

A new era in office space for Cork



Phoenix House, ideally located in Cork with immediate access to Cork city centre, to Ireland & to the world

Cork is a city full of potential – potential for business activity, for economic value, potential of its population; educated and talented & potential for connectivity on a global theatre of economy and industry.

It is a special location offering business, industrial and life success with a genuine life/work balance to those who choose to live here, situated on the south coast of Ireland - the home of the world's second largest natural harbour. Cork has immediate access to three of Europe's main airport hubs, giving it a global reach. It is a small city with the feel of a larger one, and a heart to match.





Phoenix House is the ideal office for you, your business and for your workforce.

Cork City is situated at the mouth of the River Lee Valley. It is a compact city, and Phoenix House puts much of it within walking distance.

From door to door, the Bus Station is about 10 minutes walk, the Train Station is about 15 minutes away. With its financial district, bustling night life, retail and leisure offerings including fine dining and the unique English Market, Cork city centre is 15 minutes away on foot. And Cork Airport is only a 10 minute drive, opening up Europe and beyond.



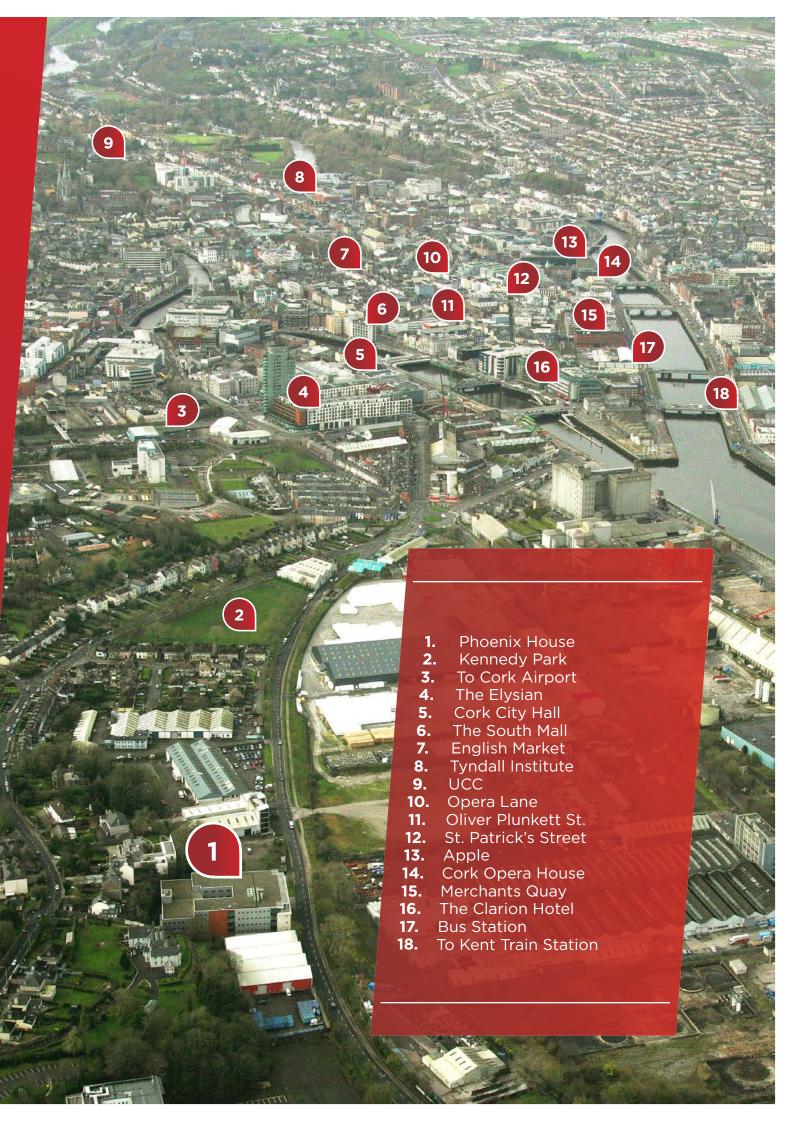
Cork City

Founded on the banks of the River Lee in the 6th century, with a charter going back to 1185, Cork has a population of approximately 400,000, including the greater county region. Its rich history has given it the title 'The Rebel County', a title that it cherishes as a reflection of the independent nature of its inhabitants.

