

# B | Blarney Business Park



## Blarney Business Park Block 8003



7.39  
acre site



43,788  
sq ft



N20  
access

## TO LET

Brand new, state of the art  
commercial building





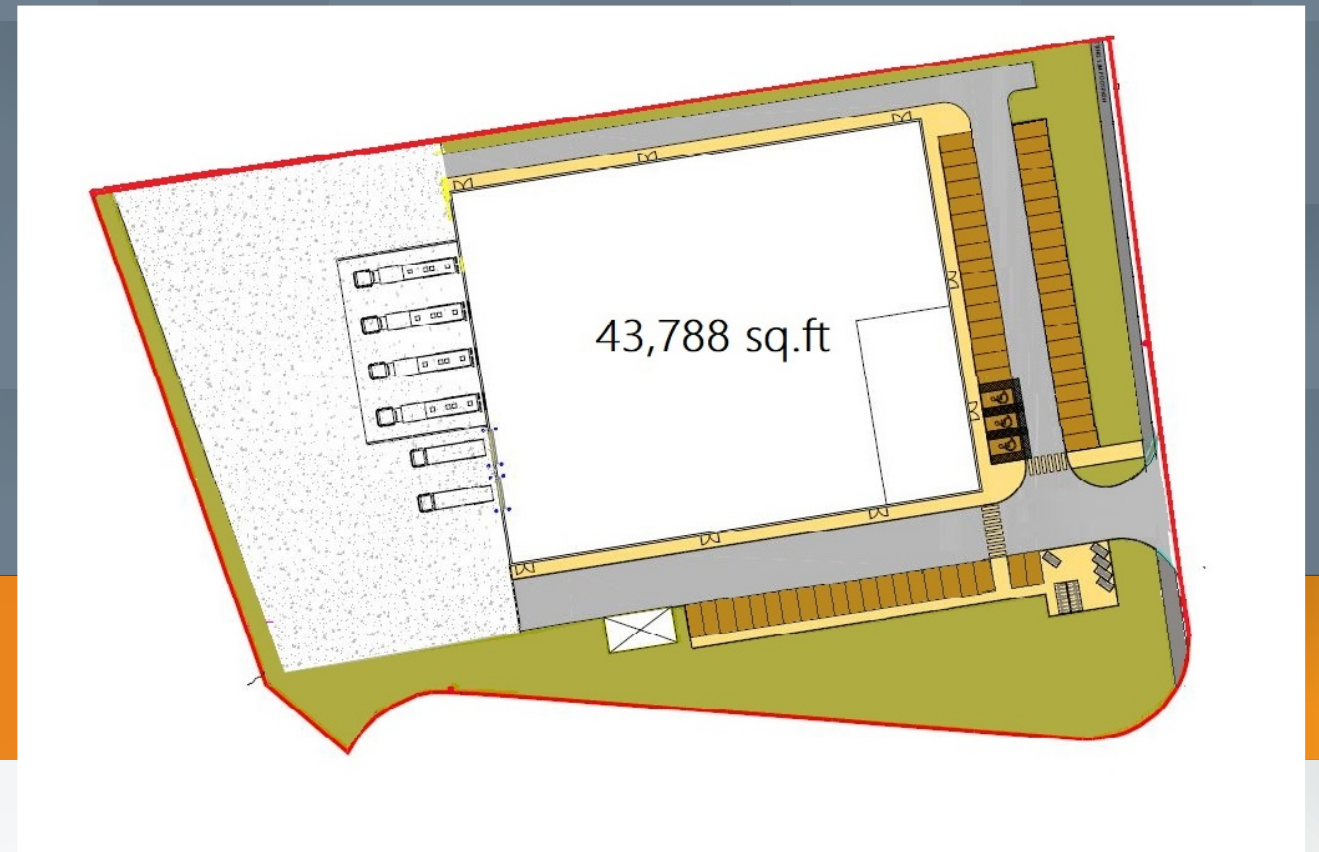
Blarney Business Park provides businesses with the opportunity to locate to a modern high grade business environment with flexibility to design and create bespoke building solutions that offer maximum operational efficiency and future proof your business.

### 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

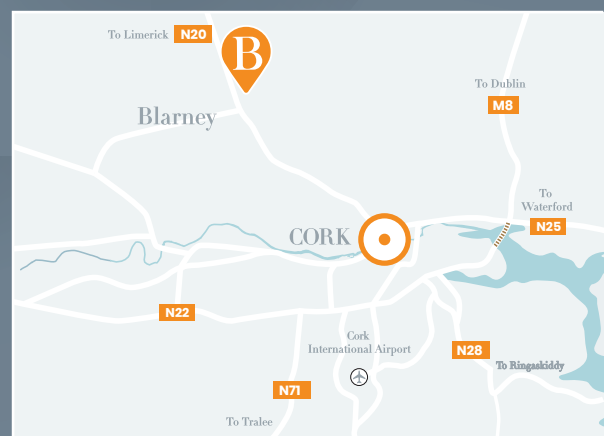
- Size: 43,788 sq ft
- 4 no. dock levellers
- 2 no. grade level roller shutter doors
- Building to site ratio: 29.6%
- Clearance height of roller door: 6m
- Clear eaves height: 12.5m
- 61 car parking spaces including 6 EV points
- Open plan warehouse floor ready for tenant fitout
- High bay LED lighting
- Kingspan architectural external cladding panels with glazed curtain walled sections to accommodate two high specification offices of 5,000 sq ft each
- Site includes secured delivery yard and extensive landscaping



### Existing Occupiers







## DEVELOPER



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Mahon, Cork,  
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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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Cork,  
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