

HIGH PROFILE COMMERCIAL DEVELOPMENT SITES WITH FULL PLANNING PERMISSION

Site at Airport Road (N27),
Cork

For Sale by Private Treaty
in One or More Lots



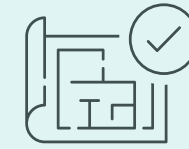
SALE HIGHLIGHTS



High-profile position with extensive frontage to the N27 providing immediate access to Cork Airport and Cork City Centre



Excellent connectivity to the N40 South Ring Road and wider road network



Full planning permission in place for;

- Site A - 158-bedroom hotel
- Site B - Neighbourhood Centre with commercial and childcare accommodation



Located within an established commercial and employment hub



Strong long-term growth prospects supported by continued development in the area



Opportunity to acquire individually or as one lot



OPPORTUNITY

Airport Hill is one of the most prominent commercial development opportunities in Cork, that combines strategic location, visibility, and significant development potential.

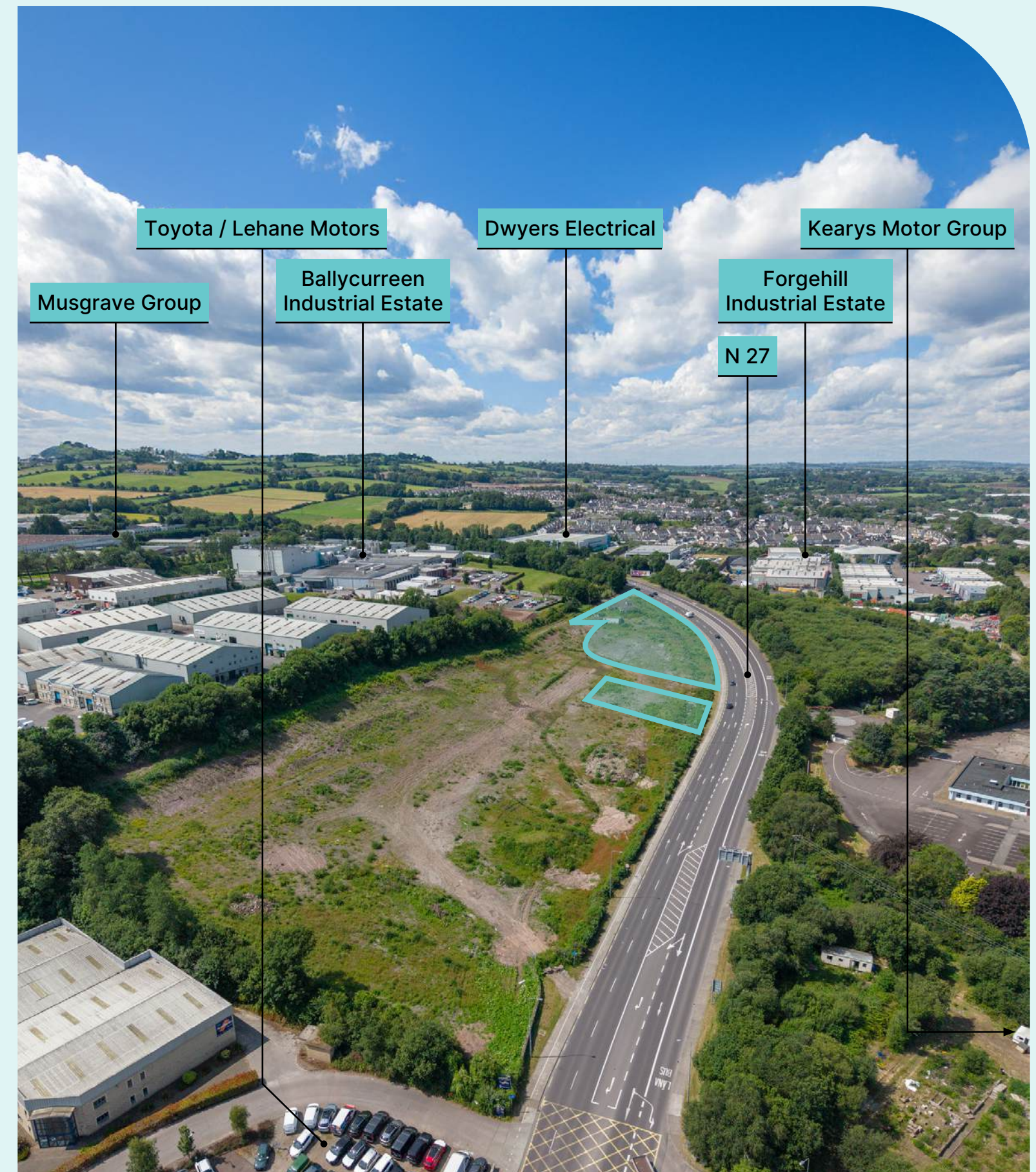
Situated along the N27 Airport Road, the subject sites form part of a larger mixed-use scheme and benefit from a strategic location adjacent to Cork Airport, established employment centres and key transport infrastructure. The opportunity offers purchasers the ability to deliver high-quality commercial accommodation within a high profile, rapidly expanding and superbly accessible location.

