



M11
business campus
gorey

PHASE 2 & 3



< M11 to ROSSLARE HARBOUR

M11 to DUBLIN >



To Belfast



Port Tunnel

Dublin Port



Dublin City Centre



Only 50 mins to Gorey

Sandyford

M50



M11



Gorey

Only 50 mins to Dublin

N11



Euro Route Rosslare Harbour

REGIONAL CONNECTIONS



Distances from
Gorey Town:

Wexford	42 Kms
Sligo	295 Kms
Waterford	82 Kms
Dublin	87 Kms
Sandyford	69 Kms
Cork	203 Kms
Belfast	266 Kms
Galway	293 Kms



Train connects Gorey to Dublin



50 minute drive to Dublin



40 minute drive to Rosslare Ferry Terminal



Direct access to M11 & 30 minutes to M50



80 minutes from Dublin Airport

WHY GOREY

Doing Business in Gorey

Gorey is geographically based within the new South County Dublin fold, in the north of County Wexford. With over one million people to the south of the area in Greater Dublin and half a million people living in the region, Gorey really is a good place to do business.

With excellent access off the M11, an International Airport within 80 minutes' drive in Dublin and two sea ports at Dublin and Rosslare, North Wexford is an ideal base for business, start-ups or expansion.

Business Supports

Wexford County Council and Gorey Chamber of Commerce offer a strong menu of business supports. Strong links have been developed with local funding agencies, including Wexford Local Development, Local Employment Service and Employability Wexford. These include grant aid, mentoring, feasibility studies and employment, all of which can be accessed for your business.

Why Gorey?

Gorey has excellent infrastructure and its accessibility to Ireland's East Coast, capital, airport, national roads and main ports make it the premier location for new businesses. Most importantly, setting up in Gorey is far more cost effective than Dublin or any other urban towns.

- Labour Force within an hours drive: 348,812
- Third level institutions within an hours drive include Trinity College, University College Dublin, Dublin Institute of Technology and more
- 65% of the population is of working age
- Global brands operating from Wexford include – Danone Nutricia, BNY Mellon, Zurich and CR Bard.
- Indigenous ICT & Innovation companies based within Wexford include: Innovate Technologies Ltd, SONRU.COM, SCURRI and Datapac

M11 Business Campus Gorey is an excellent business park development, a fully integrated contemporary space which allows for a productive, creative work environment. In the hub of Gorey, enterprise options remain boundless.



M11 BUSINESS CAMPUS GOREY



Set in North Wexford, within 30 minutes of Dublin's M50, 80 minutes of Dublin Airport and main Dublin Port, the M11 Business Campus Gorey is the ideal base and investment for global companies.



NORTH WEXFORD, SOUTH DUBLIN RADIUS

NO COMMUTE



POPULATION GROWTH
3.7%

within 45 minute radius



50 MINUTES FROM
DUBLIN CITY CENTRE



BETTER QUALITY OF LIFE

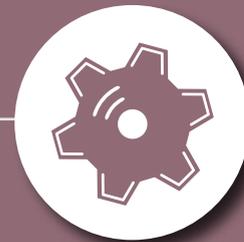


LINKED BY NATIONAL ROAD, RAIL, PORT, AND COACH ROUTES

RENOUNDED FOR FASHION, FOOD & CULTURE



LOWER COST OF LIVING



348,812
IN LOCAL WORKFORCE
within 45 minute radius



€230,000

3 BED SEMI AVERAGE PRICE



EXEMPLARY PRIMARY & SECONDARY EDUCATION SERVICES



OVERVIEW

- Modern & contemporary multi-functional office space
- Integrated eFibre available for high speed, secure broadband (1,000 MB IP Transit Fibre Circuit available)
Service provider Eir
- Direct access to M11 & only 30 minutes from M50
- Excellent car parking
- Close to amenities
- High Quality Available office units for lease at competitive rates
- More cost competitive than equivalent in Dublin
- Stronger value per square metre



Description	SQM Net Internal Area	Additional	Status
Ground Floor A	500		Available
Ground Floor B	500		Let to Wexford County Council
First Floor A	500	Entire 1st Floor 1,003sq.m	Available
First Floor B	503		Available
Second Floor A	500		Available
Second Floor B	500		Let to Innovate
Third Floor	563		Available
500 to 2,000sq.m available			



MIX OF COMPANIES WITHIN 45 MINUTES OF GOREY

Wicklow

Elavon

(Computer Software) 300 employees approx



Kerry Foods Wicklow

(Meat Processors) 800 employees approx



Servier (Ireland) Industries Ltd

(Chemicals) 400 employees approx



Carlow

Unum Ireland Ltd

(Financial Services)



Burnside Autocyl Ltd

(Precision Engineering) 180 employees approx



Wexford

Lake Region Medical Ltd

(Life Sciences) 800 employees approx



Clearstream Technologies Ltd

(Life Sciences) 380 employees approx



Danone

(Agri-food)



Zurich

(Financial Services) 200 employees approx



Datapac

(ICT)



Innovate

(ICT)



FLOOR SPECS

- eFibre network
- Internal CAT 6A cabling
- Air conditioned offices and appropriate air changes to include heat recovery units
- Full height void and atrium with contemporary glazing above coffee and break out area
- Contemporary curtain wall glazing to open plan offices
- Tiled suspended ceiling with louvre lighting
- Wall finishes skim plaster and paint finishes
- Glazed balustrade to stairwell
- Marmoleum finish to communal floors
- Fully tiled floors and walls to toilet areas
- Full electrics with data points
- Communal lift to all floors
- All areas accessible and compliant for disability access



M11 BUSINESS CAMPUS GOREY PHASE 1 TENANTS



The mission of Wexford County Council is to improve the quality of life of the people of Wexford by representing the interests of citizens and providing services to meet their needs.

