

BER C3



**FINE
GRAIN**
PROPERTY



**CUSHMAN &
WAKEFIELD**



52000

**CORK AIRPORT
BUSINESS PARK**



AT A GLANCE

Facts and figures about Building 5200 at Cork Airport Business Park.

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THE BUILDING

A modern three storey office building that sits in the Avenue 5000 technology & finance micro cluster with neighbours like IBM, Poppulo, Genesis, and Aviva.

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THE OFFICE

High quality Grade A office accommodation with the benefit of excellent natural light.

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THE PARK

Cork's premier Business Park is maintained to the highest of standards and offers 24 hour security.

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THE LOCATION

Close proximity to Cork Airport and only 6km from Cork city centre.

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ABOUT CORK

Ireland's second largest city benefits from a strong academic population and a thriving hub of global employers in the Pharma, Tech and Financial Services Sectors.

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FINE GRAIN PROPERTY

Building 5200 Cork Airport Business Park



AT A GLANCE



15 minutes from Cork City Centre



Adjacent to Cork Airport



Ample Surface Level Car Parking Spaces



6.5km to University College Cork



Ease of access to transport options



Onsite Security



8 passenger lift



Air Conditioning



Ample bicycle parking facilities



Ceiling height of 2.75 meters



Award winning on site Hotel



Onsite café



Regular floor plates, permitting natural light throughout the building



Double glazed windows



BER rating C3, Grade A Spec



20,000 sqft available with units starting at 1,600 sqft



FINE GRAIN PROPERTY

Building 5200 Cork Airport Business Park



AVIVA

genesis
Automation in Healthcare

AON
AON
Visitors Car Park
Reception

Visitors Car Park
Reception
Visitors Car Park



THE BUILDING

The available space is made up of 20,000 sqft on the first floor of Building 5200 in Cork's premier business park.

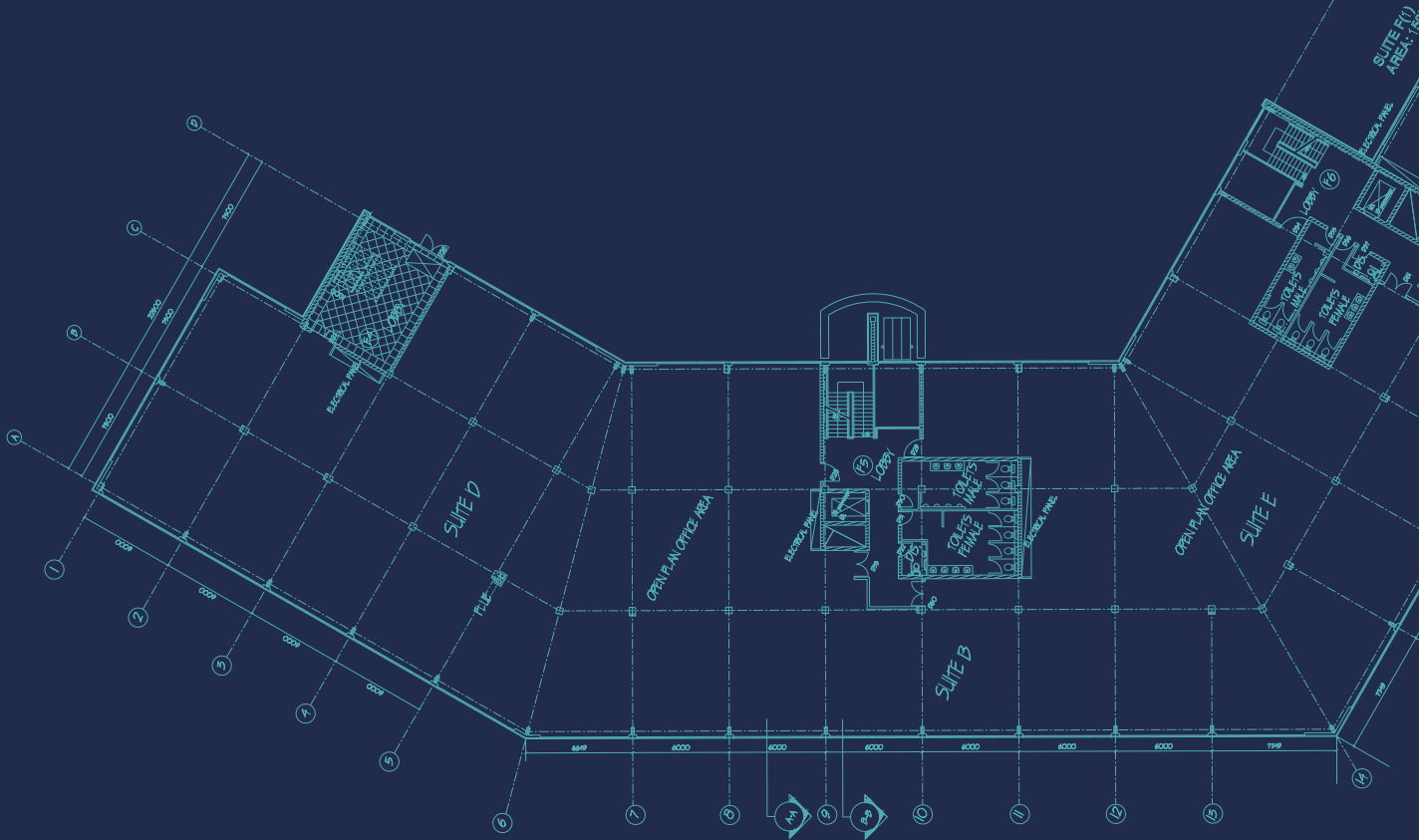
The regular shaped floor plans allow companies seeking a high-quality office environment to customise their space to meet the needs of their employees and business.

