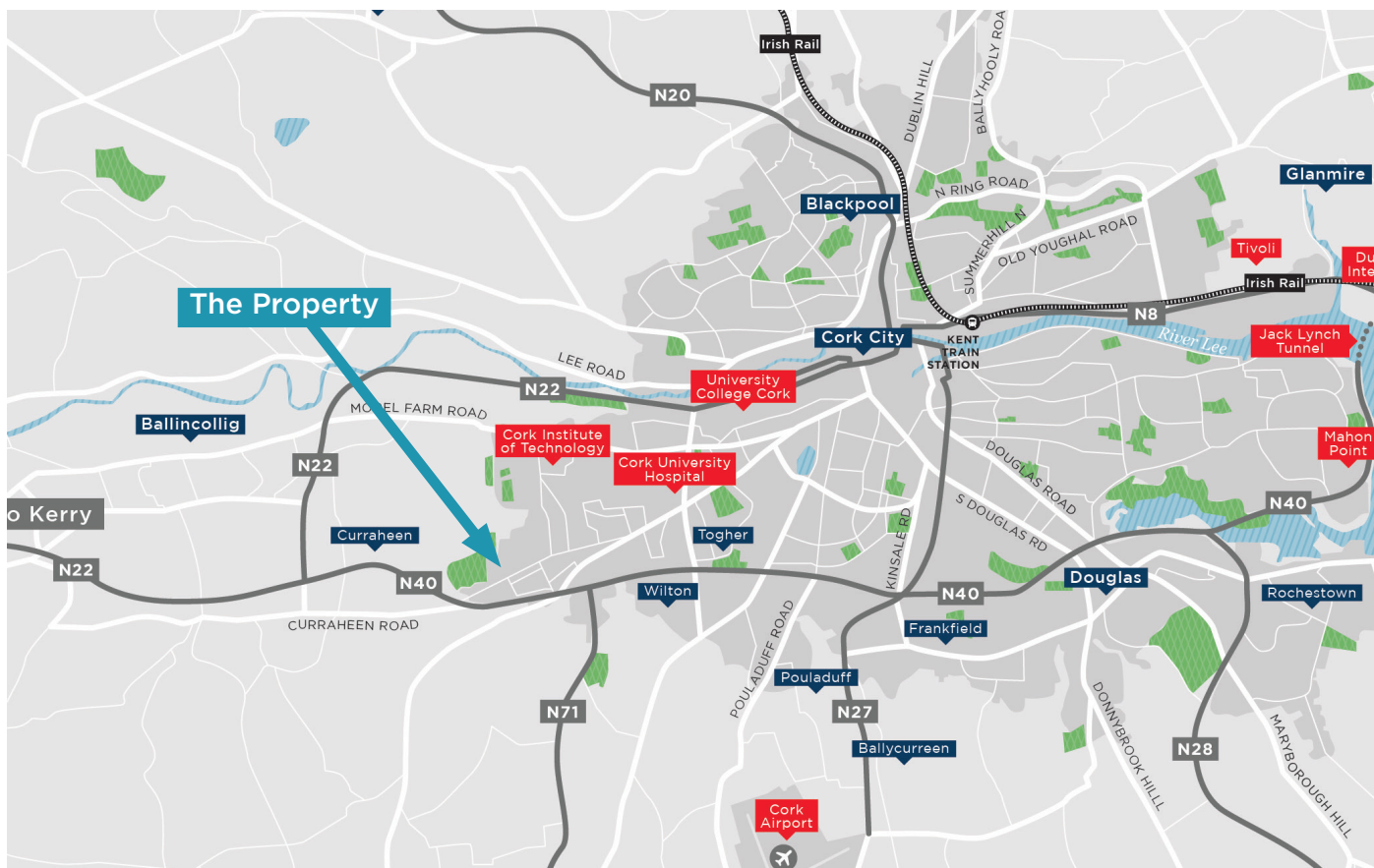


Routes 208 to City Centre every 10 minutes approx.



2 minutes to N27 / N40 / M8





## BER details

BER C1  
 BER No 800746877  
 Energy Performance Indicator: 209.18 kWh/m<sup>2</sup>/yr

## Viewings

Strictly by prior appointment with the sole agents  
 Cushman & Wakefield.

## Lease Terms

On application

## Contact

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

## Rent

On application



Cushman & Wakefield  
 89/90 South Mall  
 Cork  
 Ireland  
 Tel: +353 (0)21 427 5454  
 Email: [cork@cushwake.ie](mailto:cork@cushwake.ie)

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

A full copy of our general brochure conditions can be viewed on our website at <https://property.cushwake.ie/disclaimer>, or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002607.