

B | Blarney Business Park



Blarney Business Park Block 9004



4.75
acre site



50,910
sq ft



N20
access

TO LET

Brand new, state of the art
commercial building



Blarney Business Park provides businesses with the opportunity to locate to a modern high grade business environment with flexibility to design and create bespoke building solutions that offer maximum operational efficiency and future proof your business.

Location Highlights

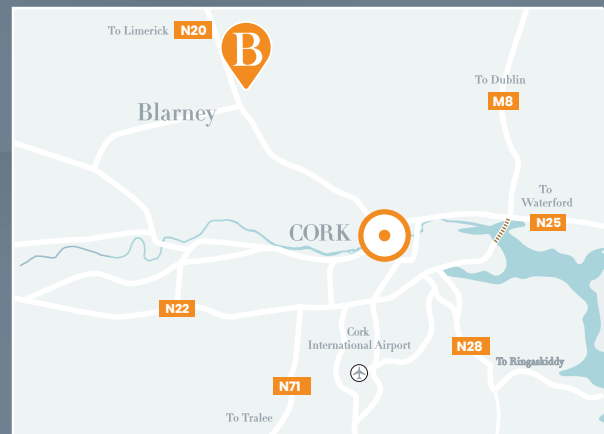
- Strategically located just 9kms north of Cork City
- Dedicated junction on the N20 Cork–Limerick Road at the intersection of the proposed M20 motorway
- Convenient access to the M8 Dublin Motorway from both Mallow and Cork
- Immediately adjacent to the proposed Park and Ride facility and proposed Blarney Railway Station
- Full CCTV coverage with security patrols
- Fully managed business park with extensive landscaping and walking trails
- Excellent amenities in nearby Blarney just 3kms away including a number of restaurants/bars, convenience stores, cafes, hotels and gyms

Property Features

- Size: 50,910 sq ft
- 6 no. dock levellers
- 4 no. grade level roller shutter doors
- Building to site ratio: 24.1%
- Clearance height of roller door: 6m
- Clear eaves height: 12.3m
- 93 car parking spaces including 47 EV points
- Open plan warehouse floor ready for tenant fitout
- 10% Roof Lighting
- High bay LED lighting
- Kingspan architectural external cladding panels with glazed curtain walled sections to accommodate two high specification offices of 2,500 sq ft each
- Scope to accommodate a mezzanine floor
- Site includes secured delivery yard and extensive landscaping



Existing Occupiers



DEVELOPER



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Driving Distances

📍 GPS 51.9372224, -8.5576448

— Ringaskiddy	30km
— Limerick/Foynes Port	90km
— Rosslare Harbour	198km
— Dublin Port	274km
— Cork City	9km
— Cork Airport	16km

LETTING AGENTS



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