



Clonmel Advance Building Solution

IDA Business &
Technology Park,
Ballingarrane

Clonmel
Co Tipperary

 **IDA Ireland**

Building details

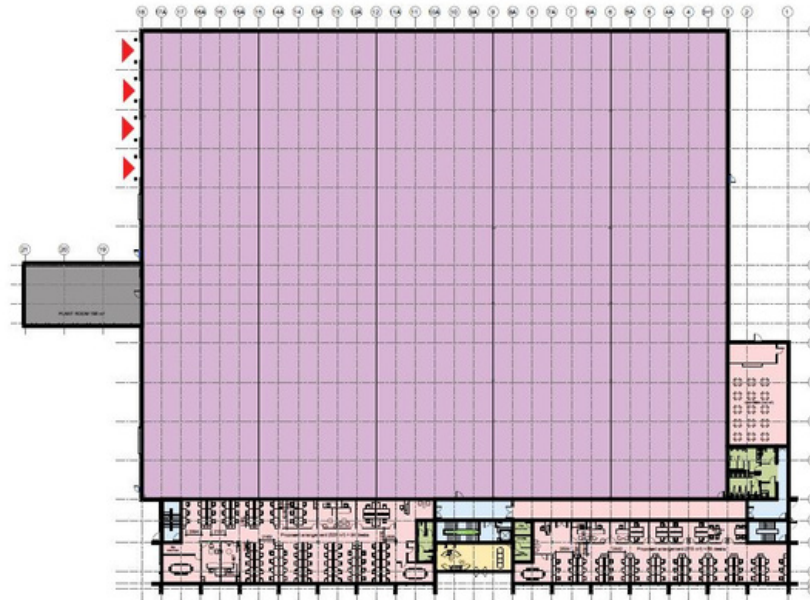
- Advance Building Solution of c. 10,000 m² (107,000 ft²) on a site area of approx. 3.4 hectares (approx. 8.4 acres)
- Technology/ manufacturing space of c. 6,480 m² (69,750 ft²) with roller shutter doors to yard
- Ancillary office space over two floors will be fitted out to include raised access floors, suspended ceilings, lighting, heating, air conditioning, finished toilets and common areas- TBC
- Surface car parking for 240 cars with EV charging terminals and cycle parking onsite

Sustainability

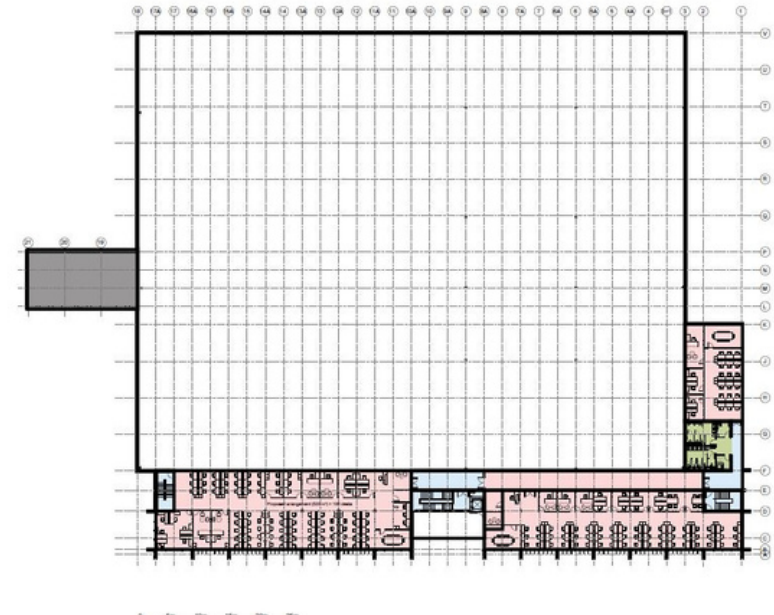
- Designed to achieve LEED CS accreditation and nZEB compliance

