



westfield
OFFICE QUARTER



www.westfieldofficequarter.ie



Why choose **Ballincollig**?

Cork with a population in excess of 540,000 includes the Republic of Ireland's second largest city and is the premier commercial, retail, administrative and educational centre in the south.

It has a strong infrastructure, well educated work force and is easily accessed through a principle port and an international airport. Cork railway station offers daily services to all major cities throughout the country and hourly trains to Dublin.

There are approx 150 overseas companies employing approx. 35,000 people in Cork City and County. Major employers in Cork include Apple, Dell EMC, VM Ware, Pfizer and Boston Scientific. Cork is a modern University City with UCC having a student population of 21,800 people and CIT with a student population of 10,500. This ensures a ready supply of talent and skills across a range of sectors including information and communications technology, pharmachem, biopharma and services industry. Cork city is also home to the Tyndall National Institute, Ireland's largest Information and Communication Technology (ICT) Research Centre.

Ballincollig located 9 kilometres to the west of the city is the fastest growing Urban area in Ireland and has a population in the region of 18,000 in the immediate environs with significant employers including Dell EMC, VM Ware, Boston Scientific and Apple all located within this western quadrant of Cork city centre, which Ballincollig forms part of.

Westfield Office Quarter forms part of the overall Ballincollig Town Centre Development, a 90 acre development featuring shopping centre, town centre retailing, own door office and modern business units, a separate office campus called Barracks Square, medical and leisure facilities and large scale urban and town centre styled residential accommodation. Westfield Office Quarter is located at the intersection of Old Fort Road and Main Street adjacent to Ballincollig Shopping Centre.



Ballincollig at a glance

Education

Four National and two Secondary Schools. University College Cork & Cork Institute of Technology also in close proximity and easily accessible.

Financial

Banks, Credit Union, Mortgage Brokers, Insurance, all located within the town centre.

Health

Doctors / Clinics / Dental. Close to Cork University Hospital.

Sport & Recreation

Ballincollig offers a diverse range of clubs to include GAA, soccer, rowing, rugby and golf nearby at Muskerry and Lee Valley as well as fishing and most other sports. The Ballincollig Regional Park which provides up to 134 acres of amenity lands adjacent to the River Lee, with numerous historical structures of note including the Gunpowder mills is located just minutes away.

Retail

A range of retail amenities are available at Ballincollig Shopping Centre along with Tesco, Dunnes, Aldi, SuperValu and Lidl.

Transport

Ballincollig has a 24 hour bus route with the 220 bus going from Ballincollig to Carrigaline via the City Centre every 15 minutes at peak times. A bus stop is located adjacent to the development.

Cork County Council Library

A range of reading material is available for all ages at Ballincollig Library. In addition the library is utilised for community events such as music classes, coffee mornings, as well as local exhibitions.

Entertainment

An excellent mix of restaurants, cafe pubs, hotel, gym and other leisure uses as well as cinema and children's entertainment centre are provided for in Ballincollig.

Residential Development

Ballincollig provide a mix of residential accommodation available within the immediate environs. There a number of housing schemes under construction within Ballincollig as well as others in close proximity to the town. This ensures the continued supply of accommodation for sale and to rent in the area.



Location & Offices

Ballincollig is located 9km west of Cork city centre. There is excellent accessibility to and from Cork city centre via the N40 Ballincollig By-Pass. There is also an excellent public transport service with a 24 hr bus from Ballincollig to the city centre, running every 15 minutes at peak times.

Located on 6 acres **Westfield Office Quarter** comprises 4 individual buildings located within a landscaped development. In total the scheme has the potential to provide up to 269,000sq ft of office accommodation with stand alone buildings varying in size from 45,000 sq ft to 92,000 sq ft. There is also the potential to interconnect 2 buildings to provide 157,000 sq ft of offices. The scheme provides occupiers the opportunity to establish themselves in a high profile office scheme which benefits from excellent retail amenities in close proximity and allows convenient access to the city centre.





Westfield Office Quarter Buildings



N40 Ballincollig/
Cork City Link Road
(5mins by car)

- 1:** Castlewest Shopping Centre and Ballincollig Town Centre
- 2:** Oriell Court Hotel
- 3:** Old Quarter Residential development
- 4:** Ballincollig Regional Park
- 5:** Barrack Square Office Campus
- 6:** VM Ware HQ



The Team



Developer
O'Flynn Group



Architect
Reddy Architecture



**Mechanical, Electrical
and Structural Engine**
John O Donovan &
Associates



Fire Safety Engineers
Daire Byrne &
Associates



Quantity Surveyor
Hegarty & Co

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One Westfield
Office Quarter

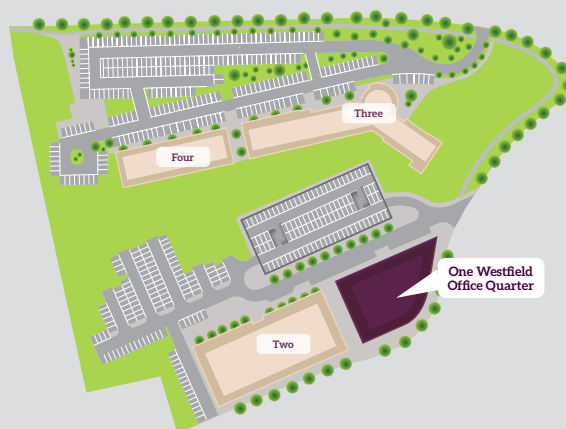


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One Westfield Office Quarter

Each building is located in a landscaped environment and benefits from excellent onsite car parking. One Westfield Office Quarter provides a tenant with the unique opportunity to choose a high profile corporate headquarters located in a pivotal position on the junction of Ballincollig Main Street and Old Fort Road.

It is 6,074 sq m (65,380 sq ft) of high quality offices finished to the highest of specifications throughout. Each floor plate is designed to ensure maximum flexibility to ensure any occupiers requirements can be accommodated.



Specifications:

- Glazed entrance lobby
- Raised access floors
- Suspended Ceiling with 350 lux Led lighting
- Fully air conditioned to an open plan layout throughout
- High energy efficiency throughout
- Car parking 3 per 100 sq m



Sample Floor Plan:
Second Floor*

*For full plans please visit:
www.westfieldofficequarter.ie/plans

Accommodation Schedule

Level	Gross sq m	Gross sq ft
Ground Floor	1,475	15,877
First Floor	1,441	15,511
Second Floor	1,441	15,511
Third Floor	1,244	13,390
Lower Ground Floor	473	5,091
Total	6,074	65,380





O'Flynn Group

Beckett House | Barrack Square,
Ballincollig | Co. Cork | Ireland
Phone: +353 (0)21 4343111
email: info@oflynnngroup.ie



Cushman & Wakefield

89/90 South Mall | Co. Cork
Ireland
Phone: +353 21 4275454 **email:**
info@cushwake.ie
Sean Healy
Mobile: +353 86 240 0153
email: Sean.Healy@cushwake.ie



CBRE

3rd Floor | One Albert Quay | Cork | Ireland
Phone: +353 21 4917255
email: info@cbre.com

Brian Edwards
Mobile: +353 87 1653908
Tel: +353 21 491 7255
email: brian.s.edwards@cbre.com



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