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Tionscadal Éireann  
Project Ireland  
2040


IDA Ireland




# Accessibility

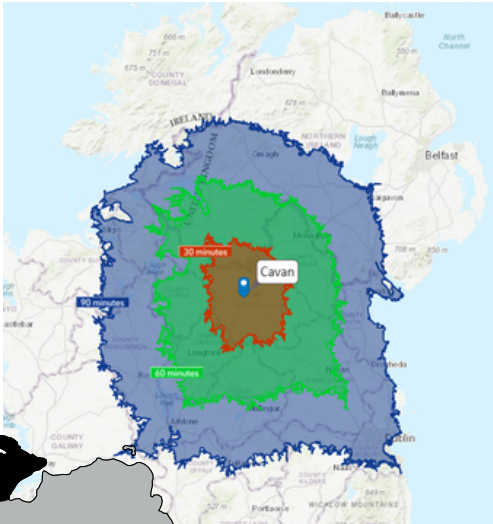
 Belfast airport - 160km - 90 minutes  
Dublin airport - 114km - 110 minutes

 Dublin City - 114 km - 110 minutes  
Belfast City - 160 km - 120 minutes  
Dundalk - 77km - 90 minutes

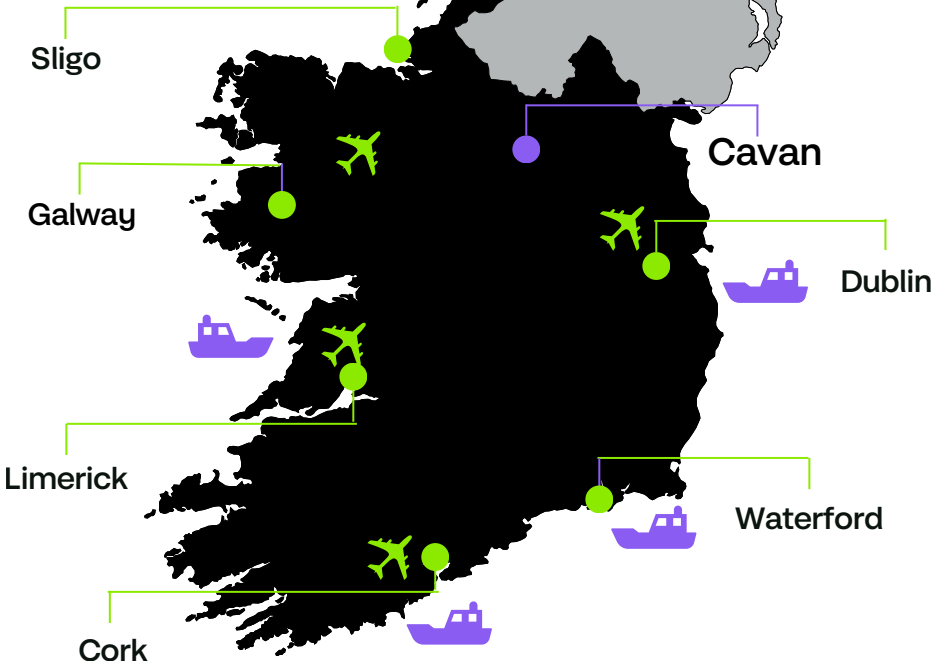
 Dundalk Port - 80 km - 90 minutes  
Drogheda Port - 88 km-90 minutes  
Dublin port - 122 km - 90 minutes  
Belfast port - 162 km - 120 minutes

 Companies in the region include UCT, ATA Group, Liberty Insurance, Breffni Air and Raptor Engineering, San Gobain, Foamlite, Boxmore Plastics and GBLI.

Commute Time	Population
<b>Cavan Town</b>	
30 Min Drive	67,529
60 Min Drive	322,101
90 Min Drive	2.09 million



Urban Populations & Commuting Times



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

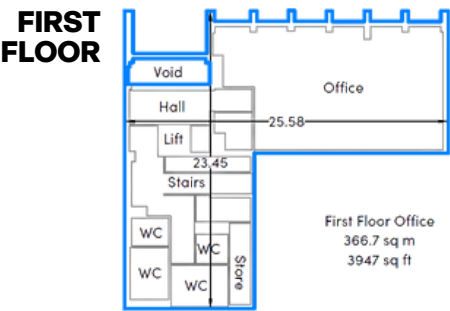
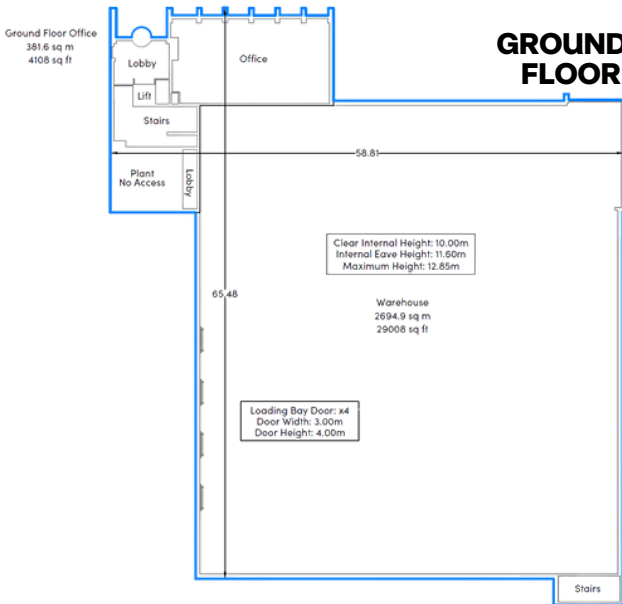
# Building Details

- Advance Building Solution of c. 3,486 m<sup>2</sup> (37,532 ft<sup>2</sup>) with opportunity for expansion subject to planning
- Technology/Manufacturing space totalling c 2,694 m<sup>2</sup> (29,008 ft<sup>2</sup>) with 4 roller shutter doors to yard
- Clear internal eaves height of c. 10 m
- Ancillary space totalling c. 1,783 m<sup>2</sup> (c. 19,193 ft<sup>2</sup>) including office space with raised access floors, suspended ceilings, lighting, air conditioning. Showers, toilets in common areas
- Surface car parking for 140 cars with EV charging terminals and cycle parking

# Sustainability

- Energy Rating (BER) Certification A3
- Fully electric building
- Designed to achieve nZEB compliance

# Specification



Technology / Manufacturing	Ground Floor Office	First Floor Office	Total GEA
• c. 2,694.9 m <sup>2</sup> • c. 29,008 ft <sup>2</sup>	• c. 381.6 m <sup>2</sup> • c. 4,108 ft <sup>2</sup>	• c. 366.7 m <sup>2</sup> • c. 3,947 ft <sup>2</sup>	• c. 3,486 m <sup>2</sup> • c. 37,532 ft <sup>2</sup>