

TO LET

PREMIUM  
OFFICES

# THE WATERFRONT

the perfect regional location...



01 633 3700



059 9132500



**The Waterfront** presents a superb opportunity to let premium office accommodation in the heart of Carlow Town Centre. Strategically located, the Waterfront is a standout property in one of the fastest growing towns in Ireland.



# The Waterfront

The landmark building offers up to 4,400 square metres of impressive open plan office accommodation in two blocks with basement car-parking, within the heart of Carlow Town, overlooking the River Barrow.

Situated in a prime location, this exclusive development, only 45 minutes from Dublin, is located at the nexus of Carlow's business communities. Carlow is the Town of choice for global pharmaceutical giants MSD, multi-national software firms UNUM and Netwatch and Teagasc, the agriculture and food development authority in Ireland. It is also adjacent to the Institute of Technology Carlow that produces approximately 1500 graduates per year.

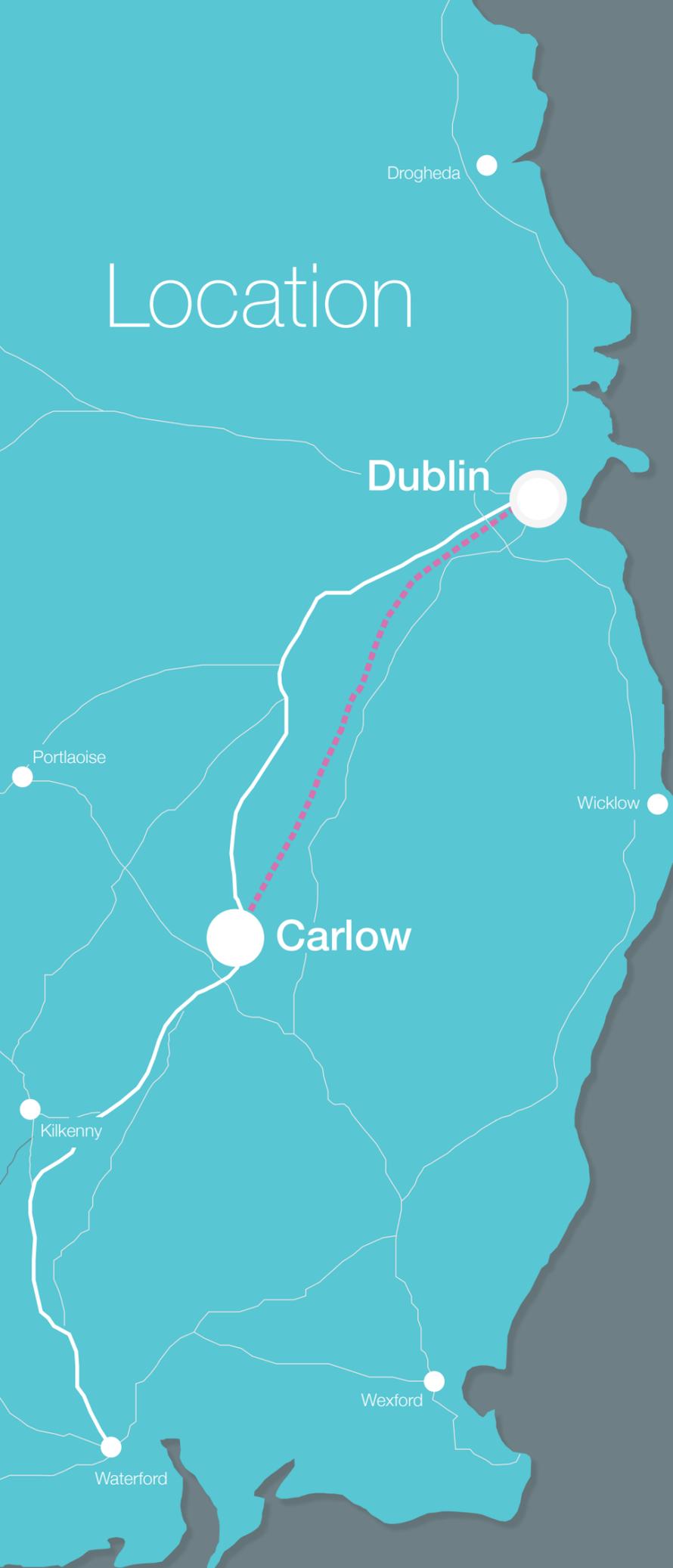
The Waterfront is superbly served by rail and the M9 Motorway with a skilled workforce of 120,000 within 30 miles. Carlow offers high quality affordable housing, excellent childcare facilities and benefits from a diverse range of excellent local amenities.