The Cat A spec consists of concrete frame construction with raised access floors under a steel frame roof. The building is maintained with a new air conditioning unit and perimeter oil fired radiators.



FINE GRAIN PROPERTY

Building 5200 Cork Airport Business Park



FIRST FLOOR PLAN

(NOT TO SCALE)

THE OFFICES

Interior features

Suspended ceilings

Plastered and painted walls

Raised access floors

Air conditioning

Shower facilities

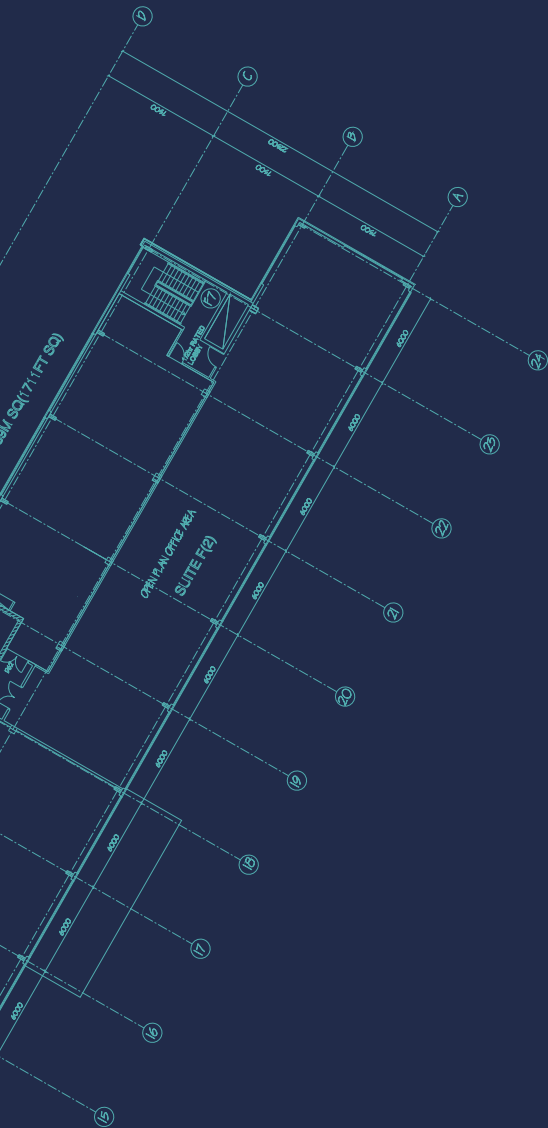
8-passenger lift

Size

- Options of 1,600 sq ft, 5,000 sqft, 12,000 sqft and up to 20,000 sqft available
- 2.75m floor to ceiling height