A previous European City of Culture, Cork has a wide choice of arts based pursuits, from theatre to its world renowned Film Festival established almost 60 years ago, to the Live at the Marquee summer festival concerts and the renowned annual Jazz Festival!

The past number of years have brought a much more multi-national feel to Cork with a greater diversity of international residents, many of whom are employed in some of the world's largest corporate occupiers who have located in the Cork region.







Phoenix House – a hive at the centre of helping to make business happen.

From the fully glazed entrance to the roof terrace, every possibility has been considered to make the experience of working in Phoenix House a more comfortable and pleasurable one. Floor plates from 15,000sq ft up to 22,000sq ft are available. Total floor area of 100,180 sq ft (9,300sq m).

Features include raised access floors, air conditioning, entrance atrium and on-site car parking.



Making your business feel at home.

There are many valid reasons that Apple, Amazon, EMC, Johnson & Johnson, Trend Micro, McAfee, Lilly, Dell, Stryker & Boston Scientific have made Cork their home. A highly skilled and well educated university city, supported by a number of other third level institutions gives the population of Cork the drive and knowledge to push businesses in this modern European city to success.

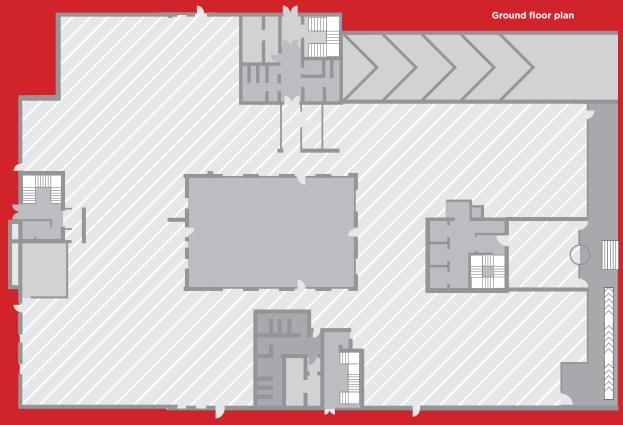
The work/life balance offered is filled with sport and recreational pursuits, from the arts and cultural events, offshore watersports, to our native Gaelic games, soccer & rugby, golf and horse racing meaning that there is something for everyone.

You'll be in great company.









MAIN ENTRANCE LOBBY

FLOORS

Selected Carrera White marble with feature polished marble skirting.

WALLS

Painted walls with large monochrome traditional feature images of industrial Cork.

CEILINGS

Stepped plastered ceilings with painted finish feature main lighting and selected recessed down lighters

DOORS

The main entrance doors consist of glass automated revolving feature door, fully access controlled personnel doors. The internal doors consist of feature light oak veneered timber doors with featured glazed panels and hard wood embellishments.

OFFICE AREAS

FLOORS

Medium grade screw down access floor system

WALLS

Selected colour painted plaster finish.

CEILINGS

Armstrong dune lay in tile in grid suspended ceiling system and recessed light fittings with cat 2 louvre.

TOILETS

FLOORS

Quality matt finish ceramic tiles.

WALLS

Selected colour painted plaster finish.

CEILINGS

Armstrong dune board lay in tile in grid suspended ceiling system and recessed light fittings

CUBICLES

Laminated cubicle system to selected colours with laminated vanity units and mirrors.

LIFT LOBBY

Three Kone lifts with a capacity for 13 people per lift to serve all floors.

Finished to the highest of standards, they utilise polished stainless feature panelling, mirrors and recessed lighting.

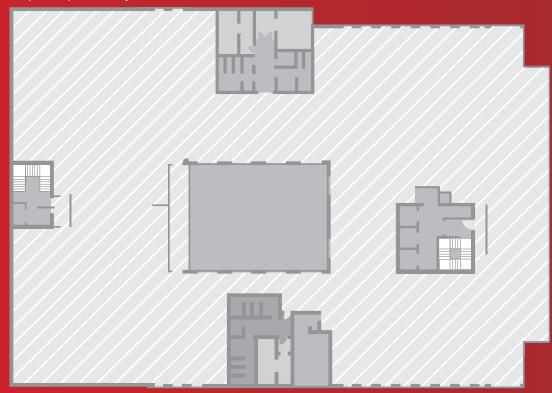
AIR CONDITIONING

Air conditioning to agreed layout is a conventional standard heating and cooling system.

