

# B | Blarney Business Park



## Blarney Business Park Block 8004



4.8  
acre site



64, 875  
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: **64,875** sq ft
- **6** no. dock levellers
- **2** no. grade level roller shutter doors
- Building to site ratio: **30.1%**
- Clearance height of roller door: **6m**
- Clear eaves height: 12.5m
- **98** car parking spaces including **9** 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 high specification offices
- Scope to accommodate a mezzanine floor
- Site includes extensive landscaping and option for secure yard



## Existing Occupiers

dōTERRA  
Wellness Advocate

ILC DOVER

GLS

HC21  
Healthcare

MASTERLINK  
LOGISTICS • DISTRIBUTION • SOLUTIONS

Hertz

KIA

NCT  
National Car Testing Centre

Mercedes-Benz

Home & Interior Textiles

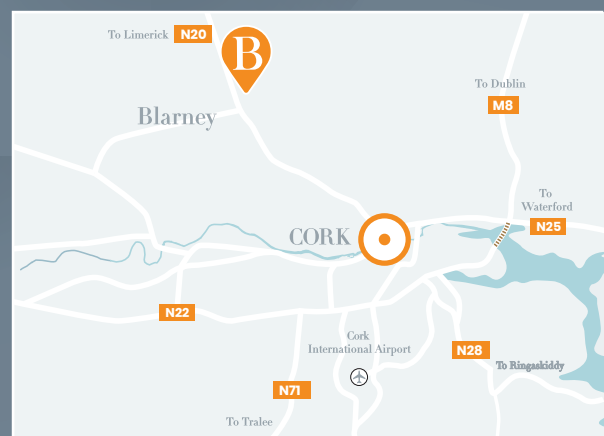
nationalbeauty  
DISTRIBUTION | IRELAND

DAIRYPOWER  
EQUIPMENT

VOWS.ie  
wedding store

eCCO

dress  
4  
less



## 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

## DEVELOPER



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