The Waterfront offers premium office accommodation in the heart of Carlow Town, a highly effective business location delivered through the availability of a skilled workforce, competitive costs, state of the art infrastructure, easy access to Dublin and a lifestyle second to none.

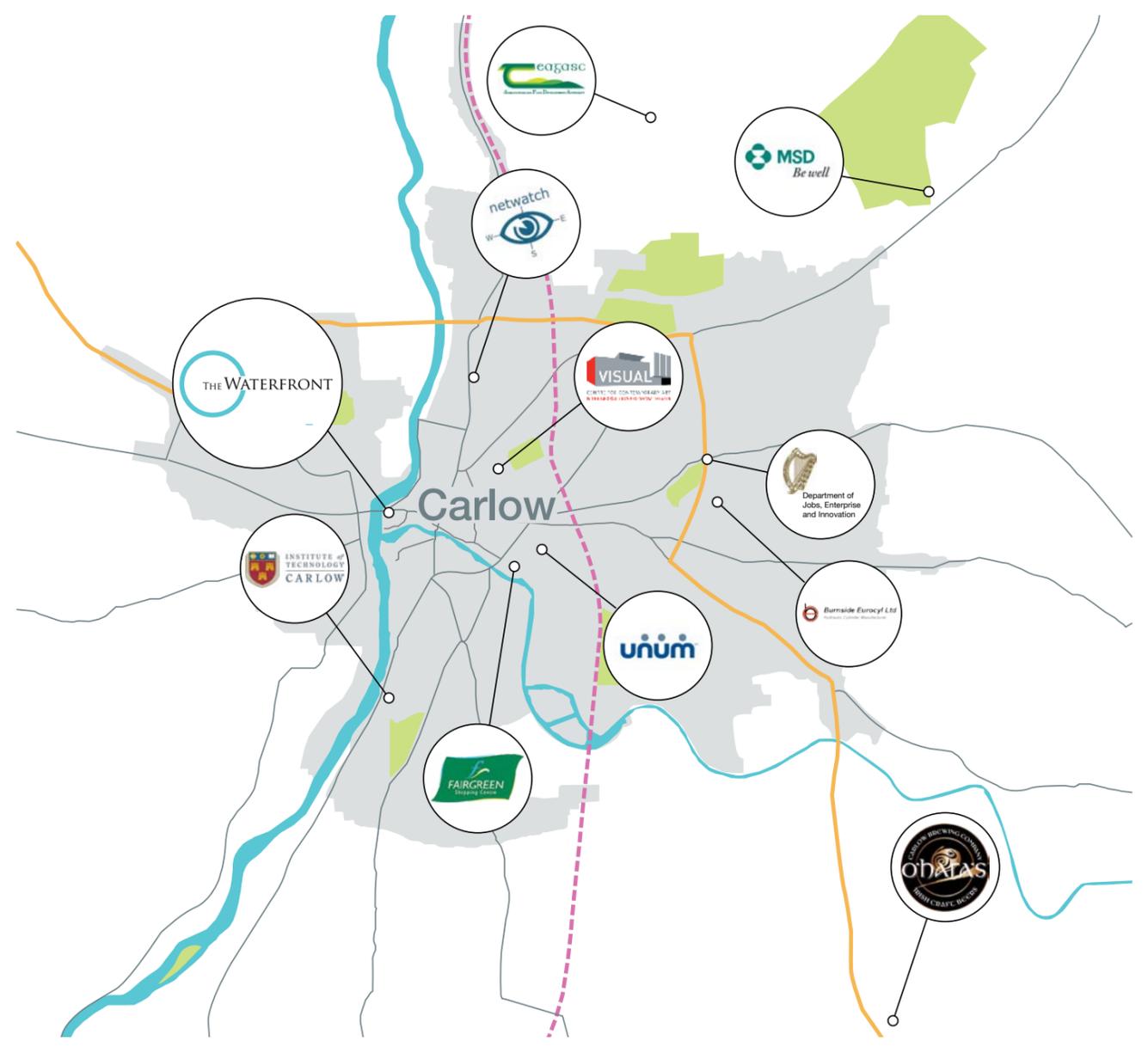


**The Waterfront** offers premium office accommodation in the heart of Carlow Town, a highly effective business location

# Location



- 
**M9 Motorway**  
 Carlow to Dublin  
 45 Mins
- 
**Rail**  
 Carlow to Dublin  
 50 Mins
- 
**Dublin International Airport**  
 60 mins from Carlow



## Amenities / Facilities / Transport

The Waterfront is located at the heart of Carlow's vibrant town centre. The property commands a pivotal location adjacent to Carlow Castle, overlooking the River Barrow.

