

CORK BUSINESS
& TECHNOLOGY
BUSINESS PARK

MODEL FARM ROAD • CORK



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MODERN OFFICE BUILDING IN CORK'S PREMIER TECHNOLOGY PARK



STANDALONE PURPOSE BUILT TWO STOREY OFFICE BUILDING CONSTRUCTED IN CIRCA 2000



16,070 SQ FT OF MODERN OFFICE SPACE



CURRENT INCOME OF €116,480 P.A WITH POTENTIAL TO INCREASE TO €232,480 P.A WHEN THE VACANT FIRST FLOOR IS LET



MIXTURE OF OPEN PLAN & CELLULAR OFFICES, CONFERENCE ROOMS & STAFF CANTEENS



HIGH SPECIFICATION TELECOMMUNICATIONS CONNECTIVITY



SHOWER AND CHANGING FACILITIES



HEATING & COOLING AIR CONDITIONING SYSTEM, RAISED ACCESS FLOORS AND DOUBLE GLAZED WINDOWS



55 PARKING SPACES



BER RATING C2



EXCELLENT PUBLIC TRANSPORT LINKS



UCC

DENNEHYS CROSS

WILTON S.C.

CORK COUNTY HALL

CUH

PILZ IRELAND

BLOCK A

ABTRAN

ALCON

TREND MICRO

APPLE

MODEL FARM ROAD

WHY CORK?



POPULATION OF 418,000
IN THE CORK
METROPOLITAN AREA



OVER 40,000 PART
AND FULL TIME
3RD LEVEL STUDENTS



HOME TO OVER
150 FDI COMPANIES



HOME OF THE TOP 10
GLOBAL SOFTWARE, ICT &
PHARMACEUTICAL
COMPANIES LOCATED IN CORK



PROJECTED 50% INCREASE IN
POPULATION OF THE CORK
METROPOLITAN AREA BY 2040



35% OF PEOPLE IN CORK ARE
AGED 20-39 COMPARED TO
28% NATIONALLY





Cork Business and Technology Park, is an established approx. 32 hectare (79 acre) park located on Model Farm Road, on the western outskirts of Cork city centre. Some of the high profile occupiers within the park include Boston Scientific, HSE, Alcon, Abtran and Pilz. The location is close to the Cork Institute of Technology and Rubicon Centre and has excellent public transport links to the city centre. University College Cork is situated approx. 1.5 km to the east



Driving Times

- 5 Minutes**
Wilton Shopping Centre
- 10 Minutes**
City Centre
Ballincollig
- 15 Minutes**
Cork Airport

SCHEDULE OF ACCOMMODATION

Floor	Gross Sq.M.	Gross Sq.Ft
Ground	758.3	8,163
First	734.5	7,907
Total	1,492	16,070

🚗 55 car spaces with this property



TENANCY SCHEDULE

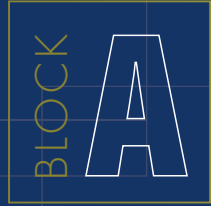
Floor	Net Floor Area (Sq Ft)	Tenant	Lease Start	Break Option	Lease Expiry	Annual Contracted Rent	Estimated Rental Value
Ground	7,280	*S3 ASIC Semiconductors Limited	16 December 2020	16 December 2025	16 December 2030	€116,480	€116,480
First	7,262	Vacant	-	-	-		€116,000
Total	14,542					€116,480	€232,480

* Guaranteed by Dialog Semiconductor



S3 ASIC Semiconductors Ltd who have been in Cork with the last 20 years operate as a subsidiary of Dialog Semiconductor who are a leading provider of innovative application-specific semiconductors. Dialog Semiconductor has 2,300 employees across 37 locations and \$ 1.57 B in annual revenue in FY 2019. Since 2007, Dialog Semiconductor has been the exclusive supplier of power management integrated circuits (PMICs) for the Apple iPhone, iPad, and Watch. The company has a vision net credit score of 87 (low trade risk).





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FLOOR PLANS

Available on request.

PRICE

€1,900,000 reflecting an NIY of 5.58% with a potential reversionary yield of 11.1%

TITLE

Long Leasehold.

BER

BER: C2 BER No.: 800545428 EPI: 413.41 kWh/m²/yr

SOLICITOR

DWF, 5 Georges Dock, IFSC, Dublin 1

VIEWING

Strictly by appointment through joint selling agents Lisney or BidX1

For Further Information:



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.