



Business Central

TULLAMORE

CO. OFFALY



FOURBUSINESSCENTRAL.IE

- **FOUR BUSINESS CENTRAL**
- **01 BUILDING**
- **10 GOOD REASONS**

- State-of-the-art, purpose built, flexible office complex
- Prime logistical location
- Highly trained, skilled workforce
- Maximum connectivity via broadband, road, rail and ports

- Ready-to-go complex for up to 250 staff
- Positive support from local, regional and State agencies
- Progressive and well educated talent pool on your doorstep

- Extremely competitive cost base
- Dynamic, creative and attractive community environment
- 35,000 sq.ft. and 169 car park spaces



PRIME LOCATION

Four Business Central is a stand-out state-of-the-art, purpose built corporate style head office complex located in Central Business Park, Tullamore, Ireland.

Tullamore is the prosperous county town of Offaly in the heart of the Irish Midlands.

It is located just over one hour's drive from the capital city of Dublin, and an additional half hour away from the west coast cities of Galway and Limerick.

Tullamore's infrastructural connectivity is second to none, whether by road, rail, air or sea ports networks.

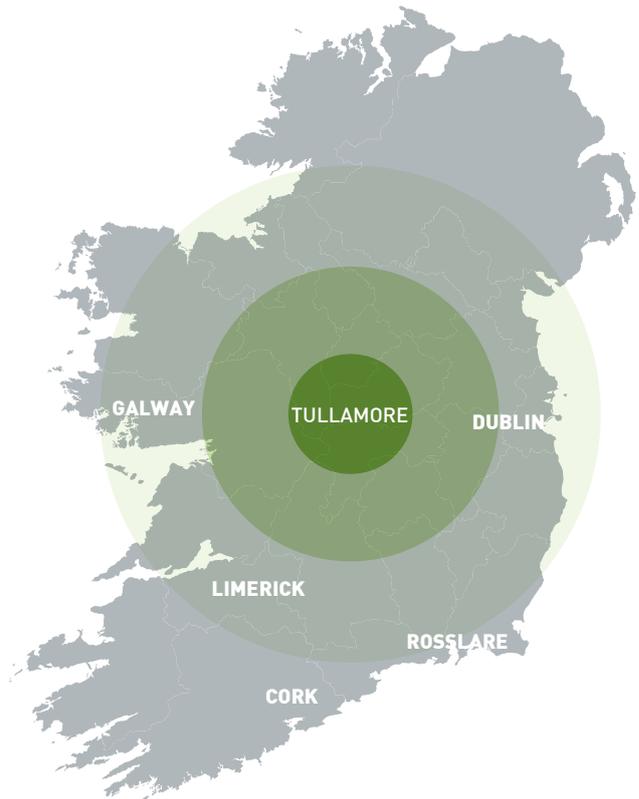
Tullamore is a prosperous and thriving commercial hub which boasts the headquarters of the world renowned Tullamore Dew brand distillery and visitor's centre, a legacy which dates back to the 1780s.

It is not only business that makes Tullamore noteworthy. The town is also famed for its sporting, creative and cultural prowess and proximity to some of Ireland's most wonderful landscapes and heritage like the Slieve Bloom Mountains with their nature trails and cycle routes and the ancient monastic settlement of Clonmacnoise on the banks of the majestic River Shannon.

No surprise then that Tullamore has attracted and hosted the National Ploughing Championships, hosting upwards of 300,000 visitors over three days, the biggest outdoor event of its type anywhere in Europe.

Tullamore has been home also to Ireland's Fleadh Cheoil, the country's premier Gaelic music and traditional culture festival, again attracting thousands of guests to perform and socialise in this vibrant welcoming town.

Tullamore's unique and dynamic profile offers the best aspects of a progressive urban lifestyle with top class services and facilities, all within a stone's throw of a refreshing rural landscape amenity.



Tullamore is quite simply the best possible place to live and work.



DUBLIN

HEUSTON STATION

59MINS



DUBLIN

CENTRE

70MINS



LIMERICK

CENTRE

85MINS

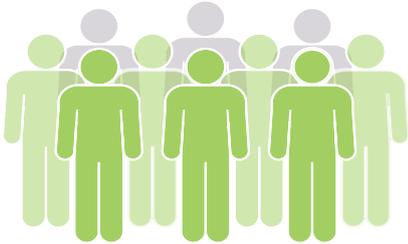


GALWAY

CENTRE

95MINS

WHY TULLAMORE?



Over 12,500 highly skilled staff commute from Tullamore and its hinterland daily.

