



## Clonmel Advance Building Solution

IDA Business &  
Technology Park,  
Ballingarrane

Clonmel  
Co Tipperary

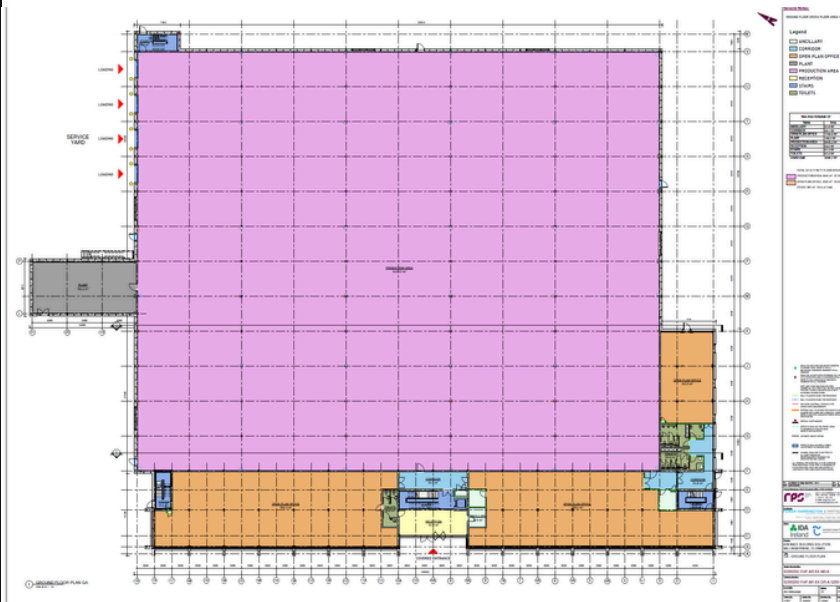
 **IDA Ireland**

## Building details

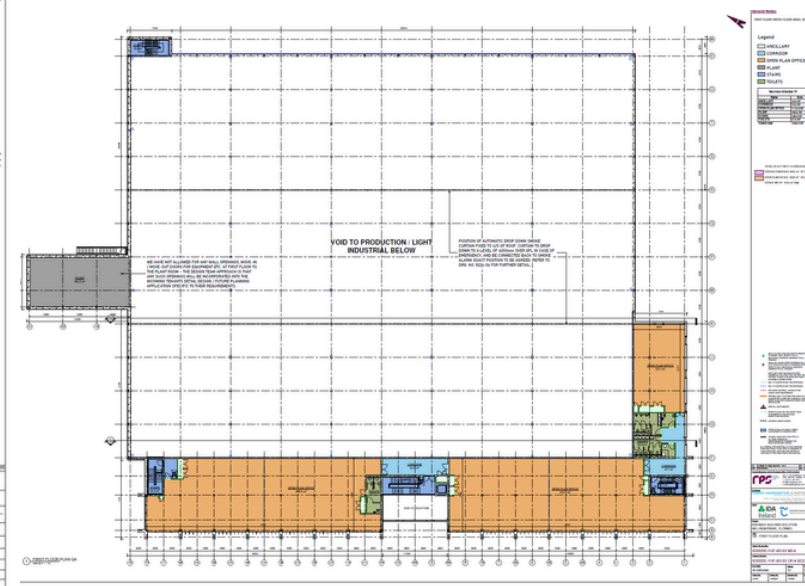
- Advance Building Solution of c. 10,058 m<sup>2</sup> (108,000 ft<sup>2</sup>) on a site area of approx. 3.4 hectares (approx. 8.4 acres)
- Technology/ manufacturing space of c. 6,480 m<sup>2</sup> (69,750 ft<sup>2</sup>) with roller shutter doors to yard
- Ancillary office space over two floors will 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

# Specification

GROUND FLOOR PLAN



FIRST FLOOR PLAN



## Sustainability

- Designed to achieve LEED CS accreditation and nZEB compliance
- Targeting an A3 BER certification



