

Fota Square

FOTA BUSINESS PARK

CORK, IRELAND



Unique opportunity to acquire your own office at Cork's premier office location



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Key Benefits of Locating To Fota

- » Strategic business location on the eastern side of Cork city
- » Superb road network, direct access to the N25 carriageway, less than 10 minutes to the city centre, 15 minutes to Cork Airport
- » Direct commuter rail link to the city with onsite "Park and Ride" station
- » Adjacent to a wide range of amenities, services & facilities such as, Fota Island Resort, Sheraton Hotel, Castlemartyr Resort, Radisson Hotel.
- » East Cork leisure & recreation from golf to water sports
- » Access to a young, highly educated workforce, with a high graduate representation



You, Your Company ... The Future

When deciding on relocation there are a number of key factors important to every business. Fota Square at Fota Business Park Cork, "ticks all the boxes" by meeting the criteria of location, accessibility, flexibility and not least of all, cost efficiency.

Fota Square is a high end, prestige office development which will enhance your company's reputation and profile as a dynamic performer with strong growth potential.



Strategic Location

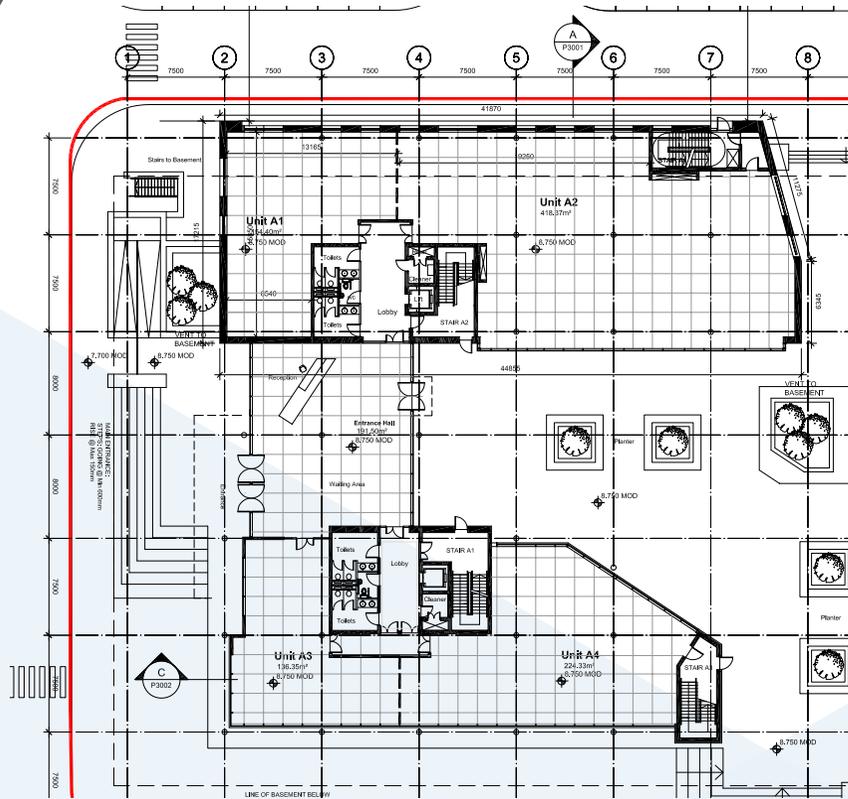
With direct, easy access to the N25, Ireland's Euroroute for connecting Cork to Rosslare and continental Europe, Fota Business Park has all the strategic advantages business needs for success.

The commuter rail link, with an onsite "Park & Ride" Station is a distinct advantage in terms of low cost public transport with daily regular scheduled services. Fota Business Park is a dedicated business and retail environment convenient to all amenities.