Performance BER

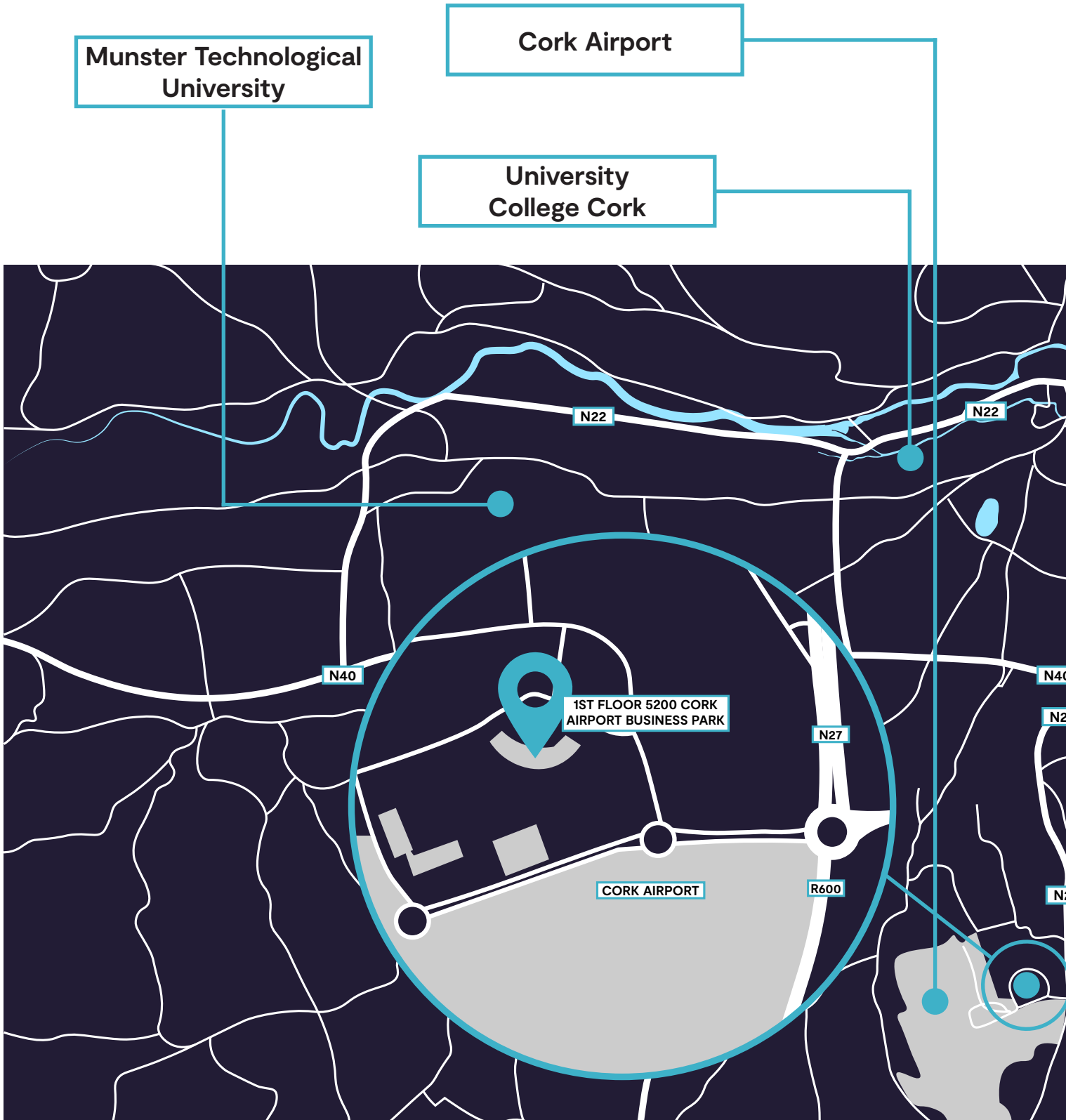
BER Rating 





THE BUSINESS PARK

- 1 Building 5200
- 2 Circle K Filling Station
- 3 Poppulo
- 4 IBM
- 5 Intel
- 6 Amazon
- 7 Cork International Hotel
- 8 Cork Airport
- 9 Cork Airport Hotel
- 10 Cafe



Please note: The map is not to scale and for illustrative purposes only.

