

Advance Building Solution Carlow

IDA Business and
& Technology
Park,

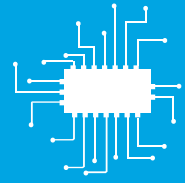
Dublin Road,
Co. Carlow,



For Delivery Q1 2023

- Advance Building Solution of c. 2,930 sq. m (approx. 31,538 sq. ft)
- Site area of c. 2.34 hectares (c. 5.78 acres)
- Manufacturing space of c. 1,537 sq. m (c. 16,544 sq. ft)
- Flexible office spaces available in region

BUILDING DETAILS



Advance building solution comprises of c. 2,930m² c. 31,538ft²) on a site area of c. 2.34 hectares (c. 5.78 acres) with additional lands



Two storey office accommodation of c. 1,157m² (c. 12,545 ft²) and high profile double height atrium at reception



Designed to achieve LEED CS accreditation and nZEB compliance. Energy Rating (BER) Certification TBC

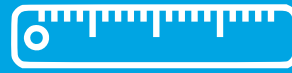


Technology / Manufacturing space of c. 1,537m² (c. 16,544 ft²) with roller shutter doors to service yard



Surface car parking for 70 cars including 4 accessible spaces and 2 e-car spaces. Cycle parking included.

GENERAL



Clear internal eaves height of c7.8 m (25.6ft)- TBC.



Accessible toilets and showers fitted

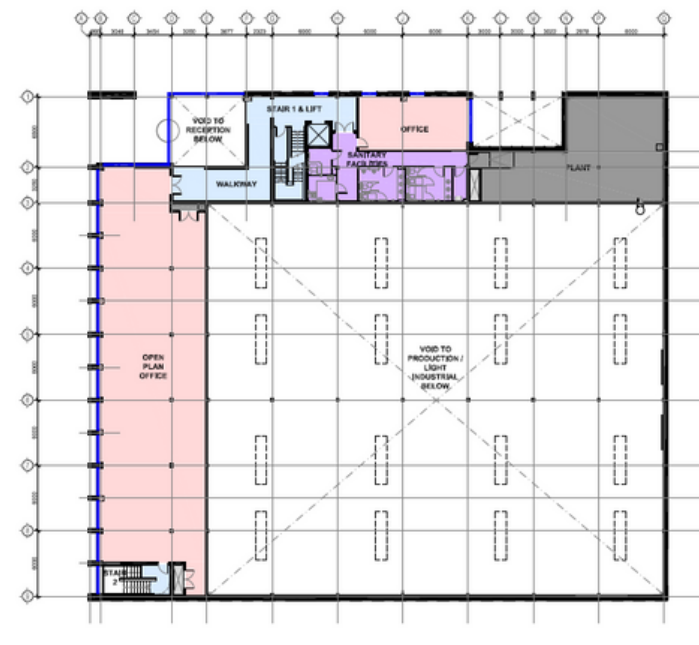


Sale or lease subject to board approval

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Ground Floor office
 • c. 4,187 sq. ft
 • (392 sq. m)

First floor area
 • c. 4,219 sq. ft
 • (392 sq. m)

Production Space
 • c. 16,544 sq. ft
 • (1,537 sq. m)

Total floor area
 • c. 31,538 sq. ft.
 • (c. 2,930 sq. m)



Dublin Airport – 97 km
 Shannon Airport – 180 km
 Cork Airport – 195 km



Rosslare Europort – 93 km
 Waterford Port (Belview) – 84 km
 Dublin Port – 103 km
 Wexford Harbour – 76 km



Dublin City – 84 km drive
 Waterford City – 80 km drive
 Wexford Town – 76 km drive

Contact

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