The Tullamore workforce with their highly educated, diverse skill set, training and flexibility are a labour force ready to be engaged by the right employer and the right opportunity.

It's a win-win as the company can hit the ground running in terms of its flexible office facility and an experienced well educated workforce to hand. For the employee and the environment it cuts out an often arduous and costly commute, most often to the capital city.



LIFESTYLE
A PROSPEROUS AND PROGRESSIVE COMMUNITY FOR ALL THE FAMILY, OFFERING THE BEST OF TOWN AND COUNTRY.



65 MINUTES FROM DUBLIN AIRPORT
AND COST EFFECTIVE ACCESS TO THE MAJOR EXPORTING PORTS OF DUBLIN, CORK AND ROSSLARE MAKING TULLAMORE THE PERFECT GATEWAY FOR BUSINESS.



COMPETITIVENESS
LOW COST BASE FOR LIVING AND HOUSING



1GB BROADBAND SPEED
PER SECOND IS AVAILABLE



12 THIRD LEVEL COLLEGES & INSTITUTES
WITHIN 90KM AND SUPERB LOCAL PRIMARY AND SECOND LEVEL SCHOOLS

TULLAMORE MEANS BUSINESS

Prime Location

Tullamore is a perfect place to conduct business, because of its highly skilled and well educated workforce. Furthermore it has superb logistical, infrastructural and connectivity services available. Four Business Central has its corporate office complex situated to take full advantage of Tullamore's exceptional facilities.

AWARDS & ACCOLADES



**ENTERPRIZE AWARDS
2018**



**ENTERPRIZE AWARDS
GOLD 2014**



**TULLAMORE TOWN
PARK 2018/19**

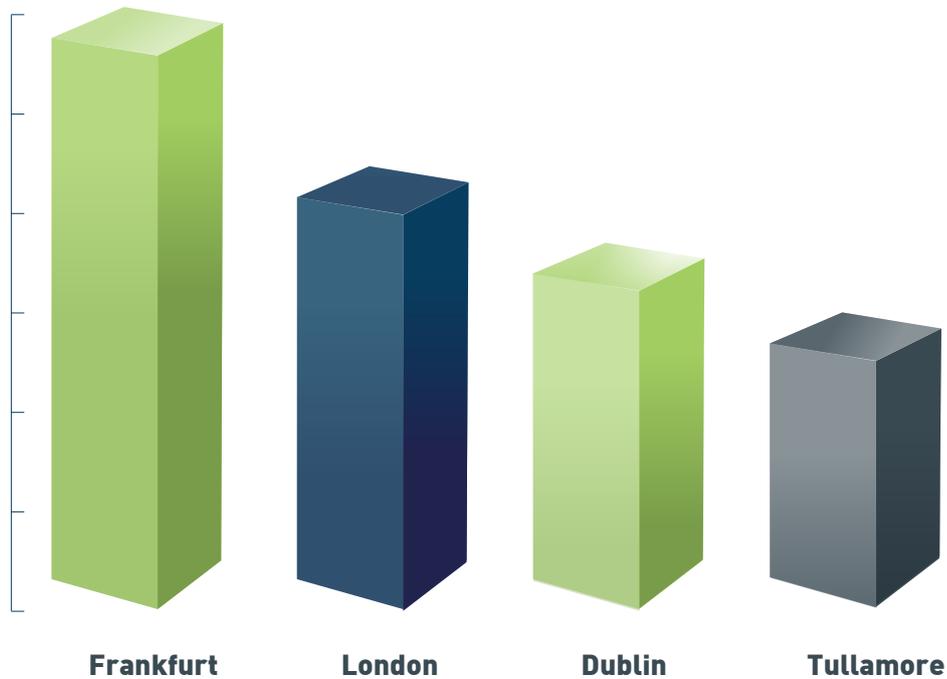
JOIN THE SUCCESS STORY

Successful business community with Irish and international brands in Tullamore



COST OF LIVING COMPARISON CHART

Source: The Economist Intelligence Unit Worldwide Cost of Living Report 2017



VALUE PROPOSITION

Fastest growing economy in the Midlands



Affordable housing up to 50% lower than Dublin and other European cities



Inflation lower than EU average



12.5%: Ireland's corporate tax rate



AVAILABILITY OF TALENT

Four Business Central is a sustainably designed and constructed flexible office complex, strategically and centrally located in Tullamore, in the heart of the Irish Midlands.

Tullamore is a designated gateway hub for regional industrial development. It flourishes as an attractive and cost effective alternative for companies seeking to avoid the expense and congestion of the larger urban areas.