Location

Airport Hill occupies a strategic position on the main approach to Cork Airport and benefits from excellent accessibility to the city centre and the wider Cork region. The surrounding area has evolved into one of Cork's most established commercial locations, accommodating a significant concentration of business, industrial, retail and service occupiers. Major employers and neighbouring occupiers include:

- » Cork Airport
- » Cork Airport Business Park
- » Musgrave Group
- » Toyota / Lehane Motors
- » Hanley's Garden Centre
- » Kearys Motor Group
- » Dwyers Electrical

The location provides exceptional convenience for employees, customers, visitors and residents while benefiting from strong traffic volumes and excellent visibility.



THE SITES

The property for sale comprises two commercial development sites situated within a larger mixed-use residential and commercial scheme that will consist of: 121no. residential units, a neighbourhood centre building, a 158no. bed hotel and new entrance/signalised junction off the N27.



Site A – Commercial Site

Site A is an extremely high-profile site exceptionally positioned along the N27 providing substantial visibility from the Airport Road. It extends to approximately 1.5 acres and benefits from full planning permission for the development of a 158-bedroom hotel.

The sites Mixed Use zoning also allows for a potential range of alternative use to include Residential, General offices, Education, Hospital, Medical facilities and Business and technology / research uses.

Site B – Neighbourhood Centre

Site B comprises a commercial opportunity that forms part of the wider residential scheme. The approved neighbourhood centre extends to a total floor area of approximately 13,100 sq ft and will be delivered to shell and core specification:

