

ADVANCE TECHNOLOGY BUILDING

IDA BUSINESS &
TECHNOLOGY PARK,
CARRICK-ON-SHANNON,
CO LEITRIM



FULL PLANNING PERMISSION IN PLACE FOR
c.2,027sq m c.21,818 sqft
ADVANCE TECHNOLOGY BUILDING



PARTNERSHIP





Building Success in Ireland's NorthWest

IDA Ireland and Leitrim County Council are delighted to present a strategically located site with full planning permission for a c.2,027sq m (c.21,818 sq ft) Technology unit on IDA's Business & Technology Park, Carrick-on-Shannon.

Located on a c.0.87 hectare / c.2.14 acre site, this advance planning permission offers potential occupiers speed to market and the opportunity to occupy a high quality and flexibly designed technology / manufacturing unit in IDA's park. The unit's design and layout has the needs of high end manufacturing / technology companies in mind and opens up a significant Foreign Direct Investment opportunity in Ireland's NorthWest.

Carrick-on-Shannon is the largest town in County Leitrim and is located at a crossing point on the river Shannon, Ireland's longest river. It's vibrant indigenous SME sector, excellent quality of life and a strong sense of community makes for an idyllic place to live. As a business location Carrick-on-Shannon is also noteworthy for its close proximity to multiple major urban centres in the North West region.

If you are a company in the manufacturing or technology sector whose expansion strategy demands a quality facility in a thriving business location in Ireland's North West, then the Carrick On Shannon Advance Technology Building on IDA's Business & Technology Park, Carrick-on-Shannon, Co Leitrim could be your ideal solution.

The Leitrim Experience

Carrick-on-Shannon is a vibrant town located along the banks of the river Shannon. The town is part of the wider north west region and benefits from an extensive talent pool of graduates from the Sligo and Letterkenny campuses of the Atlantic Technological University (ATU), one of the largest multi-campus universities on the island as well as ATU St Angela's.

The presence of a highly supportive pro-enterprise environment makes County Leitrim an excellent place to locate, invest and do business.



Carrick-on-Shannon is nestled within north west region and is recognised to be a well positioned location for FDI and Enterprise companies with Avantcard, Vistamed, and Masonite choosing to locate here.

The town benefits from nearby International air access at Ireland West Airport, Knock which is just 45 minutes away. Dublin International Airport and Shannon International Airport are both a 2 hour drive from Carrick-On-Shannon.

A key benefit of Carrick-on-Shannon is its affordability as a place to live, work and raise a family. The county has a strong community sector that actively supports local initiatives in the sports, culture, education and social domains.

The county is characterised by some of Ireland's finest scenic locations and world class outdoor amenities, making it an ideal location for fishing, cycling, golf, boating and water sports. Both the abundance of attractive scenery coupled with a large range of diverse activities make Carrick-on-Shannon a hive of activity, in particular, during the summer months.

The local area offers a family friendly environment with excellent quality of life and a rich tradition in culture, arts and music.

Significant incentives are available for approved IDA Ireland clients.

Building Local, Thinking Global

Carrick-on-Shannon Business and Technology Park

IDA's Business & Technology Park is located east of Carrick on Shannon town and provides ease of access to Ireland West Knock, Dublin and Shannon International Airports. The park comprises c.1 2 hectares (29 acres) which is serviced , landscaped and managed by IDA Ireland.

Significant employers within the north west region include: Avantcard, Cora Systems, King & Moffatt, Vistamed, Elastometall Ireland Ltd, MCI (Mirror Control Ireland Ltd), Abbott, Nordson Medical and Masonite.

Advance Technology Building

The proposed building will sit on c.0.87 hectare/c.2.14 acre site with scope for expansion (subject of planning permission). This impressive landmark property will comprise c.2,027 sq m (c.21,818 sq ft) of technology and office space.

Accessed via an impressive reception and lobby, the building will offer two storey office accommodation to the front, open plan in design and laid out over large rectangular floor plates extending to an area of c.512 sq m (5,511 sq ft).

The technology space will consists of c.1,512 sq m c.(16,275 sq ft) with a clear internal eaves height of c. 6.5m (21.32 ft).