Within the Tullamore catchment there are over 125,000 employees with a third level qualification; a further 100,000 surveyed speak at least one foreign language and of the 12,000 plus outbound daily commuters, over 70% hold a third level degree. Over 40% of those currently commuting indicated they would opt to be based locally in favour of a better quality-of-life, in preference to their current commute.

That is a highly skilled, highly motivated, highly committed pool of talent available to be engaged.

This is readily illustrated by the success of the government's decentralisation of the Department of Education to Tullamore.

Workforce talent gravitates to this area for the excellent jobs, increased take-home pay, convenient congestion-free commute, access to excellent primary and secondary schools, quality affordable housing and an overall rich quality of life. These elements combine to ensure that employers benefit from loyalty and low staff turnover.

The Midlands already boasts an impressive track record, being the location of choice for impressive tech companies such as Ericsson, the largest lean agile software development centre in Ireland with 1,200 employees. Other employers include Skout Secure Intelligence in Athlone and Neueda Technologies in

Portlaoise which between them have hired upwards of 150 employees.

Global Business Services firms have also found much success in the Midlands, with companies such as Teleflex, Internal Results, and NPD all finding suitable headquarters in the area.

Companies in Dublin and Galway are beginning to recognise that a lot of their staff commute into work from regional towns around the Midlands. In an effort to reduce staff attrition, offer employees a better work/life balance, and also to reduce overhead costs, many IFS companies are looking to create a second solution in the region. Companies that have opened a second office here have spoken of increased staff morale and increased productivity. Firms such as Duff & Phelps, Axa Assist, and FBD have all already taken advantage of this up and coming international business hub.

There are 12 Third Level Colleges and Institutes within a 70 minute drive of the region. Athlone Institute of Technology is a major supplier of talent in the area and boasts:



2018 winner of the Sunday Times Good University Guide, Institute of Technology of the Year.



Three strategic research institutes where AIT engage with industry in applied research, design projects and services: Biosciences / Materials / Software.



The MIRC (Midlands Innovation and Research Centre) is located on campus and is a hub for innovation, research and enterprise.



6,000 Students with 62 different nationalities of students studying here with 52 undergraduate programmes.

A ROBUST SERVICES INFRASTRUCTURE

World class services infrastructure completing a world class location



TELECOMMUNICATIONS

Tullamore has state-of-the-art technology boasting one of the country's leading broadband speed of up to 1GB per second.



ELECTRICITY

Tullamore offers an industry-leading 160Kva service, with suppliers prepared to meet with any specialist requirements companies may have.



GAS

Gas Networks Ireland operates a world class system, with Tullamore located on the primary national gas-line.

EXCELLENT BUSINESS SUPPORT NETWORK

World class services infrastructure completing a world class location



COMMERCIAL REAL ESTATE

Tullamore features a strategically advantageous investment zone in terms of corporate parks and office developments. Almost half a million people live within a 60 minute drive time, and Dublin airport is only an hour away. The area has a long established track record in serving global markets from the Midlands.

- **IDA Business and Technology Park**
- **Riverview Business Park**
- **Central Business Park**
- **Axis Business Park**
- **Burlington Business Park**
- **Kilcruttin Business Park**
- **Sragh Business Park**

Corporate Conference Facilities:



