

## TO LET

Office 6, Block 1A,  
Fota Business Park,  
Carrigtwohill, Co. Cork



**Quality Office Suite**  
**180 Sq M / 1,937 Sq ft approx.**

### Property Highlights

- High Spec third generation office suite
- Turn-key accommodation with features including raised access flooring, air-conditioning and suspended ceiling
- Feature entrance & foyer
- Excellent car parking facilities
- Neighbouring occupiers include PM Group, Carrigtwohill Community College, Endress + Hauser and CHR Hansen
- Superbly situated off the N25 dual carriageway and only 5 minute drive from the Jack Lynch Tunnel and all main arterial routes

### Contact

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## The Location

Fota Business Park is situated in a prime location just off the N25 dual carriageway about only 5 minutes drive from the Jack Lynch Tunnel and all the main network routes.

## Description

The property comprises a modern 3rd generation office suite located on the ground floor of a two-storey building. The ground floor of Block A1 has two individual office suites which are accessed via a common lobby area.

The high spec third generation office features open plan accommodation includes raised access floors with carpet floor covering, plastered and painted walls, suspended acoustic tile ceiling incorporating lighting and air conditioning. Ladies and gents toilets are accessed off the lobby.

Ample car parking is available.

## Lease Terms

On application.

## Rental Guide

On application.



## Schedule of Accommodation

The accommodation and approximate floor areas are as follows;

Unit	Sq M	Sq Ft
Floor Area	180	1,937

## BER details

BER D2

BER No 800401333

Energy Performance Indicator: 625.32 kWh/m<sup>2</sup>/yr

## Viewings

Strictly by appointment with the sole agents Cushman & Wakefield.



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