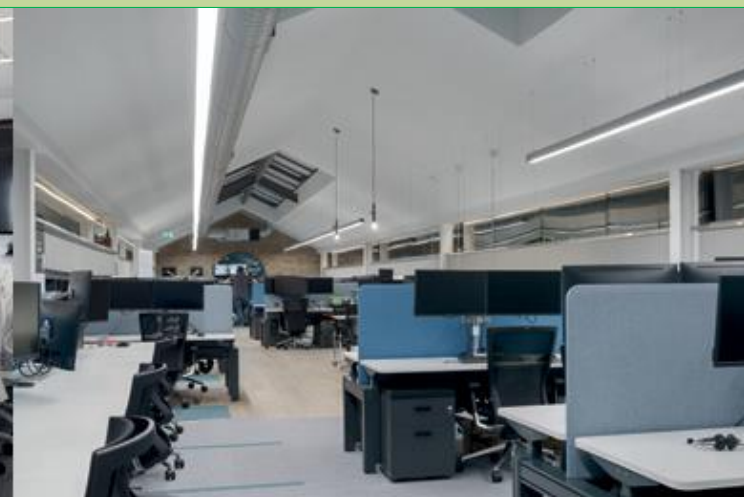
The Advance Technology Building

- Detached self contained technology / manufacturing facility
- c. 21,818 sq ft (2,027 sq m)
- Technology / manufacturing area with eaves height of 6.5 metres approx.
- Two storey open plan office accommodation over large rectangular floor plates
- Spectacular reception with full height glazed entrance
- Provision for canteen, board room and reception area within ancillary space
- Dedicated car and cycle parking
- Mains power supplied to the building
- Four loading bays and associated yard
- Adjoining IDA owned lands available for purchase to facilitate future expansion (subject to planning permission)

Advance Technology Building	c.2,027sqm	c. 21,818sqft
Technology Space	c.1,512sqm	c.16,275sq ft(*GEFA)
Office & Ancillary Space	c.512sqm	c. 5,511sqft
Car Parking	c.61spaces	

*(GEFA) -Gross External FloorArea

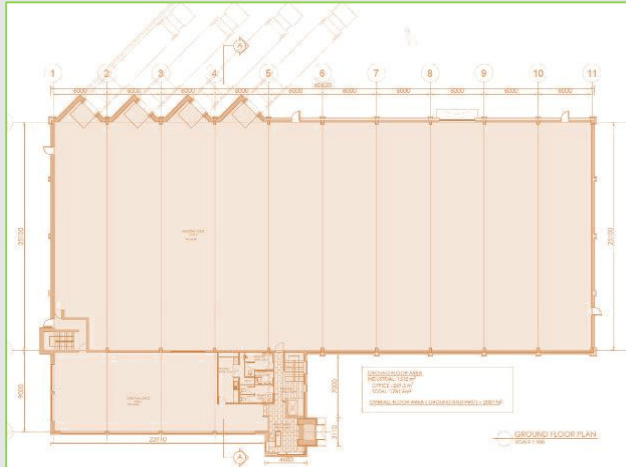
Advance Technology Building-indicative images



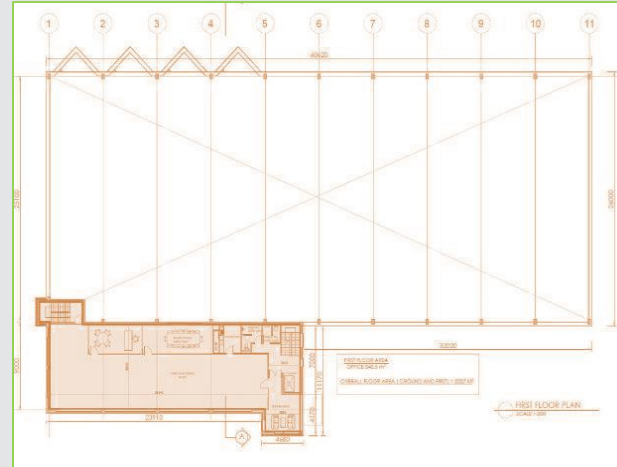
Advance Building Solution -indicative images

Floor Plans and Potential test fit layouts

Ground Floor



First Floor



Sample Manufacturing and office fitout (Subject to planning)

Ground Floor



First Floor



The information contained in this brochure is for guidance purposes only. These particulars should not be construed as forming a contract warranty. Maps and plans are not to scale and measurements are approximate. Intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.

