

✕ Ballyadam/Carrigtwohill Strategic Site

Ownership	IDA Ireland
Total Site Available Area	54 hectares / c.133 acres c.53.9 hectares / c.133 acres
Zoning	Enterprise and Employment
Available Site Information	Used for Agriculture up to 2006
Neighbouring Activities	Abbvie, Gilead, Rockwell Automation, Stryker, Audit Diagnostics, GE Healthcare and Merck Millipore
Site Utilities / Services	<ul style="list-style-type: none"> • Water 3,100 m³ per day can be supplied • Waste water To public foul sewer • Electricity Available, subject to consultation • Gas Bulk Supply • Telecoms Fibre Optic and broadband network <p>The extent of the utility infrastructure subject to consultation with providers and to be verified by the client</p>
Motorway Accessibility	On N25 Cork to Rosslare National Primary Route, 20 km from the M8 motorway, 22km to Cork International Airport
Terms of Sale / Financial	<p>Guide Price €192,500 per hectare</p> <p>999 year lease</p> <p>Annual Ground Rent of €32 per hectare or part thereof</p> <p>Annual service charge – Charged on gross external floor area or 10,000 sq ft per acre</p> <p>Leasehold occupants on the Park are liable to pay service charges which are calculated based on the estimated annual expenditure cost of management and maintenance of the Park</p> <p>Subject to IDA Board Approval</p>
Statutory Costs	<p>Planning fee - €38,000 max</p> <p>Fire Safety Certificate Fee - €2.90 per sq/meter to a max of €12,500</p> <p>Development contributions - €48.97 per sq/ meter of gross floor area of building</p> <p>Disability Access Certificate - €800 per building</p> <p>Commencement Notice - €30 per building</p> <p>Subject to confirmation by Cork County Council www.corkcoco.ie/planning</p>

✕ Ballyadam/Carrigtwohill Strategic Site – aerial



✕ Ballyadam/Carrigtwohill Strategic Site – site services