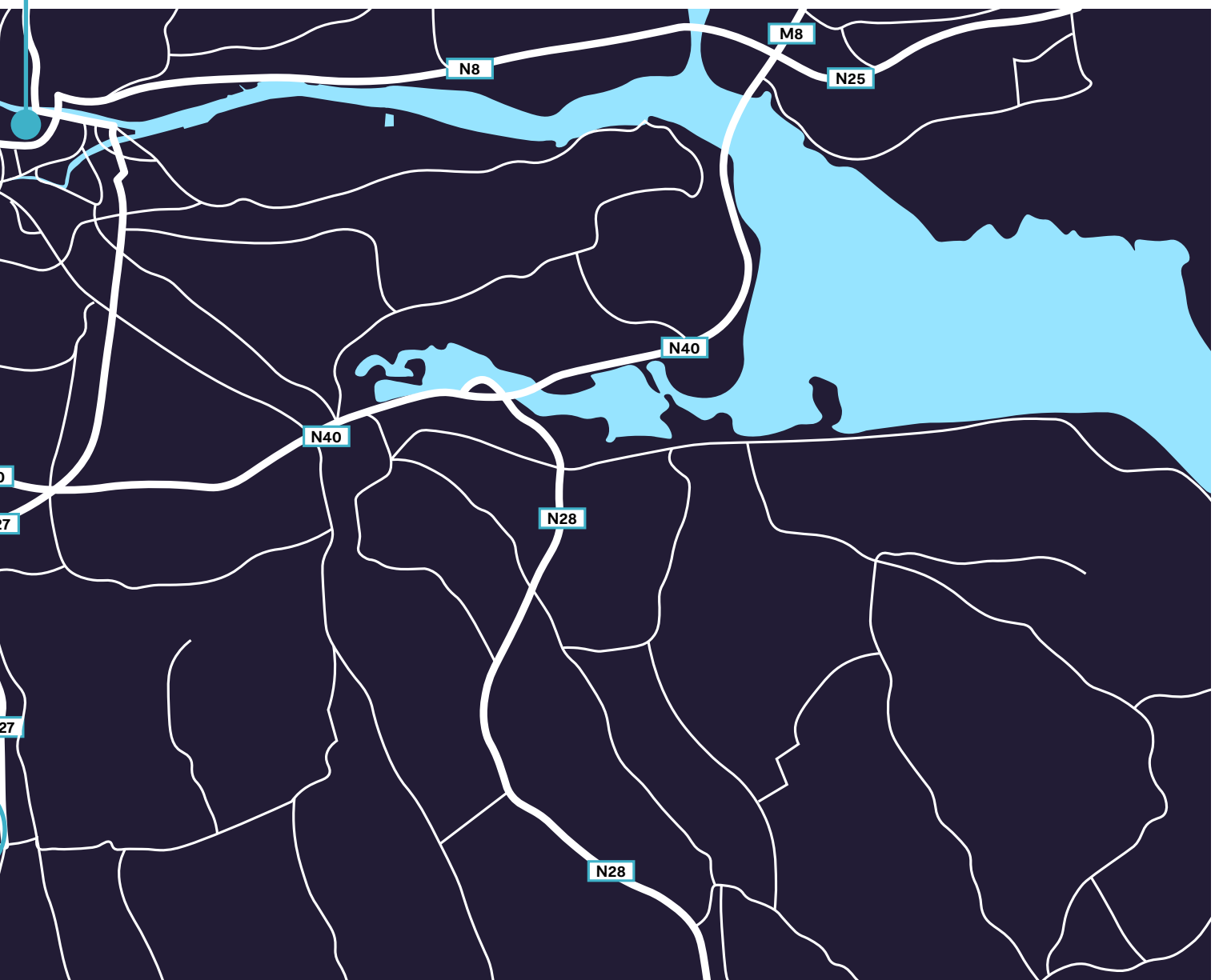
THE BUSINESS PARK

Cork Airport Business Park is the premier office location in the Cork region and is within walking distance of the Airport terminal buildings. The park provides approximately 70,000 sqm (750,000 sqft) of modern third generation office accommodation laid out in a low density campus style landscaped environment. There is an excellent global business community within the Park and occupiers include Amazon, Intel, IBM, Poppulo, Aviva and Alter Domus.

Cork Airport Business Park itself is maintained to the highest of standards and offers 24-hour security. The park is the ideal location for domestic and international companies looking to set up and grow in the southwest of Ireland. It is made for business with it's proximity to Cork Airport, an award-winning on-site hotel, and access to the Cork Metropolitan Fibre Network.

Cork Airport Business Park is located immediately adjacent to Cork International Airport and approximately 6km south of Cork city centre. The park is accessed from the N27 South Link Road/Kinsale Road connecting the airport and the city centre. The park also benefits from proximity to the N40 South Ring Road providing direct access to the Dublin M8 and Waterford N25 Roads. The park is conveniently located next Bus Eireann bus stop with service to Kent Rail Station, City Centre and Kinsale

Cork City Centre



WHY CORK?

Population of 418,000 in Cork Metropolitan Area

