



**Carrick-on  
-Shannon  
Business  
Campus**

Carrick-on-Shannon Business Campus, is a turnkey office accommodation centre of 120,000 sqft. Located in the North West of Ireland, the Campus is ideally located, with excellent access to the national roads and rail links.





# Strategic Business Location



## TURNKEY

Fully fitted modern turnkey office solution



## OPEN PLAN

Predominantly open plan layout with cellular office space



## SUPERB CONNECTIVITY & LOCATION

Ideal location in Carrick on Shannon - excellent access to road and rail network



## PARKING

Situated on its own grounds with 588 parking spaces



## AIRPORT ACCESS

IRELAND WEST (KNOCK),  
DUBLIN, AND SHANNON



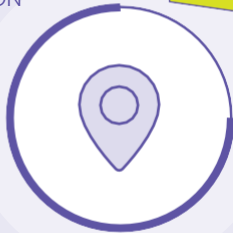
## BELFAST

2 HOURS TO BELFAST



## PROPERTY

RESIDENTIAL PROPERTY PRICES  
& RENTS ARE 50% CHEAPER



## DUBLIN

LESS THAN 2 HOURS  
TO DUBLIN



## CENTRE OF COMMERCIAL ACTIVITY

MULTINATIONAL COMPANIES:  
AVANT MONEY, MIOTION  
CONTROLS INTERNATIONAL,  
ELASTOMETALL & VISTAMED



## EDUCATION

CLOSE PROXIMITY TO ATLANTIC  
TECHNOLOGICAL UNIVERSITY  
CAMPUSES AT SLIGO

## CARRICK-ON-SHANNON BUSINESS CAMPUS

## ➤ Campus Clients

- Supports 200+ jobs at Avant Money
- Step up transition for micro enterprises who wish to expand beyond the Hive Regional Enterprise Hub and other hubs
- Indigenous internationally trading SME firms (Enterprise Ireland clients)
- Potential FDI clients as a landing space or 2<sup>nd</sup> site expansion

SECTION TWO:

# Quality of Life

---

**Carrick on Shannon is located on the banks of the majestic river Shannon, within a short distance of a number of large population centres.**

“Being situated at the gateway to both the River Shannon to the south and the Shannon- Erne Waterway to the north, the town is the marina capital of Ireland and a watersports paradise...”

Situated just two hours from Dublin and Belfast, Carrick on Shannon has become one of the most progressive centres of diverse quality commercial activity in Ireland. Numerous prestigious companies, big and small have chosen to locate here not least because of the quality of life, education, infrastructure, graduate talentpool, quality affordable housing and support services but also because of incentives from the local authority and various State and Semi-state development agencies.

The infrastructure in and around Carrick on Shannon is superb with linkages to the east and west of the country via superior road and rail networks. Air travel is also well catered for with access to international airports at Ireland West (Knock), Dublin and Shannon.

Carrick on Shannon is a progressive centre of diverse commercial activity in Ireland, which has attracted many companies over the years. Avant Money, Motion Controls International, ElastoMetall and Vistamed are just some of the multinational companies that are located in County Leitrim.

Being situated at the gateway to both the River Shannon to the south and the Shannon-Erne Waterway to the north, the town is the marina capital of Ireland and a watersports paradise, with access to 750km worth of waterways. It is also home to Ireland’s oldest rowing club.

Carrick on Shannon is also widely acknowledged as an Anglers paradise and within a 10km radius of the town there are no fewer than 41 lakes. The town also has an abundant offering of top class restaurants, nightlife, visitor attractions and retail facilities.

# There are many reasons why employees choose to live and work in the Carrick on Shannon region. These include:



## **50% CHEAPER**

Cost of Accommodation – Residential property prices and rents are generally 50% cheaper.



## **RECREATION**

Recreation – Carrick on Shannon is widely acknowledged as a water sports paradise. The town also has an abundant offering of top class restaurants, accommodation, nightlife, visitor attractions and shopping facilities.



## **COST OF LIVING**

Cost of Living – From housing to childcare, living expenses are significantly less.



