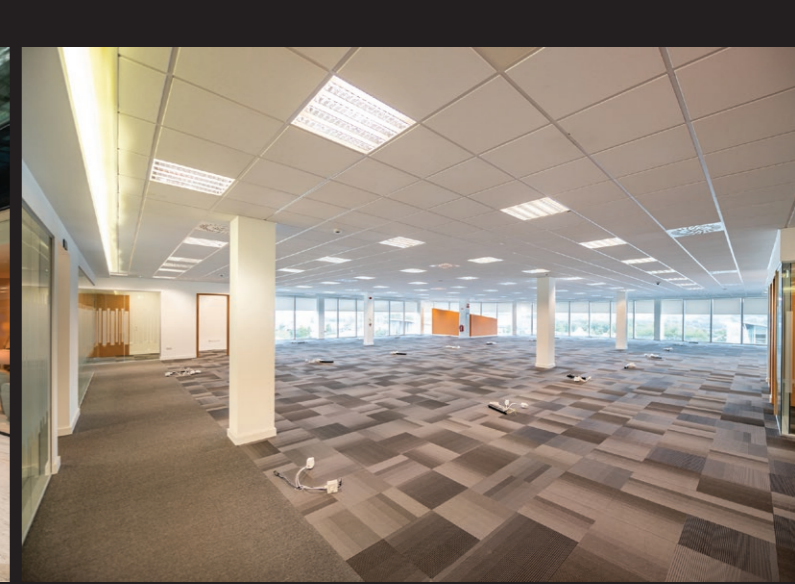
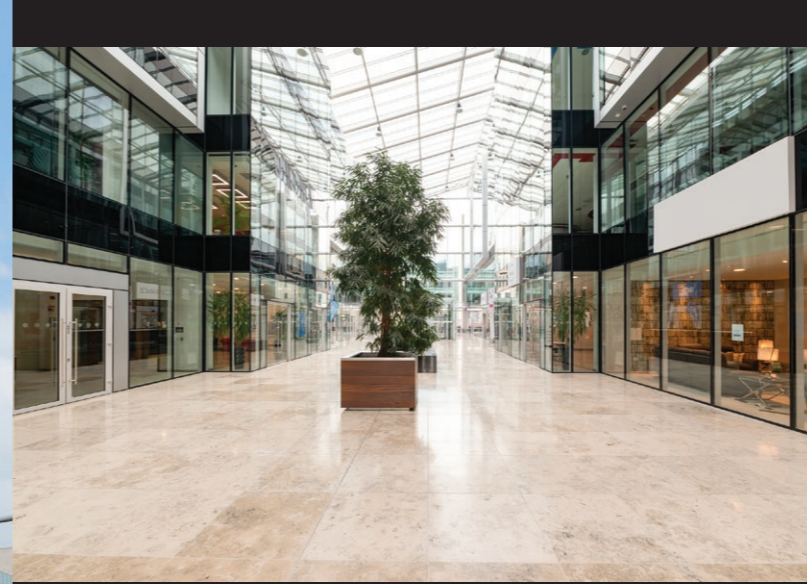




3RD & 4TH FLOORS, BLOCK A
CITY GATE PARK, MAHON,
CORK

LEASE OPPORTUNITY
EXCEPTIONAL FULLY FITTED OFFICE ACCOMMODATION



CITY
GATE
PARK

THE OFFICES

City Gate Park offers superb office space in one of Cork's most prominent suburban office developments. The available space is situated on the 3rd & 4th floors of Block A City Gate Park and extends in total to approximately 4,122.82 sq m (44,378 sq ft).

The office accommodation is fully fitted and benefits from exceptional natural lighting provided by extensive curtain wall glazing and a central atrium. The floors are fitted to a high specification that include suspended ceilings with excellent floor to ceiling heights, raised access floors, carpet floor tiles, Air Conditioning, intelligent lighting system, CAT 6 cabling, secure access control and generous private lobbies and reception space. The efficient floor plate design incorporates extensive open plan space, various sized meeting rooms, reception, canteen and tea stations.

