



Exterior



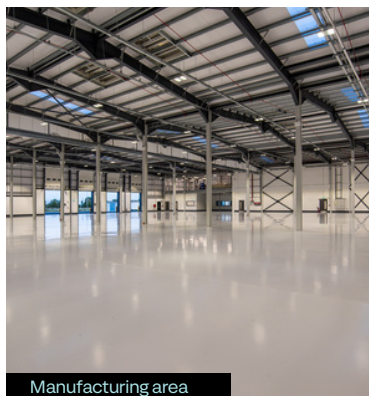
Manufacturing area



Exterior



Interior



Manufacturing area



Exterior



Galway Advance Building Solution



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Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

IDA Ireland

Accessibility



Shannon Airport - 90 km
Dublin Airport - 202 km
Knock Airport - 83 km



Dublin City - 208 km drive
Limerick City - 106 km drive
Shannon Town - 90km drive

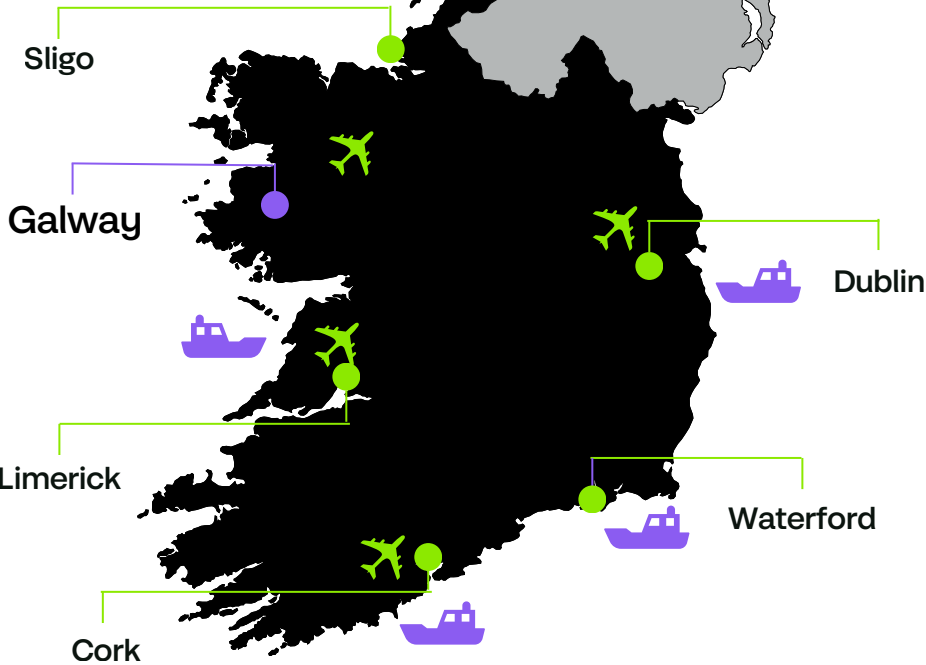
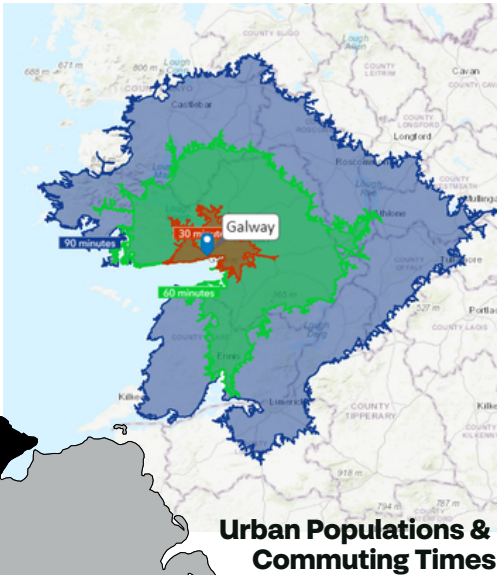


Galway Port - 7 km
Dublin Port - 218 km
Shannon Foynes Port - 135 km



Excellent national rail
and bus links

Commute Time Galway City	Population
30 Min Drive	130,463
60 Min Drive	333,237
90 Min Drive	819,640



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

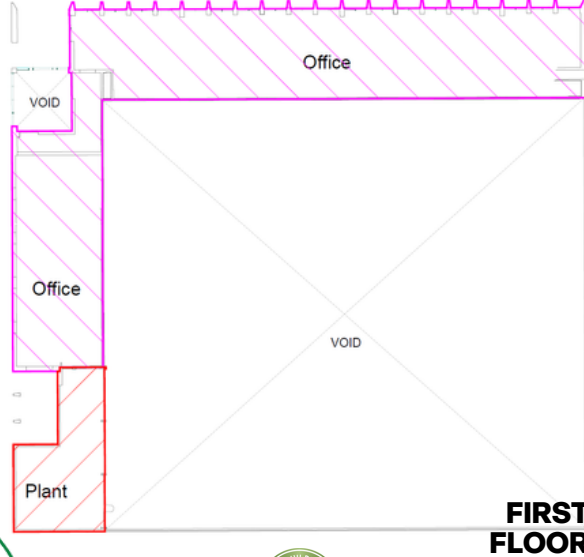
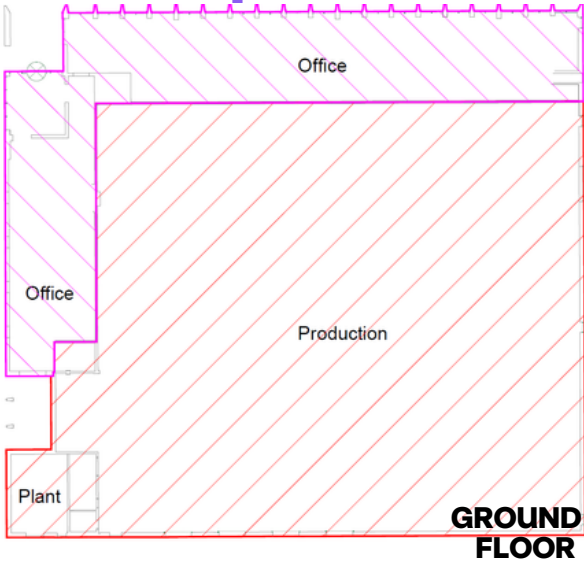
Building Details

- Advance Building Solution of c. 4,724 m² (50,858 ft²) with opportunity for expansion subject to planning
- Technology/Manufacturing space totalling c 2,735 m² (30,093 ft²) with roller shutter doors to yard
- Clear internal eaves height of c. 7.03 m
- Ancillary space totalling c. 1,783 m² (c. 19,193 ft²) including office space with raised access floors, suspended ceilings, lighting, air conditioning. Showers, toilets in common areas
- Surface car parking for 73 cars with EV charging terminals and cycle parking

Sustainability

- Energy Rating (BER) Certification A3
- Designed to achieve LEED Certified accreditation
- Designed to achieve nZEB compliance

Specification



Technology / Manufacturing	Ground Floor Office	First Floor Office	Total GEA
• c. 2,735 m² • c. 30,093 ft²	• c. 907.3 m² • c. 9,766 ft²	• c. 875.8 m² • c. 9,427 ft²	• c. 4,724.8 m² • c. 50,858 ft²