SIX
HOTELS



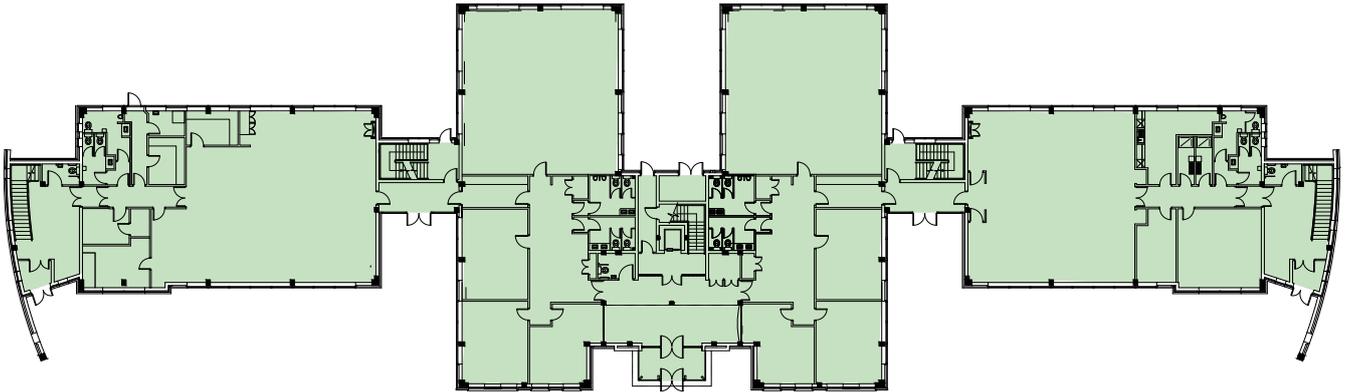
420
BEDROOMS



1,600
CAPACITY FOR DELEGATES

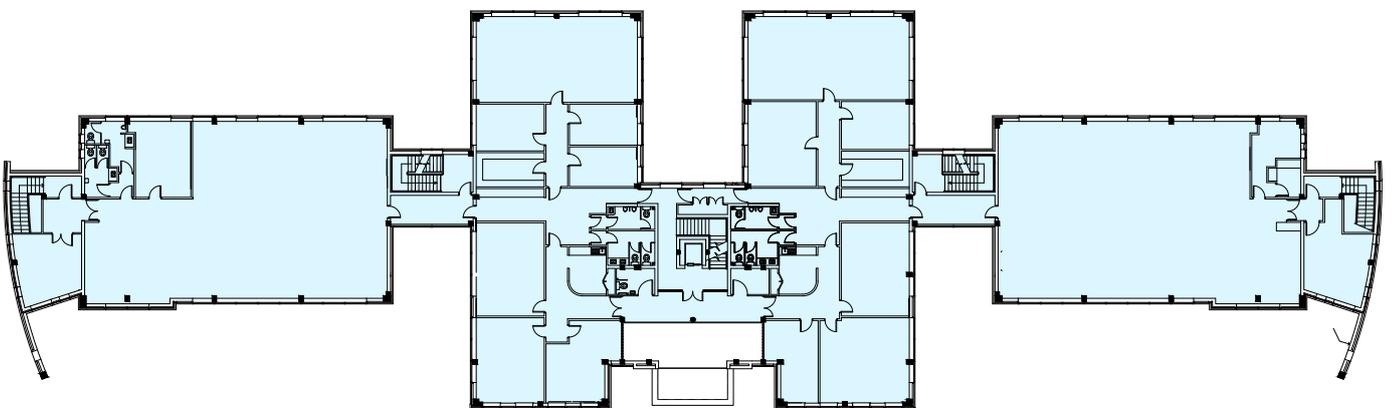
FLOOR PLANS

GROUND FLOOR PLANS



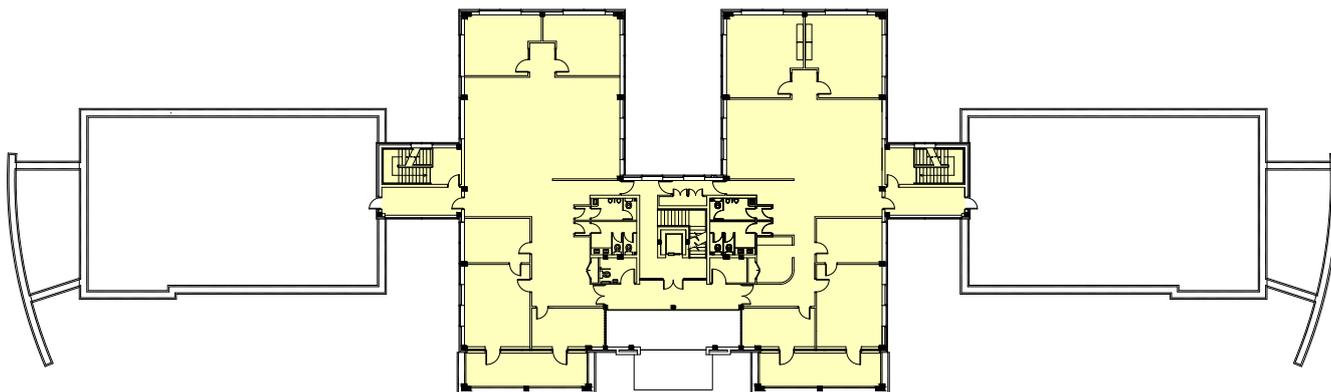
- 1,315 m sq./14,150 sq.ft.
-

FIRST FLOOR PLANS



- 1,313 m sq./14,137 sq.ft.

SECOND FLOOR PLANS



- 622 m sq./6,698 sq.ft.