Excellent local amenities are in abundance, such as Fairgreen Shopping Centre, numerous high quality restaurants, Omniplex Cinemas and Shaws Department Stores. Carlow's iconic centre for contemporary arts and performance venue, 'VISUAL', is located on the old Dublin Road. Carlow is also home to some of the finest inland golf courses in Ireland including Carlow Golf Club and Mount Wolseley Hotel, Spa and Golf Resort. Carlow also provides excellent hotel accommodation including the Talbot Hotel and the Seven Oaks Hotel.

Carlow has established itself as a premium regional business location and is now resident to an impressive

list of respected international corporate occupiers including: MSD; UNUM; Netwatch; Burnside; and the Carlow Brewing Company. MSD employs over 2,000 people across six sites in Ireland, including a key facility in Carlow. A leader in healthcare, MSD is dedicated to helping the world be well through a wide range of innovative health solutions.

**SUPERB TRANSPORT** - The Waterfront has access to excellent transportation links including Irish Rail and numerous bus services. The area also benefits from exceptional road infrastructure with the M9 providing speedy access to Dublin within 45 minutes. Its proximity to Dublin Airport, just 1 hour away, makes The Waterfront an even more attractive location.



THE WATERFRONT

# Carlow offers...



Carlow is a  
**Cost Effective**  
business  
location

**2** Institutes of Higher  
Education providing  
1500 graduates per  
year



Home to  
**MSD**  
the second-largest  
pharmaceutical  
company in the  
world



Home to  
**unum, Netwatch** and a  
range of **I.T. companies**



Ample supply of  
**good quality**  
housing



**45**  
Mins to  
Dublin



within 1 hour of  
**Dublin Airport**

Superbly located with an excellent transport infrastructure, a well populated catchment area, highly educated workforce, two third level colleges and the support of Carlow County Council, IDA Ireland (Industrial Development Agency) and

Enterprise Ireland, Carlow offers investors more than most other Towns can aspire to. Additionally, Carlow offers a high quality of life supported by a range of local amenities set amongst an ample supply of high quality affordable housing.



# The Offices

The Waterfront boasts spacious and generously proportioned purpose-built accommodation that easily exceeds the demands of modern occupiers.

The Waterfront is finished to the highest possible specifications in order to provide a new benchmark for working environment in Carlow.

The offices are finished to a high standard and include:

- 600mm x 600mm modulated ceiling tiles
- Open-plan LED lighting
- Raised access floors throughout
- Air-conditioning
- ESB substation (located in the basement)
- All floors are serviced by a 1 x 8 person passenger lift
- Monitored CCTV system
- Car parking
- Bicycle spaces available for staff
- Fully fitted male and female WC's

Both buildings also have the benefit of roof terraces enjoying superb views over the river and towards the town centre.

Robert Quinn Limited is open to discussing specific requirements with prospective occupiers and can offer "turn-key" fit-out solutions, if required.



## Accommodation

The accommodation is provided in two separate blocks as outlined below.

Block 1	Floor Area sq m (gross internal)
Ground	760
First (LET)	760
Second	498
Total	2,018

Block 2	Floor Area sq m (gross internal)
Ground	779
First	735
Second	735
Third	647
Total	2,896
<b>Grand Total</b>	<b>4,914</b>

Secure parking is available in the basement.

## Viewings

All viewings to be arranged strictly through the joint letting agents.

## Further Information

For further information and access to electronic data, please contact the joint letting agents.

