

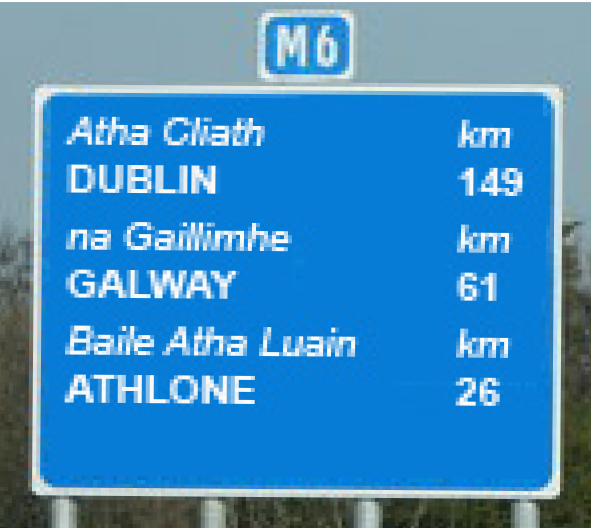
ADVANCE MANUFACTURING UNIT, BALLINASLOE

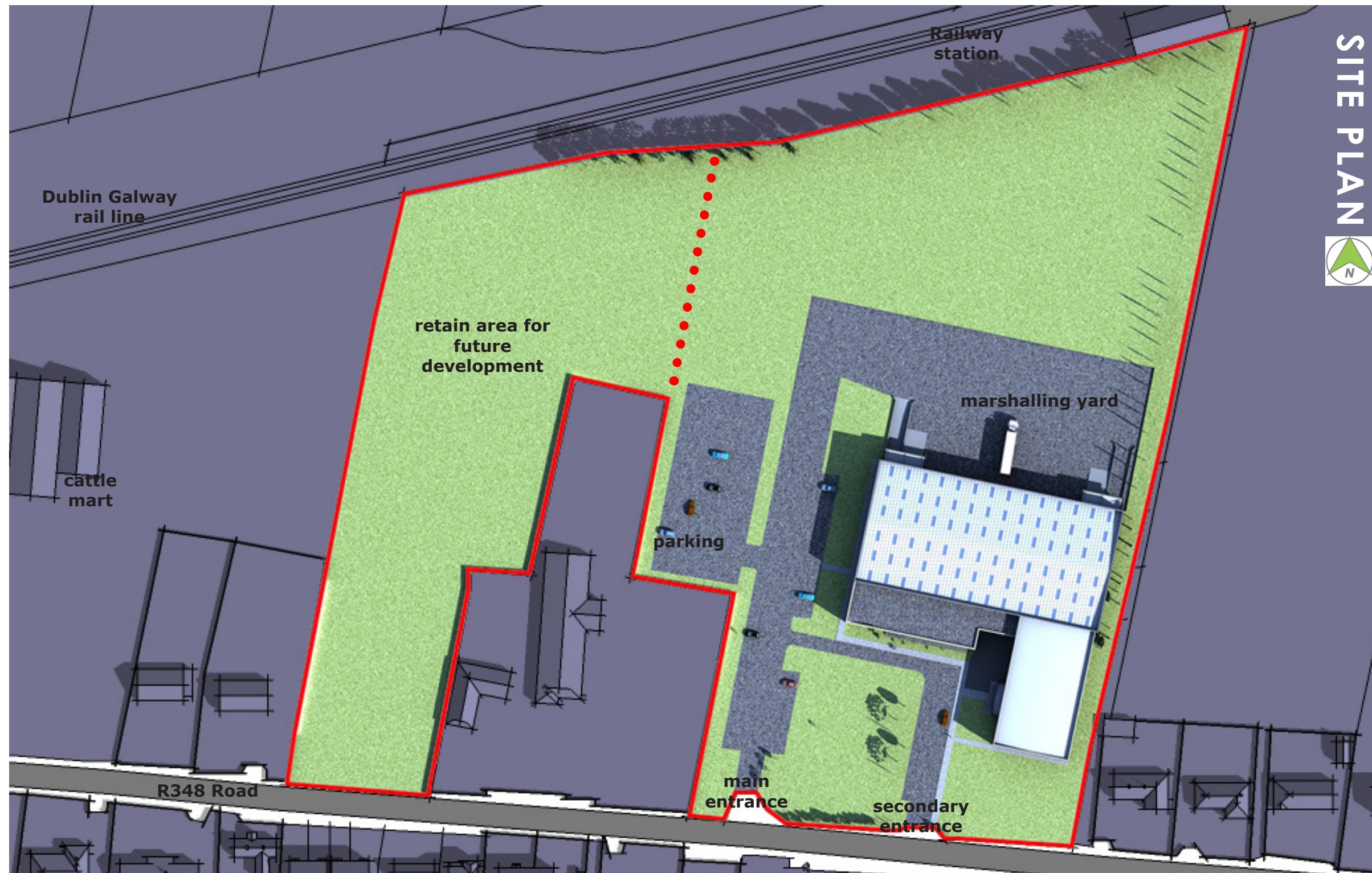


M6 Dublin - Galway
Motorway

Carlton - Shearwater Hotel,
Ballinasloe

Ballinasloe Train Station
Dublin - Galway Intercity Service





SITE PLAN



companies already in locality:



SITE BENEFITS

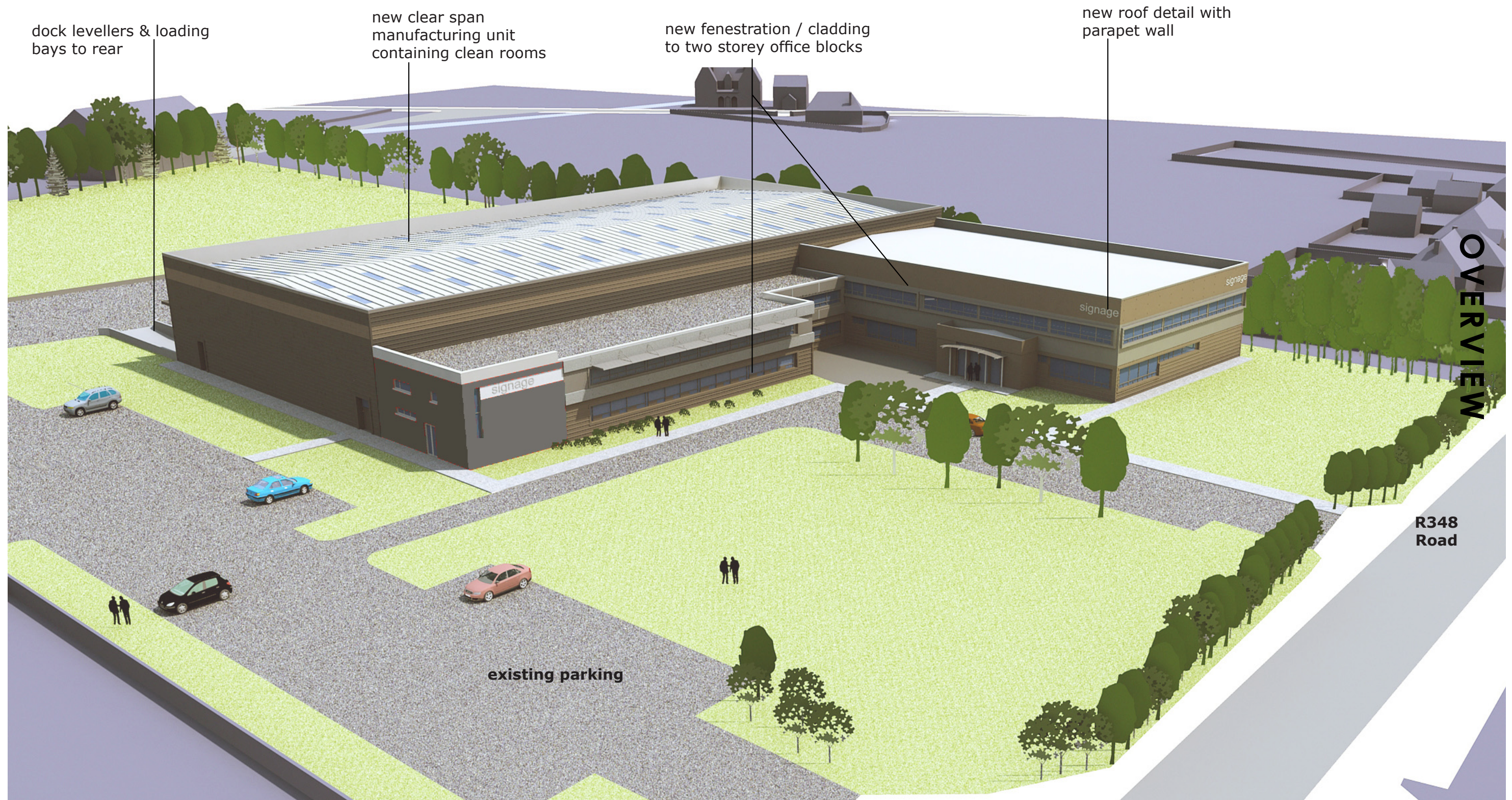
- Adjacent to M6 Motorway -convenient travel times - Dublin 90 minutes, Galway 40 minutes, Athlone 15 minutes
- Railway station adjacent to site - Intercity connections to Dublin, Galway and on
- Accessible to Dublin & Shannon International Airports
- Ballinasloe, traditionally a market town, boasts a well educated and flexible workforce.
- The largest town in County Galway.
- Strategically located between the third level colleges in Galway and Athlone with student numbers of 30,000+

made up of over 50 nationalities.

