## **GRADE A OFFICE TO LET** Block 1, City Gate Park, Mahon, Cork

# CUSHMAN & WAKEFIELD



### **PROPERTY HIGHLIGHTS**



Modern office extending to 218.5 sq m (2,352 sq ft)



Staff lockers, showers & changing rooms available



Secure Basement Level Car Parking



Located at City Gate Park, Mahon comprising of 217,000 sq ft of retail and Grade A office space



High specification fit-out, available June 2024

Onsite amenities include Gym Plus, Naturally Nourished café & Starbucks



Neighboring occupiers include Quest, H&MV Engineering, Skyworks and <u>BioPha</u>rma



3-minute walk to Mahon Shopping Centre and Retail Park



Situated on a main bus corridor and next to the Mahon greenway



Generous basement car parking



100 secure bicycle spaces



Cork Airport – 10 minute drive



Bus Stops 1 Minute Walk

#### cushmanwakefield.ie

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### LEASE DETAILS

Flexible lease terms available

### **RENTAL DETAILS**

Rent and occupation costs available upon request

### VIEWINGS

Viewing is recommended and available upon request

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