

30-acre Business Park with a variety of  
built-to-suit opportunities

# **CARLOW** Business Park

BER B3 C1



Existing Manufacturing, Warehouse and Office Space

- **UNIT 1** – 7,825 sq.ft.
- **UNIT 2** – 10,721 sq.ft.
- **UNIT 3** – 208,789 sq.ft.  
(subdivision considered)

[www.carlowbusinesspark.com](http://www.carlowbusinesspark.com)



# *One Great Location*

## CARLOW TOWN



23,000  
POPULATION



1 hour  
DRIVE TO DUBLIN  
CITY CENTRE



14th  
LARGEST URBAN  
AREA IN IRELAND



120,000  
WORKFORCE  
WITHIN 30 MILES

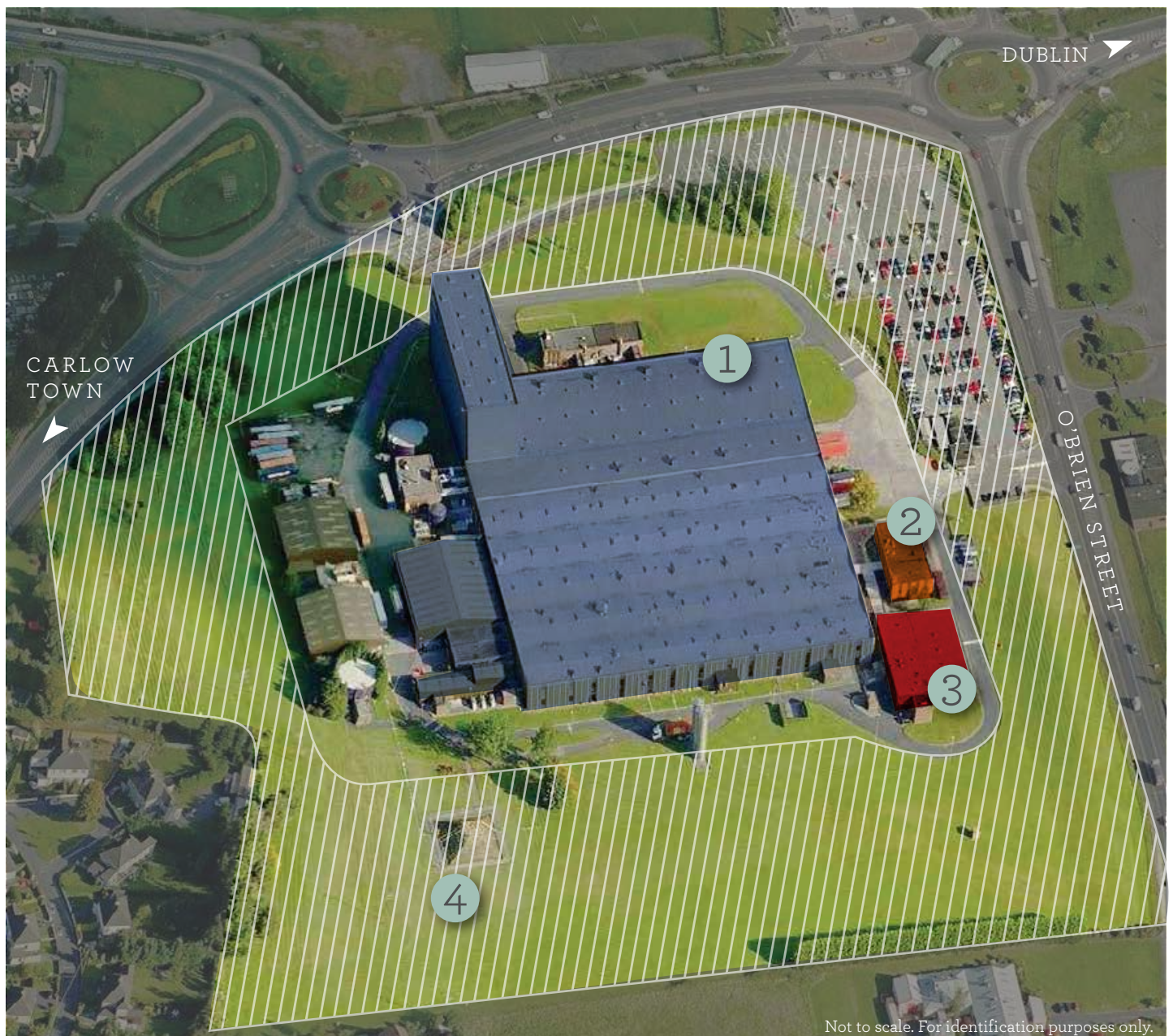


15,000  
THIRD-LEVEL STUDENTS IN  
CARLOW AND WATERFORD



70 MULTINATIONAL  
COMPANIES IN  
SOUTH EASTERN REGION





## One Great Opportunity

- Facility of 227,335 sq.ft./21,089 sq.m.
- Three existing buildings
- Site of 29.2 acres/11.9 hectares
- Variety of new build options available

- 1 Warehouse/Manufacturing unit
- 2 Office unit
- 3 Office/Commercial unit
- 4 Expansion capability and new built-to-suit options

*With a site of almost 30 acres, and industrial zoning in place, this site is set to become a significant business park in the south east.*



# Location

Carlow town is a thriving county town with a population of approximately 23,000 people. The towns of Kilkenny, Portlaoise, Naas and Waterford are all within easy driving distance, providing access to a total workforce of more than 120,000 within 30 minutes of this facility.