Specification

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Production Space

- c.6,480 m²
- c. 69,750 ft²

Ground Floor Office

- c. 1,147 m²
- c. 12,346 ft²

First Floor Office

- c.1,193 m²
- c. 12,841 ft²

Total Floor Area

- c. 10,000 m²
- c. 107,000 ft²

Accessibility

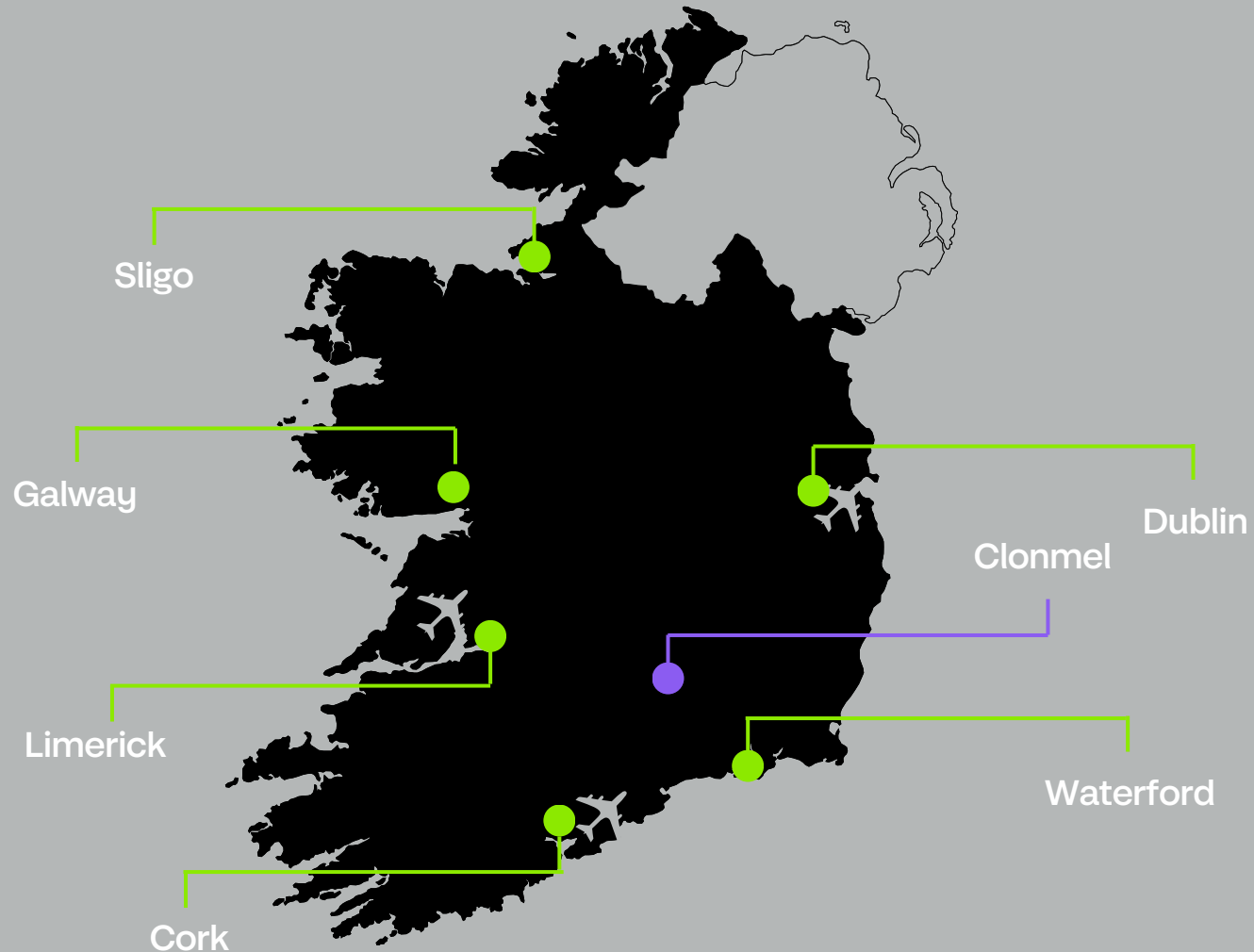
Dublin City – 190km /130 min drive
Cork City – 92km/75 min drive
Limerick City – 75km/90 min drive
Waterford City -50km/55 min drive