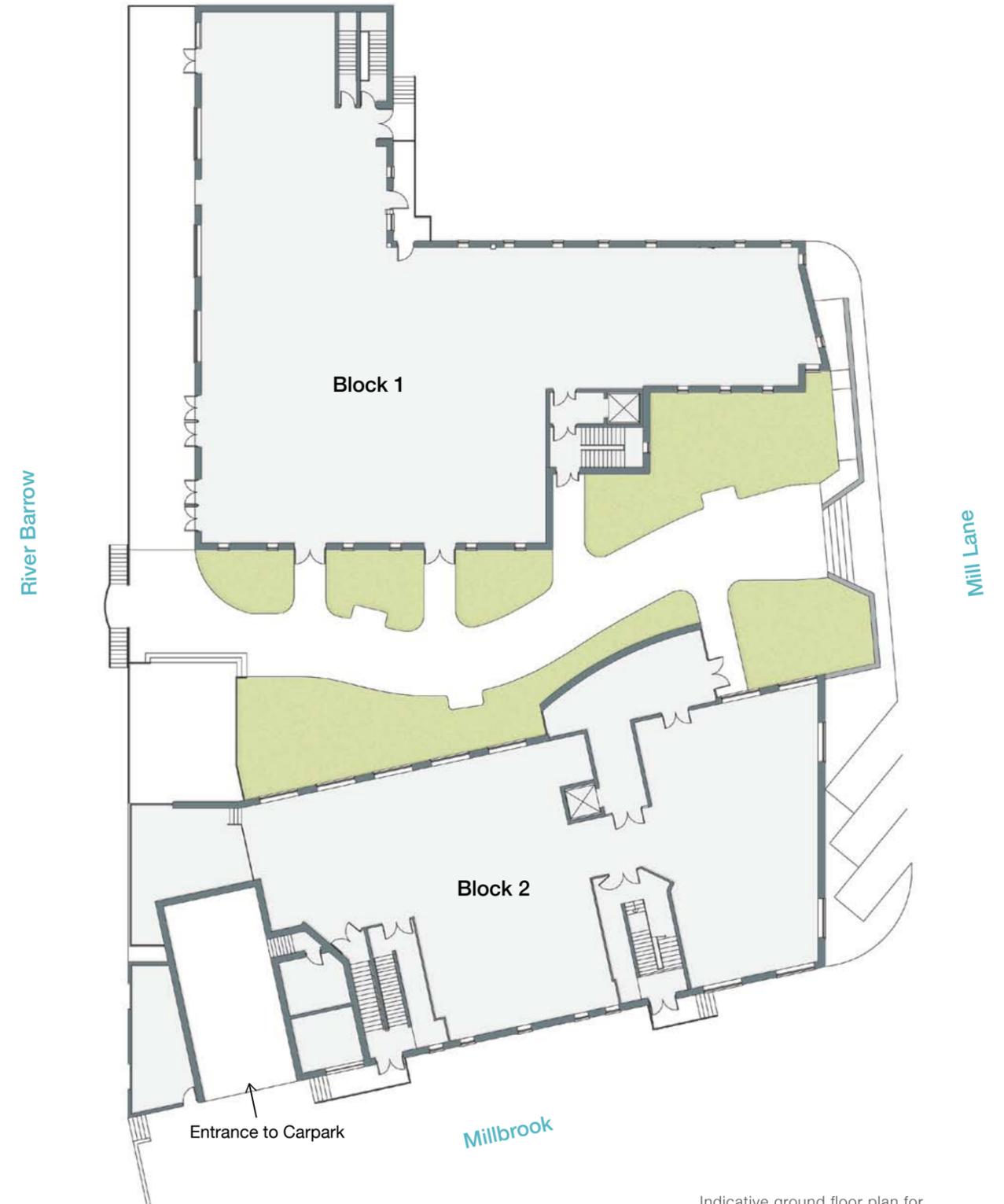
## BER Rating

**BER C2**

# Floor Plan

## Ground Floor

To Carlow Town Centre 



Indicative ground floor plan for guidance purposes only. Not to scale.





The Waterfront  
Mill Lane  
Carlow  
Ireland

## Main Agents



**Colliers International**  
Hambleton House  
19-26 Lower Pembroke Street  
Dublin 2  
Ireland

Phone: +353 1 633 3700  
Email: [info@colliers.ie](mailto:info@colliers.ie)  
Web: [www.colliers.ie](http://www.colliers.ie)  
PSRA Licence No: 01223

**Contact:**

**Ciaran O'Connor**  
email: [ciaran.oconnor@colliers.com](mailto:ciaran.oconnor@colliers.com)

**Michael Donohoe**  
email: [michael.donohoe@colliers.com](mailto:michael.donohoe@colliers.com)

## Local Agents



**Thomas M. Byrne & Son**  
18 Dublin Street  
Carlow  
Co. Carlow  
Ireland

Phone: +353 59 91 32500  
Fax: +353 59 91 41608  
Web: [www.tmbyrneauct.com](http://www.tmbyrneauct.com)  
PSRA Licence No: 001544

**Contact:**

**Tom Byrne**  
email: [properties@tmbyrneauct.com](mailto:properties@tmbyrneauct.com)

## Developer



**Robert Quinn Limited**  
The Waterfront  
Mill Lane  
Carlow  
Co. Carlow  
Ireland

**Contact:**

**Michael Quinn, Director**  
mobile : +353 86 603 2122  
email: [mquinn@robertquinn.ie](mailto:mquinn@robertquinn.ie)  
web: [www.robertquinn.ie](http://www.robertquinn.ie)

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