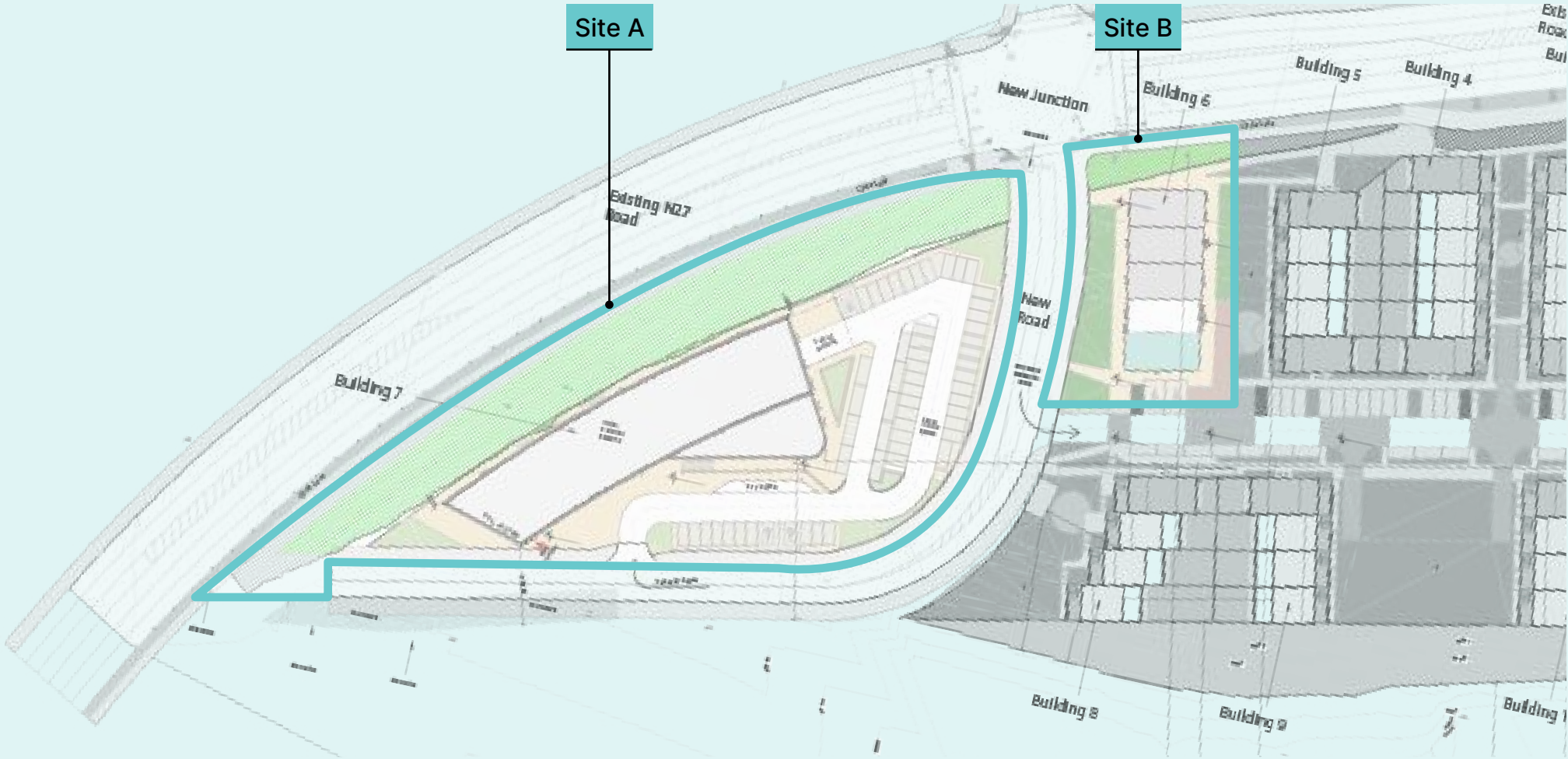
- » Creche accommodation – approximately 2,595 sq ft
- » Ground Floor Commercial Space – approximately 5,300 sq. ft GIA
- » First Floor Commercial Space – approximately 5,300 sq. ft GIA

The building will provide a focal commercial offering within the wider development and is ideally suited to a range of occupiers including childcare, healthcare, retail, office and service providers.

PLANNING PERMISSION

Full planning permission for the entire development was granted on 18/07/23 under planning reference 2140353 for the development of a large mixed-use development to include:

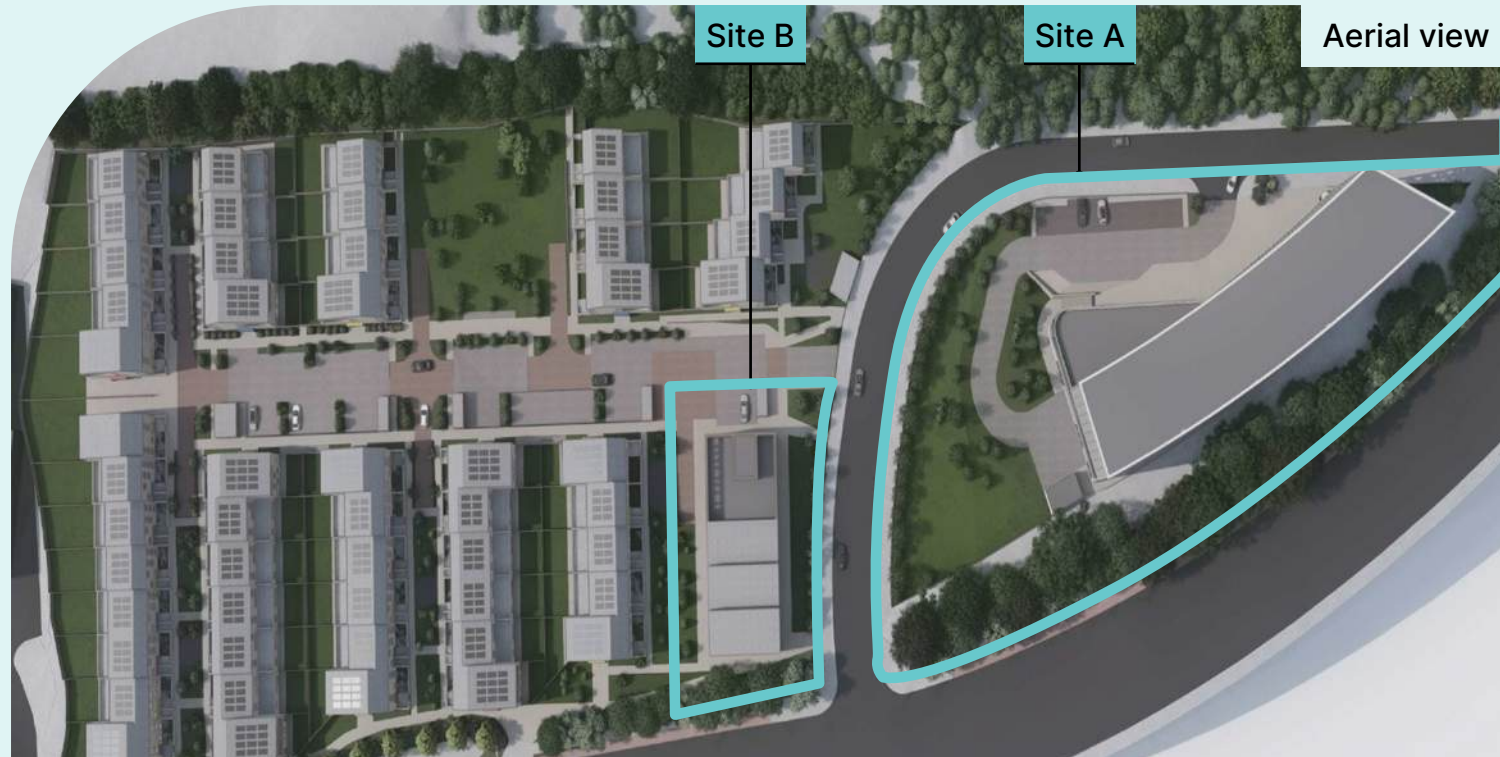
- » 121 residential units
- » 158-bedroom hotel
- » Commercial neighbourhood centre
- » New signalised entrance junction
- » Associated infrastructure and public realm works



Airport Hill - Schedule of Accommodation		
Type	Accommodation	Quantity
Hotel Site		
Ground Floor	Reception	1
Ground Floor	Bar	1
Ground Floor	Café	1
Ground Floor	Gym & Swimming Pool	1
First Floor	Guest Bedroom	34
Secions Floor	Guest Bedroom	34
Third Floor	Guest Bedroom	34
Fourth Floor	Guest Bedroom	34
Fifth Floor	Guest Bedroom	22
Total Bedrooms		158