## **ACCESS**

With proximity to an excellent road network Carrick on Shannon appeals to employees from many surrounding counties.





## SECTION FOUR:

# FACILITY OVERVIEW

“A state of the art operations centre built and maintained to the highest design standards.”

The business campus is approximately 120,000sq. ft divided into two phases, each of which can be utilised as a separate building as each phase is supported by its own mechanical and electrical plant. The first floor of Phase 1 is currently occupied by Avant Money providing financial services for clients within Ireland.

### Landlord Services *Optional*

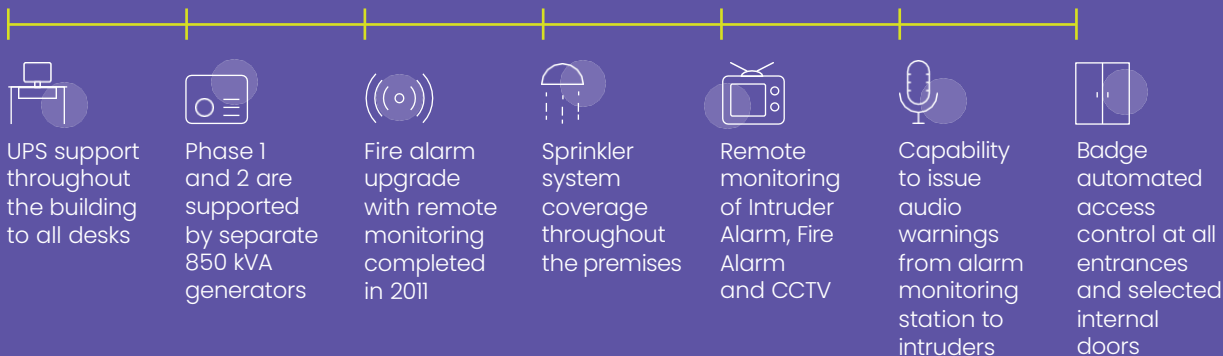
The landlord can provide a serviced office solution to tenants if required through the onsite facilities team. Landlord services include critical and non-critical engineering maintenance, fabric maintenance, space planning, moves and changes, cleaning and janitorial, security, life safety, landscape maintenance and a staff canteen.

### Additional Facilities

There are facilities for walkers and cyclists including bike racks, showers and locker rooms.