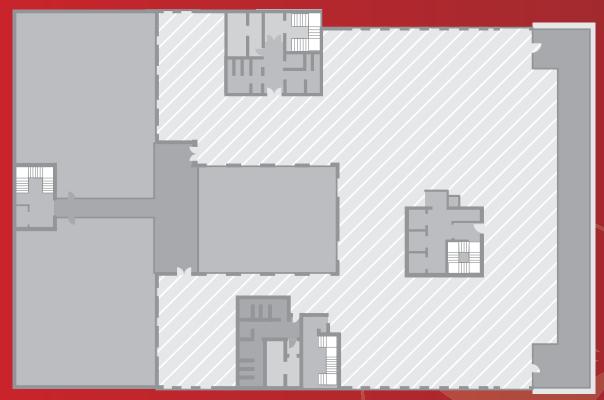
LANDSCAPING

Phoenix House entrance and patio is paved with Flamed Arctic grey granite and polished black granite steps and bund walls completed with feature pavement lighting, with specialist designed central courtyard and side accesses.

First/Second/Third floor plans



Fourth floor plan



ELEVATIONAL TREATMENT

The elevation is clad with a combination of full height glazed aluminium curtain walling system and polished Dura limestone with polished black granite stone trim at low level.

The side and rear elevations consist of Kingspan Optima cladding, aluminium curtain walling, polished Dura limestone & terracotta tiled finish.

To find out more about Phoenix House please get in touch with our agents:



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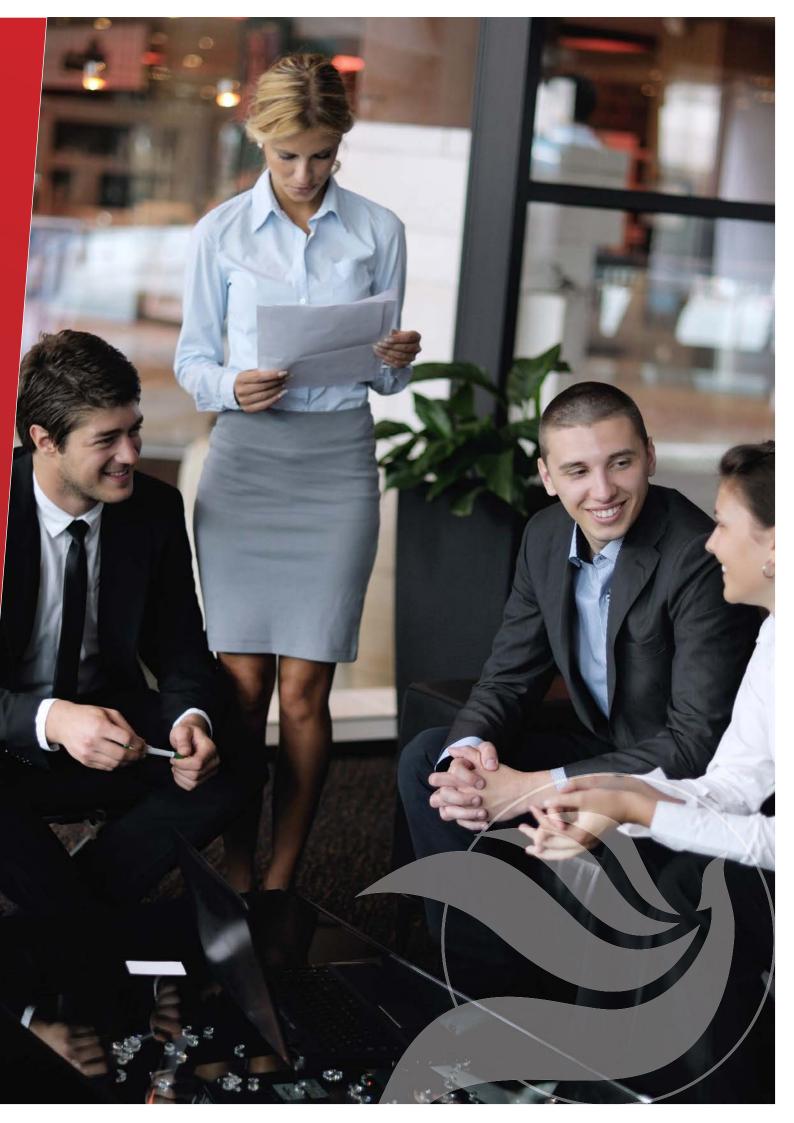


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