City Gate Park provides a high-quality working environment for staff with a range of onsite amenities with the nearby Mahon Point Shopping Centre offering a wide range of coffee shops, restaurants, shops, and retail amenities. The area has an outstanding track record of attracting high calibre national and multi-national companies.



PASSING RENT 20%
BELOW MARKET RENT
WITH FLEXIBLE LEASE
TERMS AVAILABLE.



110 DEDICATED
UNDERGROUND PARKING
SPACES



100 SECURE COMMUNAL
BICYCLE SPACES



SHOWER & CHANGING
FACILITIES



DESTINATION
CONTROLLED LIFTS



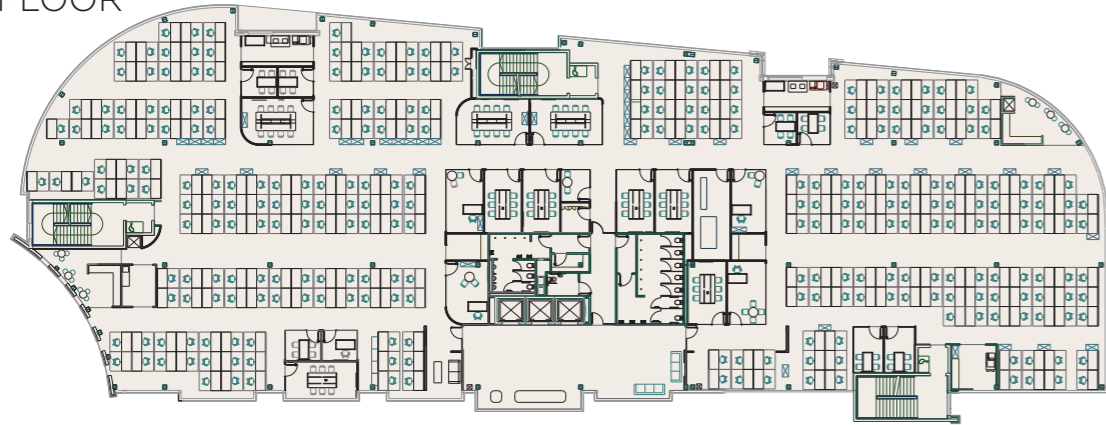
STARBUCKS & NATURALLY
NOURISHED CAFÉ



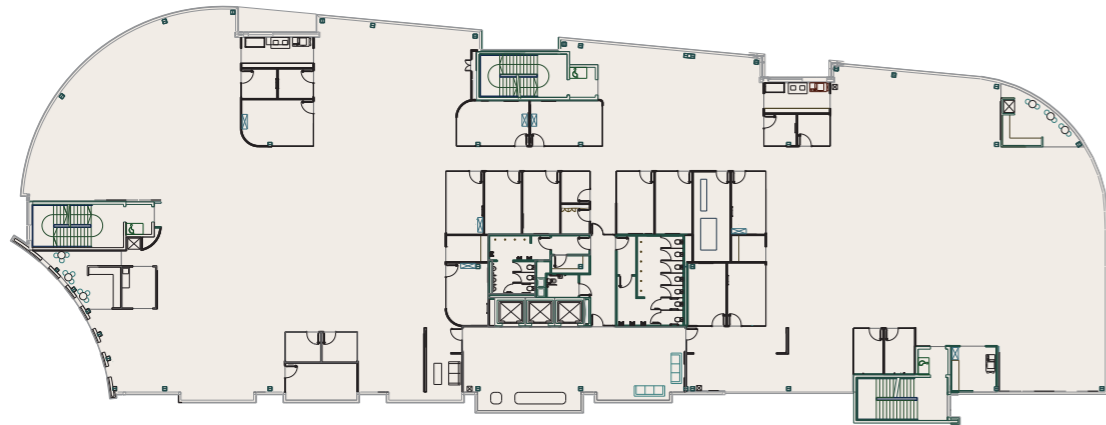
GYM PLUS ON SITE

ACCOMMODATION SCHEDULE

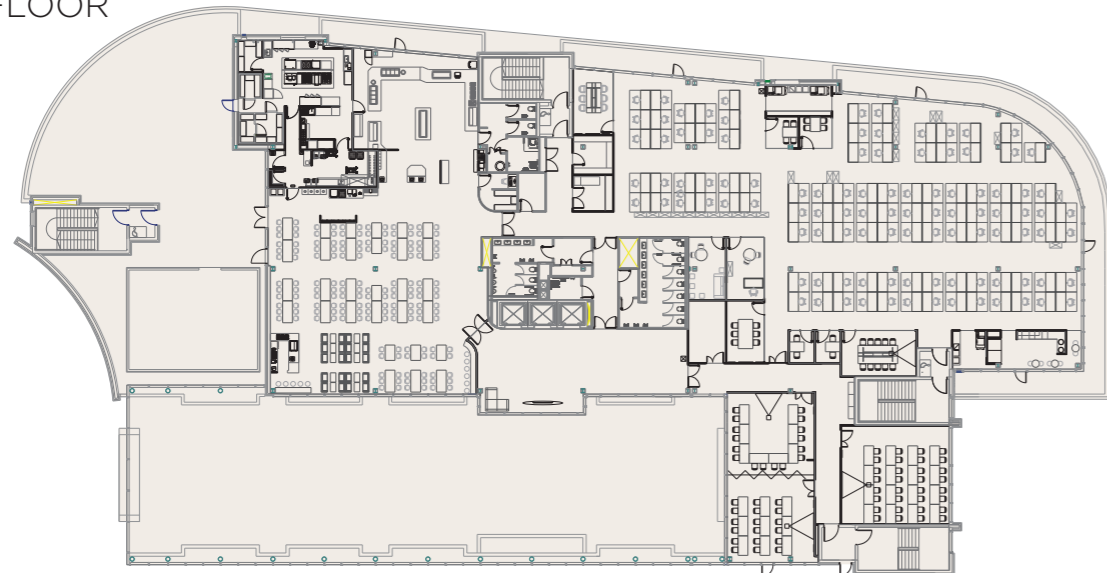
3RD FLOOR



(Indicative desk layout only, providing 283 work places)



4TH FLOOR



(Indicative desk layout only, providing 136 work places and canteen)

Total work places of 419 across the 3rd & 4th floor based on the indicative layout.

GROSS INTERNAL AREA

Floor	Sq M	Sq ft
Third	2,262.84	24,357
Fourth	1,859.98	20,021
Total	4,122.82	44,378

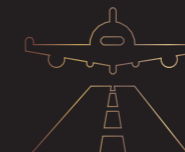


Mahon is a key commercial and office location to the south east of Cork City. The nearby Mahon Point Shopping Centre is one of the largest in the country and is considered the prime regional shopping location. Mahon offers an exceptional quality office campus with a mix of retail and quality residential developments such as Jacobs Island nearby making it an excellent location to work and to live.



CITY CENTRE

12 MINS DRIVE



CORK AIRPORT

14 MINS DRIVE



KENT TRAIN STATION

15 MINS DRIVE



LITTLE ISLAND

6 MINS DRIVE



DOUGLAS

5 MINS DRIVE



BALLINCOLLIG

14 MINS DRIVE

Jack Lynch Tunnel



Jacobs Island Residential Scheme

N40

CITY GATE PARK

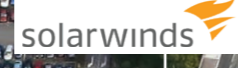
Quest



stryker



Regus



Mahon Retail Park

McAfee





LEASE DETAILS

Available via sublease or assignment.
Full lease details available upon request.

VIEWINGS

Strictly by prior appointment with the
sole letting agents.

BER

BER B1

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