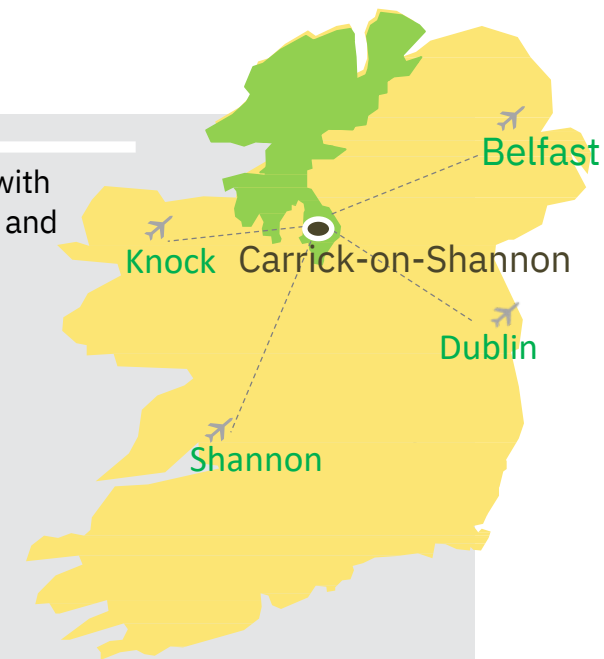
Building Success in Carrick-on-Shannon

County Leitrim's population is highly educated and skilled, with ATU Sligo the leading Institute for online learning in Ireland and providing a range of bespoke training for multinationals

County Leitrim has a population of c. 35,087 and a population of 300,000 within 60km radius

The region is home to Atlantic Technological University (ATU), a multi-campus technological university in the west and northwest of Ireland with 2 of those campuses ATU Sligo and ATU Letterkenny enrolling c.12,279 students and c. 3,083 graduates per annum

Companies within the North West region include: Pramerica, LiveTiles, Overstock, Avenue Mould, ICU Medical, Abbvie, Avantcard, Abbott, SITA, Optum, Phibro, Philips Medisize and MCI



A Regional Snapshot

- A combined population of 272,481 within the Counties of Donegal (167,084), Sligo (70,198) and Leitrim (35,199) which make up the North West region
- 50 IDA Ireland supported companies in the North West Region, employing over 7,129 people
- Strong Financial Services cluster with Pramerica Systems Ireland, based in Letterkenny, the largest financial services centre in Ireland outside of Dublin
- The region has a strong life sciences cluster – FDI and Indigenous Companies – and is home to the Atlantic Medtech Cluster
- Spectacular natural environment and surrounding area

North West Lifestyle

You'll find culture and creativity in abundance in and around County Leitrim

The north west is home to some of the best activities Ireland has to offer:

- Enjoy a diverse range of sporting activities along Shannon Blueway which include: Canoeing, Cycling, Kayaking, Stand Up Paddling and Walking
- Immerse yourself in the slow Adventure Tourism offering and enjoy amazing scenery including part of the Wild Atlantic Way. It also boasts magnificent scenery which include mountains, rivers, lakes and coastline.
- Relax on a secluded getaway to the legendary Lough Rynn Castle which is set on over three hundred acres of breath taking scenery.
- Discover your new sanctuary at Drumhierney Woodland Hideaway, a 100 acre estate, just waiting to be explored.

Advance with IDA Ireland

IDA Ireland is ready to support and guide you every step of the way as you undertake your Foreign Direct Investment in Ireland. Let us be your business partner and ensure you derive maximum benefit from Ireland's unique Value Proposition.

The place is right. The time is right.

Contact IDA Ireland or Leitrim County Council for further information and assistance.



Advance to the nextstep

For more information on IDA Ireland's Advanced Building Solution in Carrick-on-Shannon, please contact;

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