OVERALL FLOOR AREAS		
GROUND FLOOR:	14,150 sq.ft.	1,315 m sq.
FIRST FLOOR:	14,137 sq.ft.	1,313 m sq.
SECOND FLOOR:	6,698 sq.ft.	622 m sq.
TOTAL:	34,985 sq.ft.	3,250m sq.

+ 169 SURFACE CAR PARKING SPACES





BUILDING SPECIFICATIONS

Four Business Central is a modern, purpose-built office complex built to the highest standards by John Flanagan Developments Ltd.

- **Flexible Office Space**
35,000 sq.ft
3,250 m sq.
- **Ground Floor**
14,150 sq.ft.
1,315 m sq.
- **First Floor**
14,137 sq.ft.
1,313 m sq.
- **Second Floor**
6,698 sq.ft.
622 m sq.
- Constructed to the highest standards and sustainable specifications.
- State-of-the-art office complex is up to corporate HQ standard.
- 169 car park spaces.
- Capacity for 250 staff.
- 1GB of reliable high speed broadband throughout.
- Modern steel framed building with insulated flat composite architectural panels and a trocal flat insulated roof.
- Double-glazed aluminium windows throughout.
- Concrete floors with raised access floors on top to afford maximum flexibility and bespoke office accommodation layout.
- Fitted with the latest energy efficient LED lighting.
- Maintained and managed to the highest standards on an ongoing basis.





LIFESTYLE OF A TOWN

Tullamore doesn't do traffic jams. Tullamore instead is a byword for what epitomises the best blend of an urban-rural lifestyle and quality work-life balance.



Providing all the opportunities and convenience of progressive modern living in a neighbourly community setting and yet within easy walking or a short drive distance of some of the finest landscape settings, natural getaways, ancient heritage sites the country has to offer, hemmed in by the broad majestic Shannon, the glorious Grand Canal and the splendour of the Slieve Bloom Mountains, with their own walking, hiking and cycling routes and areas of special conservation and natural habitats for hen harriers and the native wild mountain hare.

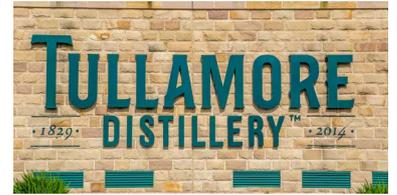


Tullamore has long been a social hub, a busy centre of fashion, creativity, arts and culture, appealing to those from far and near, across the Midlands and beyond.

Parents and families have a wide choice of quality childcare, crèche and schools to choose from. There is also a vibrant social scene for children and families, countless clubs, hobbies, sports and activities to pursue, from music to sport, the great outdoors, playgrounds and a plethora of other activities and amenities to explore from for children and teenagers.









LETTING AGENTS



CLEMENT HERRON REAL ESTATE

A. Unit 12, Bridge Street Centre,
Portlaoise, Co. Laois
T. (353) 57 866 6344
W. www.chre.ie

Clement Herron

M. (353) 85 800 9000
E. clement@chre.ie
PRSA No. 002520



QUINN AGNEW

A. 20 Clanwilliam Square,
Grand Canal Quay, Dublin 2
T. (353) 1 662 3113
W. www.quinnagnew.ie

Manus Agnew

M. (353) 87 254 6391
E. magnew@quinnagnew.ie
PRSA No. 003454



SHERRY FITZGERALD LEWIS HAMILL

A. Harbour St, Tullamore,
Co. Offaly
T. (057) 932 0862
W. www.sherryfitz.ie

Hilary Hamill

M. (353) 86 6059878
E. hilary@sftewishamill.ie
PRSA No. 001359



PROFESSIONAL TEAM



O.N.S. IRELAND

A. Barrowbank, Portlaoise,
Co. Offaly
T. (353) 57 866 3567
W. www.onsireland.ie



MCOH ARCHITECTS

A. Old Church, Church St, Moneyballytyrrell,
Portlaoise, Co. Laois
T. (353) 57 862 2566
W. www.mcoh.ie



JOHN FLANAGAN DEVELOPMENTS LTD

A. Block 6, Townparks, Tullamore,
Co. Offaly
T. (353) 57 932 1570
W. www.johnflanaganddevelopments.ie

FOURBUSINESSCENTRAL.IE COPY & CONTENT John Whelan, Communicate Ireland. PHOTOS Paul Moore Photography
PROPERTY PHOTOS Aaron Leavy

The above particulars are issued by the above professional team on the understanding that all negotiations are conducted through them. Every care is taken in preparing the particulars that are issued for guidance only and the partners do not hold themselves responsible for any inaccuracies.