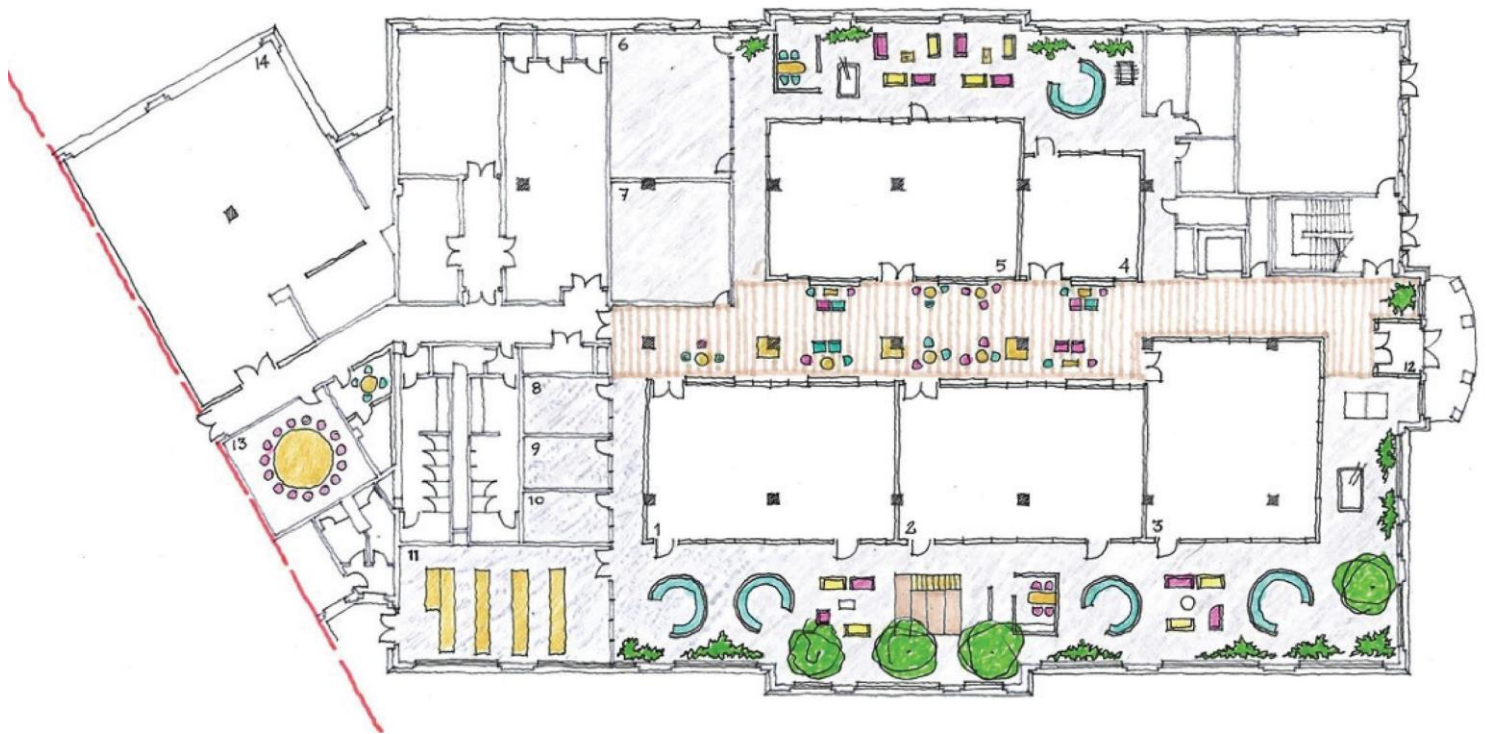
Nearby there are food outlets and a retail park. Adjacent to the site is a modern sports centre and gym and indoor swimming pool.

### Facility Specification





# A BUSINESS ECOSYSTEM APPROACH



## The Carrick-on-Shannon Business Campus will:

- » **Support job creation growth, entrepreneurship, and innovation** in this rural area and region.
- » **Establish a vibrant enterprise hub within the town boundary of Carrick-on-Shannon**, contributing to Town Centre First objectives.
- » **Provide turnkey office accommodation for SME and FDI clients**, within a supportive eco-system that links firms with supports from Atlantic Technological University (ATU), Enterprise Ireland and IDA Ireland. This will support job creation, entrepreneurship, and innovation in this area which currently lacks sufficient step-up facilities for growing enterprises.
- » **Support existing investment in The Hive Co-working and Enterprise Centre located in Carrick-on-Shannon** which is currently nearing capacity, enabling their clients to grow and move on, leaving space for new start-ups.
- » **Provide an opportunity for existing large enterprises to establish a regional office**, capitalising on demand for remote working, lower commercial rates, and lower cost of living.
- » **Sustain existing tenant (Avant Money)** and encourage expansion through development of a stronger financial services ecosystem, as well as encouraging other fintech companies to join this anchor tenant.
- » **Enable the re-purposing and renovation of an existing building**, bringing innovation to the design and layout of the building and deliver energy retrofits to improve the energy efficiency of the building.
- » **Deliver important multiplier effects for the wider economy of the region.**
- » **Facilitate Atlantic Technological University (ATU) to deliver programmes in Leitrim** focussing on the fintech sector.



For all enquiries

Contact Carrick-on-Shannon  
Business Campus team at

[info@carrickbusinesscampus.ie](mailto:info@carrickbusinesscampus.ie)

[www.carrickbusinesscampus.ie](http://www.carrickbusinesscampus.ie)

Supported by:



Rialtas  
na hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**



**Leitrim County Council**  
Comhairle Chontae Liatroma