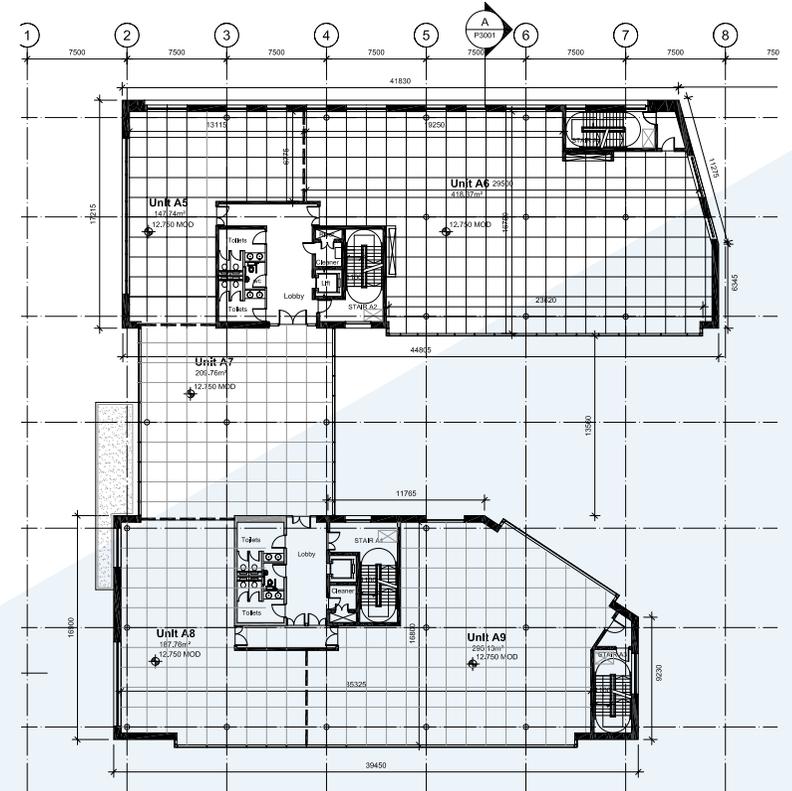


Floor Plans

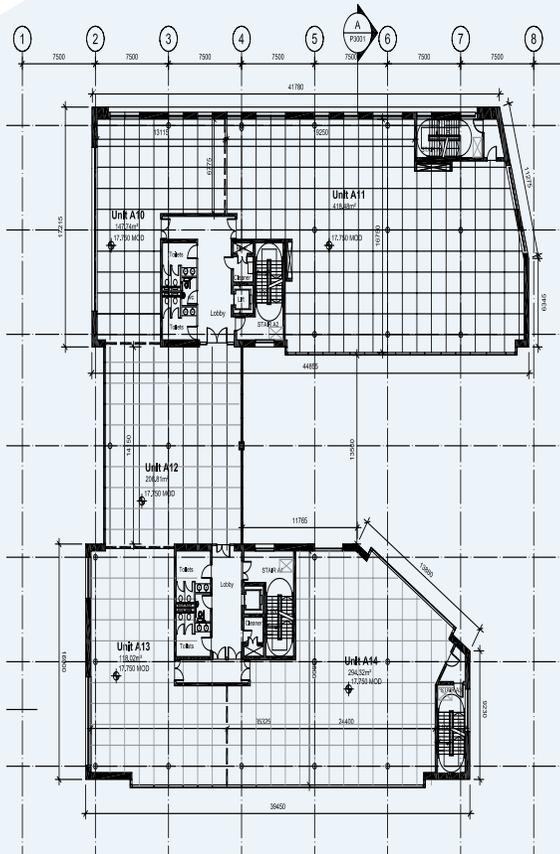
Block X



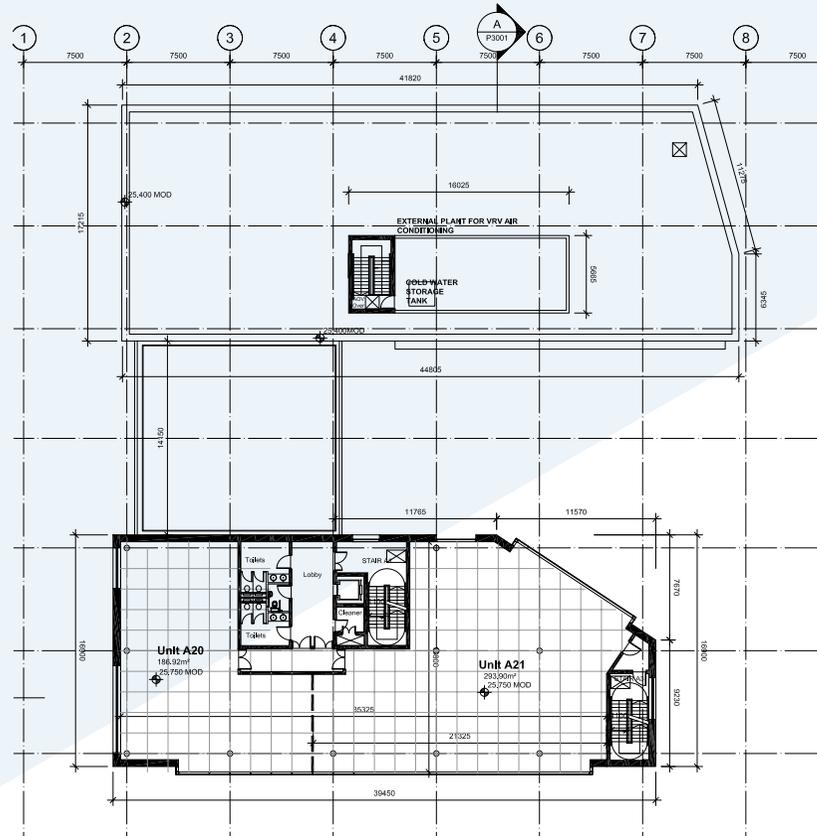
Ground Floor



First Floor



Second Floor/ Third Floor



Forth Floor



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Office Space for the 21st Century

Features

The impressive fully glazed façade, rising to a full 5 storeys, is approached by a series of marble steps up to the elevated entrance hall.

There is a landscaped courtyard bordered by the building on 3 sides, providing a pleasant communal area for staff and visitors alike, to mingle and enjoy the outdoor ambience created by water features and carefully selected plantings.

Environmental

Fota Square is built to maximise energy efficiency and reduce overall maintenance and operational costs. Thanks to cogeneration, all businesses will reap the rewards of reduced consumption and lower energy costs for both heating and lighting. There are other features, which makes Fota Square a more sustainable long term proposition.

Specifications

This magnificent 5-storey office building is designed and built to meet next generation business requirements. The high specification fit-out, as expressed in the main Atrium & Foyer, indicates that this has the potential to be a first class corporate headquarters. Sleek, contemporary architecture, using creative combinations of glass and steel, fused with the liberal use of marble and walnut in the interior circulation area, to help create an ambience of sophistication and efficiency.

Flexibility

Fota Square can meet the requirements of most businesses, both large and small, with unit sizes from 250 sq.m. to 10,000 sq.m. There is a flexibility which is attractive to expanding businesses with high potential for growth.



Site Layout



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