Dublin Airport – 202 km
Shannon Airport – 102 km
Cork Airport – 99km

Shannon Foynes Port – 113km
Port of Cork – 90 km
Dublin Port – 204km

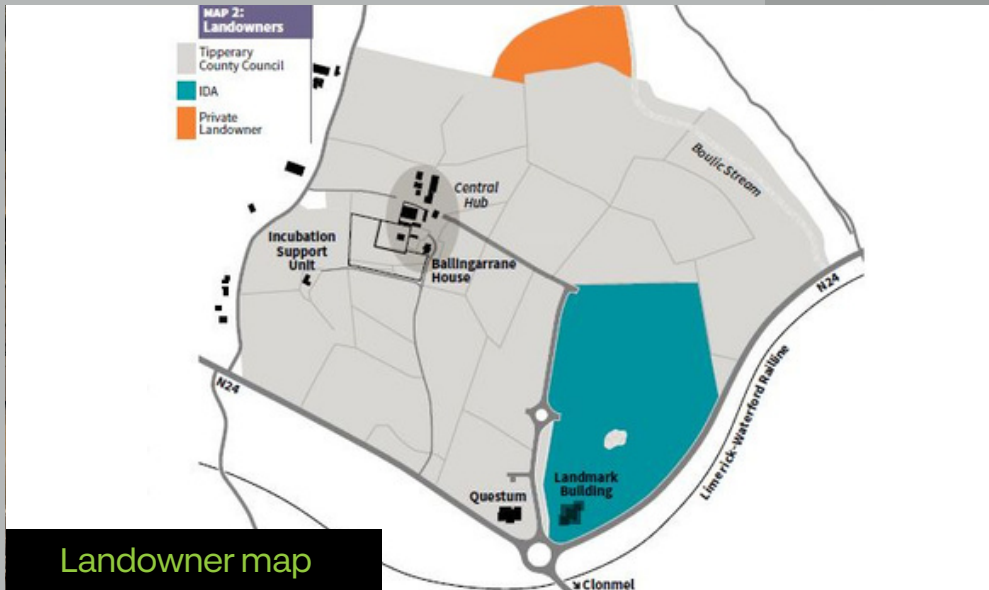
Direct Motorway Access
M7 Dublin to Limerick
M8 Dublin to Cork
M9 Dublin to Waterford
N24 Limerick to Waterford

Tipperary is home to 17 IDA companies, employing 5,230 employees. Within the regional catchment of the Clonmel site, there are over 93,500 people employed in 469 IDA companies. The main sectors and clusters are Medical Technologies and Pharma with Abbott being the largest employer. Other companies include Boston Scientific, Amneal, MSD, Infosys, Pinewood Laboratories and Fiserv.

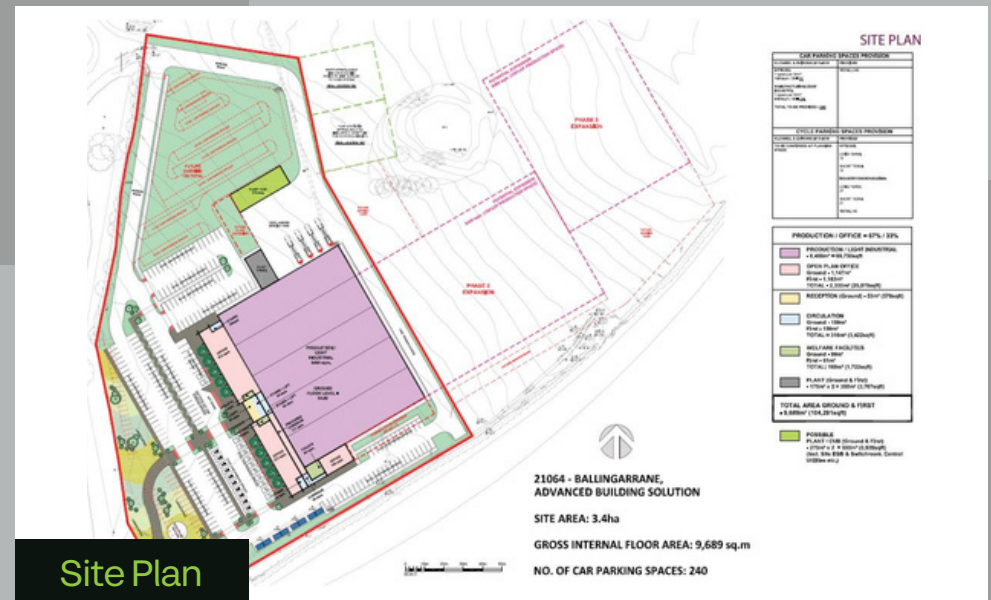




Exterior



Landowner map



Site Plan



Video



IDA Ireland



Contact our team

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