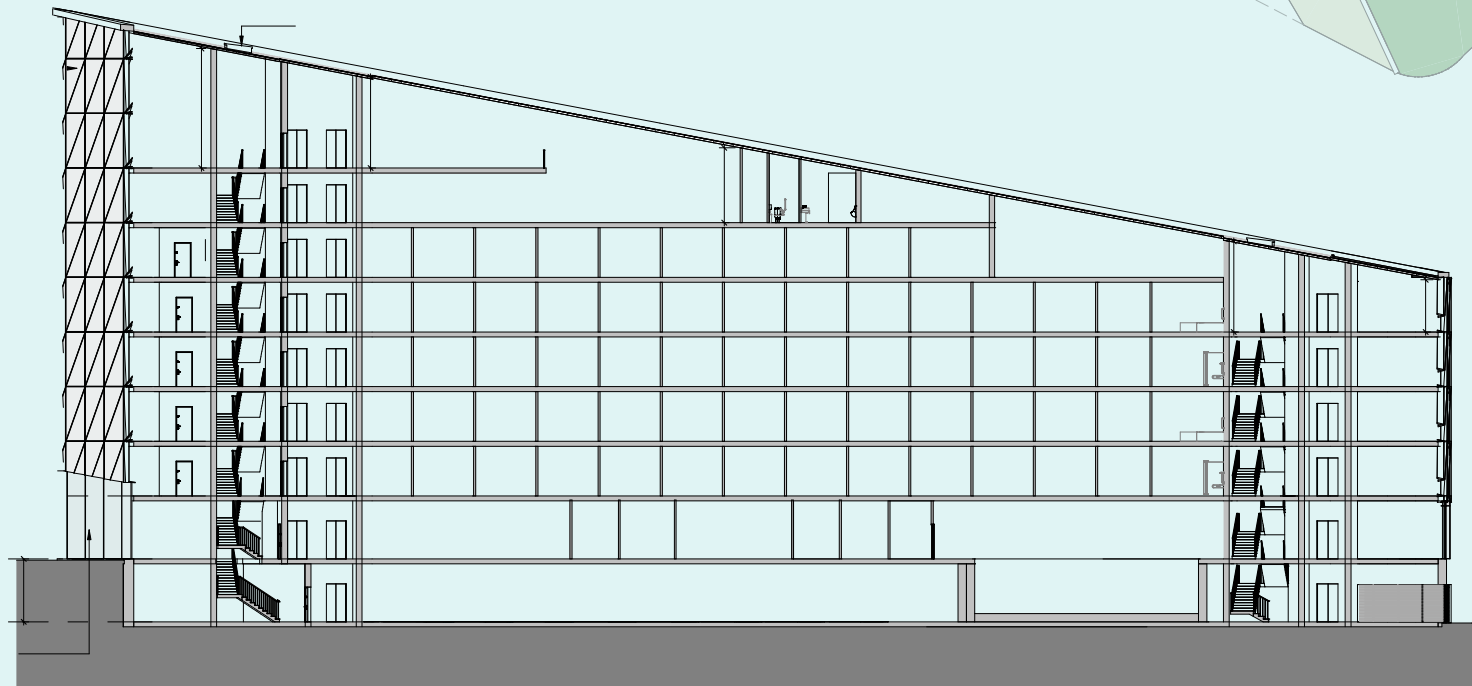
Airport Hill - Schedule of Accommodation				
Type	Accommodation	Quantity	Unit (Sq. M)	Unit (Sq. Ft.)
Neighbourhood Centre				
Ground Floor	Unit 1	1	106	1,144
Ground Floor	Unit 2	1	187	2,013
Ground Floor	Unit 3	1	44	474
Ground Floor	Creche	1	106	1,141
First Floor	Unit 4	1	106	1,144
First Floor	Unit 5	1	114	1,227
First Floor	Unit 6	1	117	1,259
First Floor	Creche	1	103	1,109
Second Floor	Creche - External Area	1	177	1,905