Over 40,000 part and full time students

Home to over 150 FDI companies

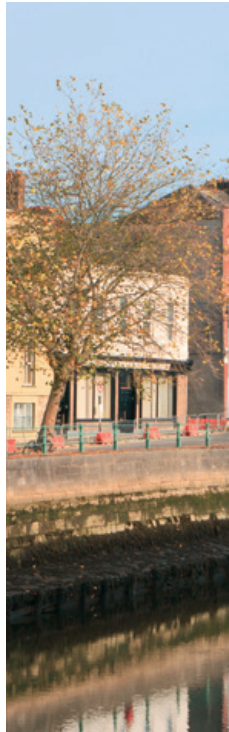
Home of the top 10 global software, ICT & pharmaceutical companies

As many as 50 global technology companies in both manufacturing and services have located in Cork, developing a strong tech cluster

Cork's multilingual workforce attracts EMEA operations, with functions from supply chain to sales, technical support & finance – servicing multiple markets in the local language

Projected 50% increase in population of the Cork Metropolitan area by 2040

35% of people in Cork are aged 20–39 compared to 28% nationally







SPO SPVAL
2001
EDONR FALLON



AVENUE

5000



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**ABOUT
FINE GRAIN PROPERTY**

Fine Grain Property is an Irish-owned international commercial real estate investor and operator. Its business park property portfolio across Ireland consists of almost one million square feet of commercial real estate, worth in excess of €220 million, and hosting more than 60 clients from large international and domestic businesses.

Fine Grain Property owns and manages properties in businesses campuses in Athlone, Cork, Dublin, Galway, Limerick, Maynooth and Shannon, providing workplace solutions for growing businesses to attract and retain talented employees.

For more information, visit
finegrainproperty.com



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