### Production Space

- c 6,480 m<sup>2</sup>
- c. 69,750 ft<sup>2</sup>

### Ground Floor Office

- c. 1,147 m<sup>2</sup>
- c. 12,346 ft<sup>2</sup>

### First Floor Office

- c. 1,193 m<sup>2</sup>
- c, 12,841 ft<sup>2</sup>

### Total Floor Area

- c. 10,058 m<sup>2</sup>
- c. 108,000 ft<sup>2</sup>



Riailtas na hÉireann  
Government of Ireland

Tionscadal Éireann  
Project Ireland  
2040

# 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

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

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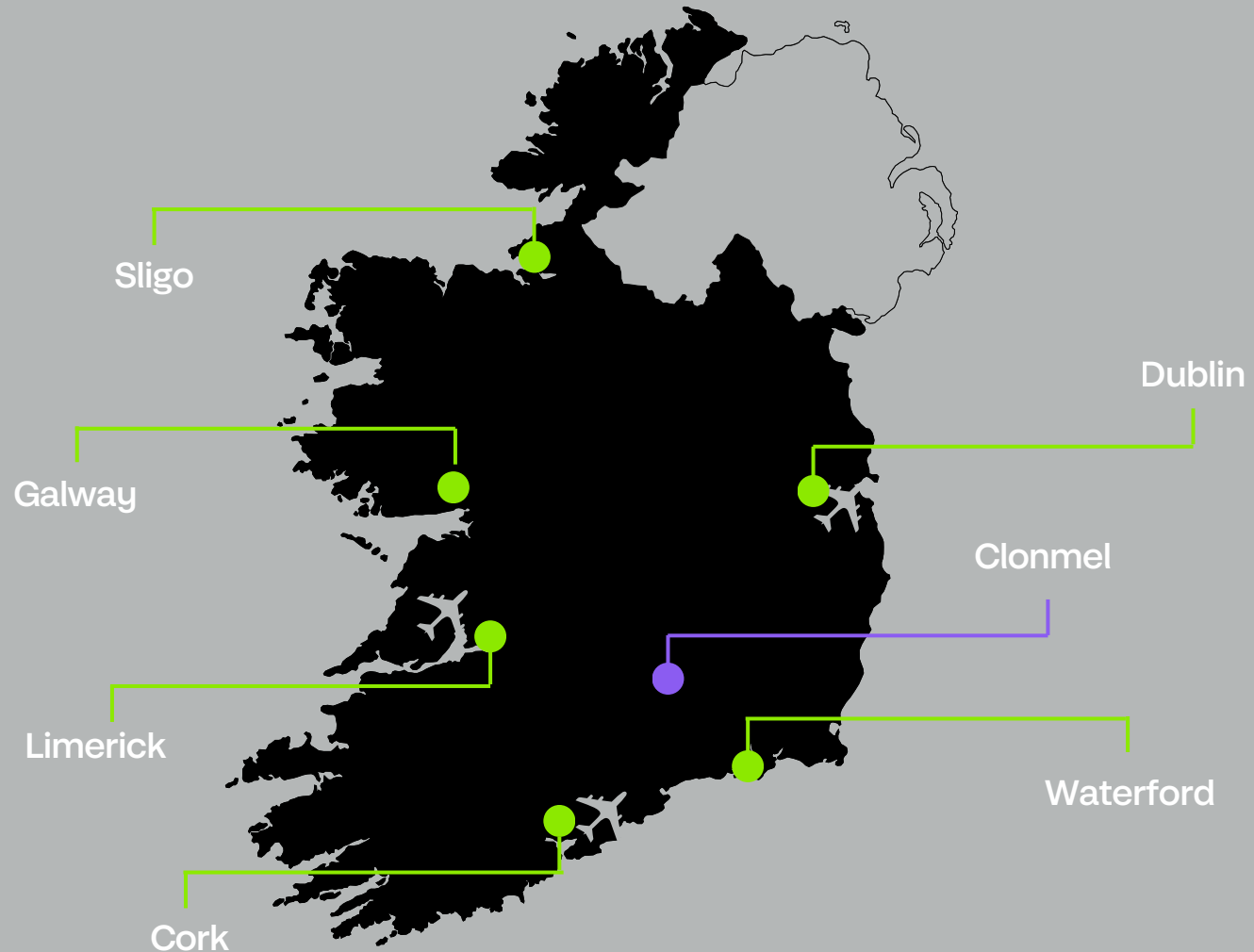
Shannon Foynes Port – 113km  
Port of Cork – 90 km  
Dublin Port – 204km

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

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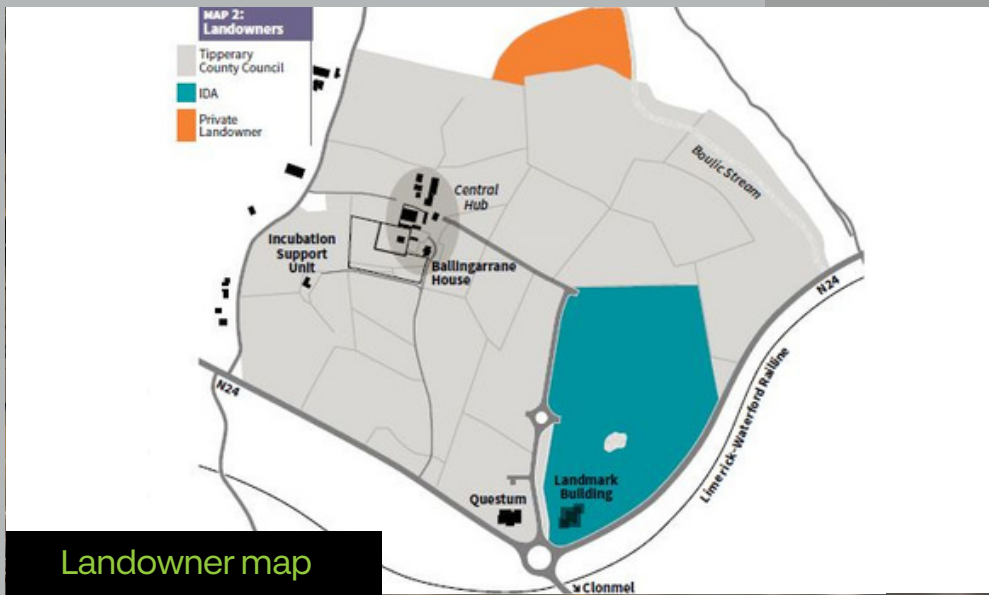
Tipperary is home to 17 IDA companies, employing 5,230 employees. Within the regional catchment of the Clonmel site, there are over 93,500 people employed in 469 IDA companies. The main sectors and clusters are Medical Technologies and Pharma with Abbott being the largest employer. Other companies include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







Exterior



Landowner map



Site Plan



Video



c. 20.06ha available

**Proposed  
ABS  
location**

**Contact our team**

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