Wexford County Council have taken a lease on 500sqm to operate an innovation and technology hub for start-ups, companies relocating to the area and a hot-desk / co-working alternative space for commuters. The Hatch Lab will be located on the ground floor and offer printing, broadband, refreshment, meeting and conference facilities all set in a high-end designed space. Additional mentoring and business support services for start-ups will also be available at the location.



GOREY AND ITS LOCAL AMENITIES

Gorey is a modern town with a traditional feel. Its rich history as a market trading town is reflected today in the high number of local businesses and producers.

The region is abundant with everything from high fashion to authentic gourmet eateries, great places to stay, as well as unlimited outdoor recreations, a thriving arts and culture community and plenty of pubs filled with live music and atmosphere.

Whatever you are looking for, North Wexford has literally hundreds of things to do, places to explore and attractions to enjoy. In terms of places to live and quality of life, Gorey has to be top of the list.

Retail Facilities

Gorey Shopping Centre (Anchor store Dunnes Stores)
Tesco Shopping Centre
Aldi
Lidl
Gorey Main Street
Esmonde Street

Ferries

The main ferry ports for the South East are Rosslare (just over 50kms from Gorey) and Dublin / Dun Laoghaire (100 kms). Rosslare has services to Pembroke, Fishguard and Cherbourg (France). Dun Laoghaire has services to Holyhead and Dublin has services to Holyhead, Liverpool, Douglas (seasonal). All the ferry ports have excellent access for freight, passenger and car passengers and Gorey is linked to all ports by Euro Route 1.

Financial Institutions

AlB, Main Street, Gorey
Bank of Ireland, Main Street, Gorey
Ulster Bank, Main Street, Gorey
EBS, 102 Main St, Gorey
Gorey Credit Union, Mc Dermott St, Gorey
Post Office Tel: 053-9421314

Airlines

Dublin Airport (110 kms) and Waterford Airport (100 kms) are the main airports servicing the South East. The main operators Ryanair, Aer Arann, BMI and Aer Lingus offer scheduled services to the UK and Europe. Aer Lingus also has services to the United States. From the airport get a bus or taxi to Dublin city centre and then travel onward by bus or rail.

Transport Services in Gorey

Road

Gorey is ideally located on Ireland's M11 Euro-route midway between Dublin and Rosslare Euro-ports. Whether you are coming South from Dublin or North from Rosslare the best way to get to Gorey is to use the M11.

Bus

Bus Eireann and Wexford Bus operate several daily services to and from Dublin and Rosslare. They also provide airport transport with regular services. Tickets are available to purchase locally or via www.wexfordbus.com or www.buseireann.ie

Rail

Iarnrod Eireann operate a number of daily services to and from Dublin, with a commuter train now in operation, making Gorey an easily accessible commuter town.

State Agencies

Enterprise Ireland
Wexford County Enterprise Board
Wexford Local Development
Local Employment Service
Employability Wexford
Wexford County Council
Industrial Development Authority

Health Board

Gorey Hospital
Wexford Hospital

Schools

There are a number of excellent primary and secondary schools in the Gorey region including Educate Together, private and national schools.







AMBER SPRINGS

HOTEL AND HEALTH SPA
★ ★ ★ ★



The Amber Springs Hotel, situated beside the M11 Business Campus, is a 4* contemporary property with an excellent conference centre and top of the range leisure facilities with Elemis Cocoon Spa.

The food in the hotel is award winning. The Amber Springs has its own farm minutes away which produces 100% of the hotel's beef and much of the seasonal vegetables and herbs which are delivered daily to the hotel.

Renowned for its family orientated resort facilities, the hotel has a pet farm, go-karting, mini golf and kids club with mother and toddler meetings as well as seasonal events during the holiday periods.

As a tenant of the M11 Business Campus you will be listed as a client receiving preferred rates on all corporate accommodation bookings and membership to the Leisure Centre.





A SOLID HISTORY OF CONSTRUCTION

Redmond Construction was established in 1986 and since then has constructed over 1,178 individual builds ranging from private dwellings, apartment buildings, hotels, local authority housing and, more recently, renewable energy builds within the business and industry sectors.

Redmond Construction has a history of delivering projects on time, within budget and to the highest of standards.

The straight forward service on key project deliverables has made it one of Ireland's leading construction firms. Redmond Construction continues the tradition of driving quality builds and excellence in construction.

Redmond Construction has a strong portfolio of building, engineering, design projects and builds nationwide. The company's mission is to manage the customer's construction risk and bring added value to each project.

Redmond Construction has garnered professional partnerships with agencies who work to the same level of ethics, quality and dependability. This ensures a high level of repeat business due to the quality of initial projects.

Redmond Construction are members of Homebond, The National Guild of Master Craftsmen and The Construction Industry Federation.



DEVELOPERS



Redmond Construction
Gorey,
Co. Wexford
+353 (53) 942 0306

ARCHITECTS



Molloy Architecture
& Design Studio
9 McCurtain Street,
Gorey, Co. Wexford

SOLICITORS



O'Doherty Warren
& Associates
Charlotte Row
Gorey, Co Wexford

AGENTS



Lisney
St Stephens Green House
Earlsfort Terrace, Dublin 2
+353 (1) 638 2700
www.lisney.com

www.m11businesscampus.com

These particulars and price lists are issued on the strict understanding that they will not be construed as forming part of any contract. Maps are not drawn to scale and measurements are approximate. The builder reserves the right to make alterations to the design and specification in the interests of the overall quality of the development.