- International recognised programmes with strong academic reputations include: polymer/plastics engineering, biomedical technology, electronic engineering, mechanical engineering, computer & software engineering & operations engineering
- These third level colleges and the large number of graduates have attracted the worlds leading medical companies to locate here.
- Ballinasloe is a haven for a highly skilled workforce due to its proximity to educational centres of excellence to the

east and west

- Companies already locally : Ericsson, Elan / Alkermes, Creagh Medical, Western Automation Research & Development, Valois / Aptar, Dubarry, Axa Assistance, OMAC Minerals lab/ALS Minerals, Teleflex Medical, Covidien, KCI Ireland, Integra Lifesciences, PPD, Athlone Pharmaceuticals & Harmac Medical Products, to name but a few.



THE FACILITY

- The existing building is currently being completely redeveloped into a new 53,728 sq. ft. premises.
- Proposals include a complete redevelopment
- New production area will be of increased height allowing possible additional mezzanine floor in part as an option
- Two new dock levellers will be incorporated as well as options for clean rooms
- Full planning permission has been obtained for the new development.

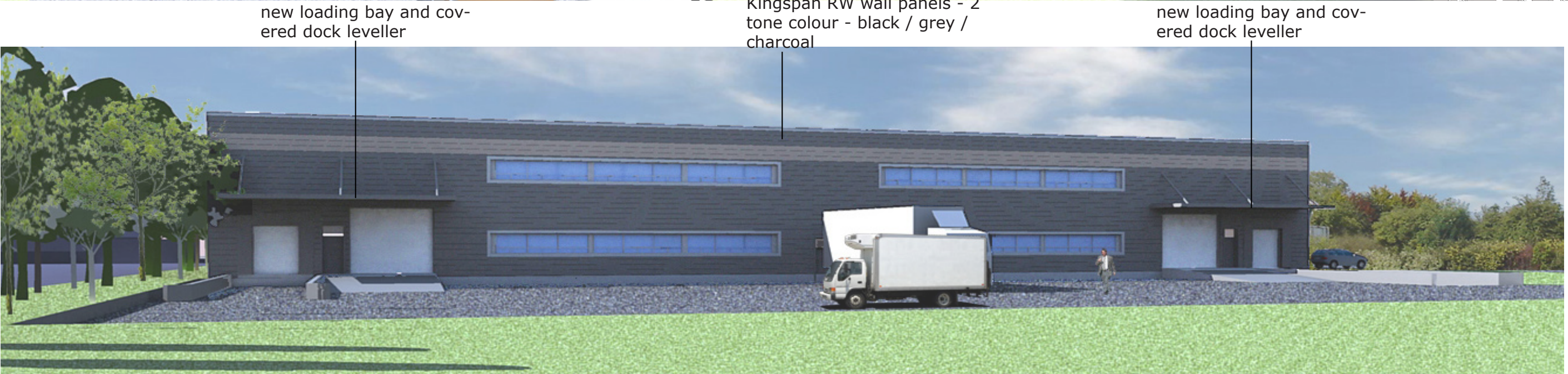
THE SITE

- 10 acre site with ample car parking, truck loading/ unloading
- Mature landscaped setting
- 20kV power supply already on site (with standby generator)
- Mains gas supply available

NEW LAYOUT INCLUDES:

- | | |
|---|----------------|
| • Production Area (excluding mezzanine) | 25,820 sq. ft. |
| • Open plan production area | 7,978 sq. ft. |
| • Reception area | |
| • Offices | |
| • Canteens | |
| • Board Rooms | |
| • Kitchen | |
| • Laboratories | |
| • Stores | |
| | 19,930 sq. ft. |

Total area of facility 53,728 sq.ft.



PROGRAMME OF CONSTRUCTION WORKS

- Demolition / Stripping out works 7 weeks
- Erection of structural steelwork 6 weeks
- Cladding/ Walling /facades/ glazing 9 weeks
- Civil Engineering Programme 8 weeks
(concurrent with above)
- Fit Out - subject to specification