CGIS



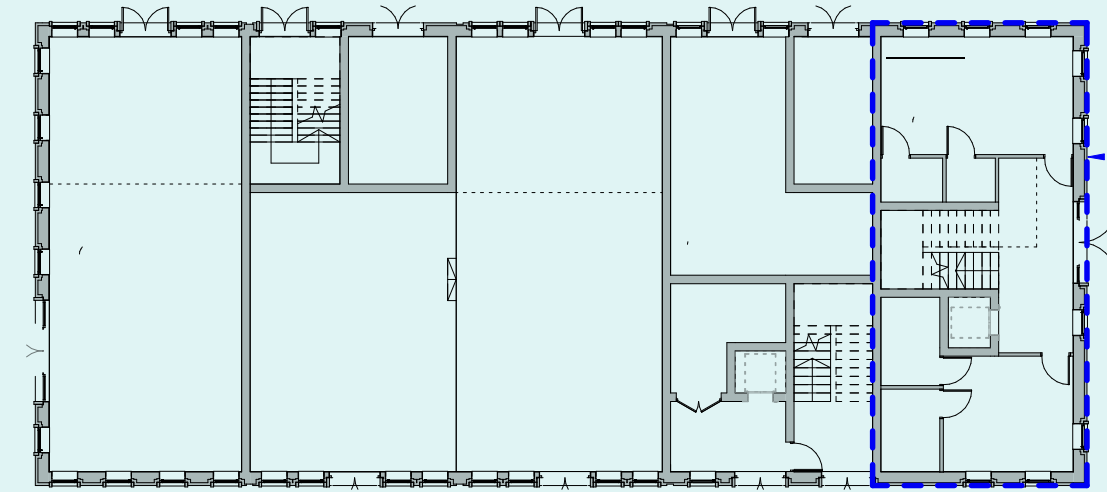
FLOOR PLANS AND SECTIONS

Hotel

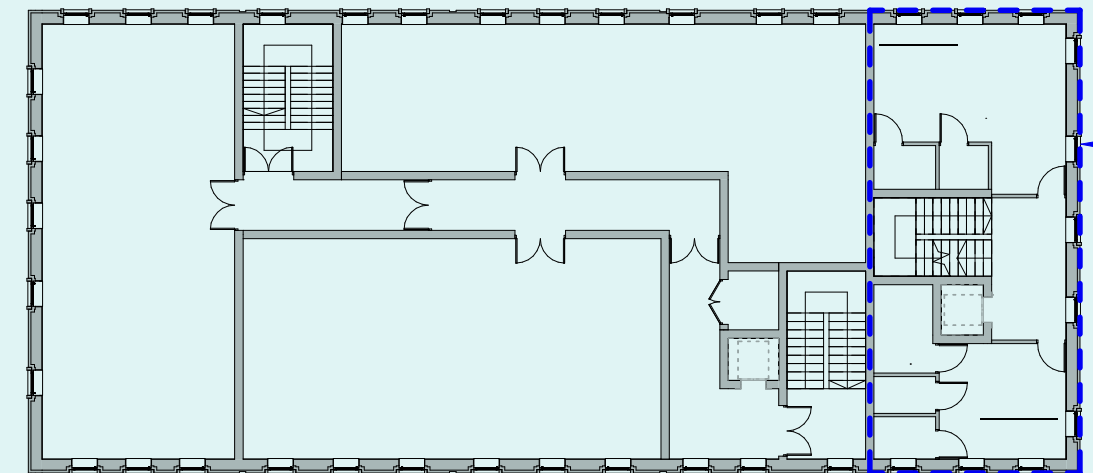


Section A-A

Neighbourhood centre building



Ground Floor Plan



First Floor Plan

FURTHER INFORMATION

Basis of Sale

The property is being offered for sale by Private Treaty.

Title

Freehold

Further Information

Access to a dedicated Data Room which holds additional information is available upon request.

Services

Interested parties are advised to satisfy themselves as to the availability and adequacy of all services.

Price

On application.

CONTACT

Selling agents



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