Dublin city centre and Dublin Airport are approximately one hour away, as is the ferry terminal at Rosslare.

The area is also home to two highly regarded third-level educational institutions, Carlow Institute of Technology and Waterford Institute of Technology. With approximately 15,000 students and courses to degree-level in the fields of engineering, business, science and computing, these colleges help provide ready-access to a well educated workforce.



Carlow town

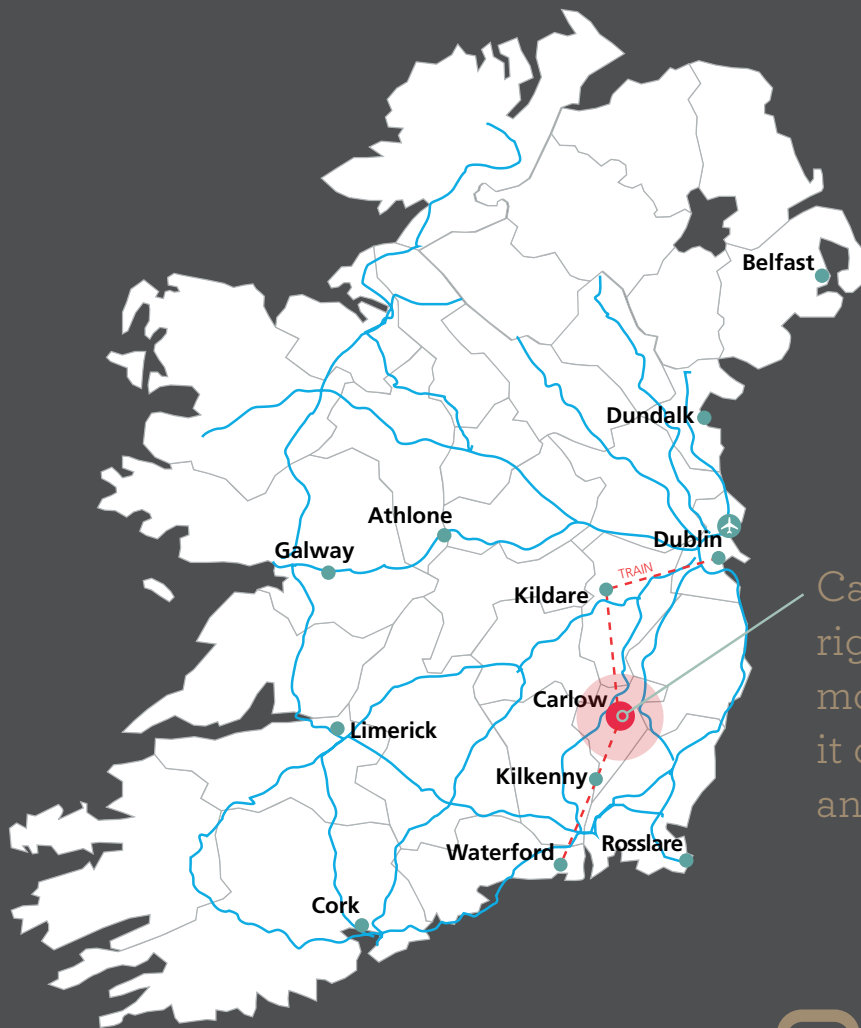


The Visual Arts Centre

*There are 70 multinational companies in the greater south eastern region including...*







Carlow town is right beside the M9 motorway that links it directly to Dublin and Waterford.



## TRAIN

CONNECTS CARLOW TO DUBLIN AND WATERFORD



## 1 HOUR







DRIVE TO ROSSLARE FERRY TERMINAL



## 1 HOUR

DRIVE TO M50 AND DUBLIN AIRPORT

## Drivetimes from Carlow town

KILKENNY	38 km	
WATERFORD	79 km	
DUBLIN	90 km	
LIMERICK	148 km	
CORK	193 km	
GALWAY	196 km	



Production/Warehouse

## Description

### Existing accommodation schedule

Unit	Description	sq.ft.	sq.m.
1.	Warehouse/Manufacturing	208,789	19,397
2.	Offices	7,825	727
3.	Office/Commercial	10,721	996
	Total	227,335*	21,089*
	External Storage	17,007	1,580

\*Subdivision considered

### Unit 1. Warehouse/Manufacturing

Built to a high specification, the external walls are of pre-cast concrete panels with concrete block to full height while the floors are of reinforced concrete with a power floated finish.

The clear internal heights in the general production/warehouse areas are from 7 m to 7.4 m. There is also a specialist warehouse area to the rear of the facility with an eaves height of approximately 21 m.

The current production area is divided by partitions which when removed give an open floor space of over 165,000 sq.ft.

Loading to the facility is via six dock and four grade-level doors.

### Unit 2. Offices

The two-storey office block includes a mixture of open plan and cellular offices with removable partition walls and suspended ceilings.

### Unit 3. Office/Commercial

The single storey office/commercial unit is suitable for a range of uses.

### Expansion capability

Given the overall size of this site, there is considerable scope to expand the current facilities or to develop a range of built-to-suit options.

### Car parking

The property has 380 dedicated car park spaces already provided.

### Services

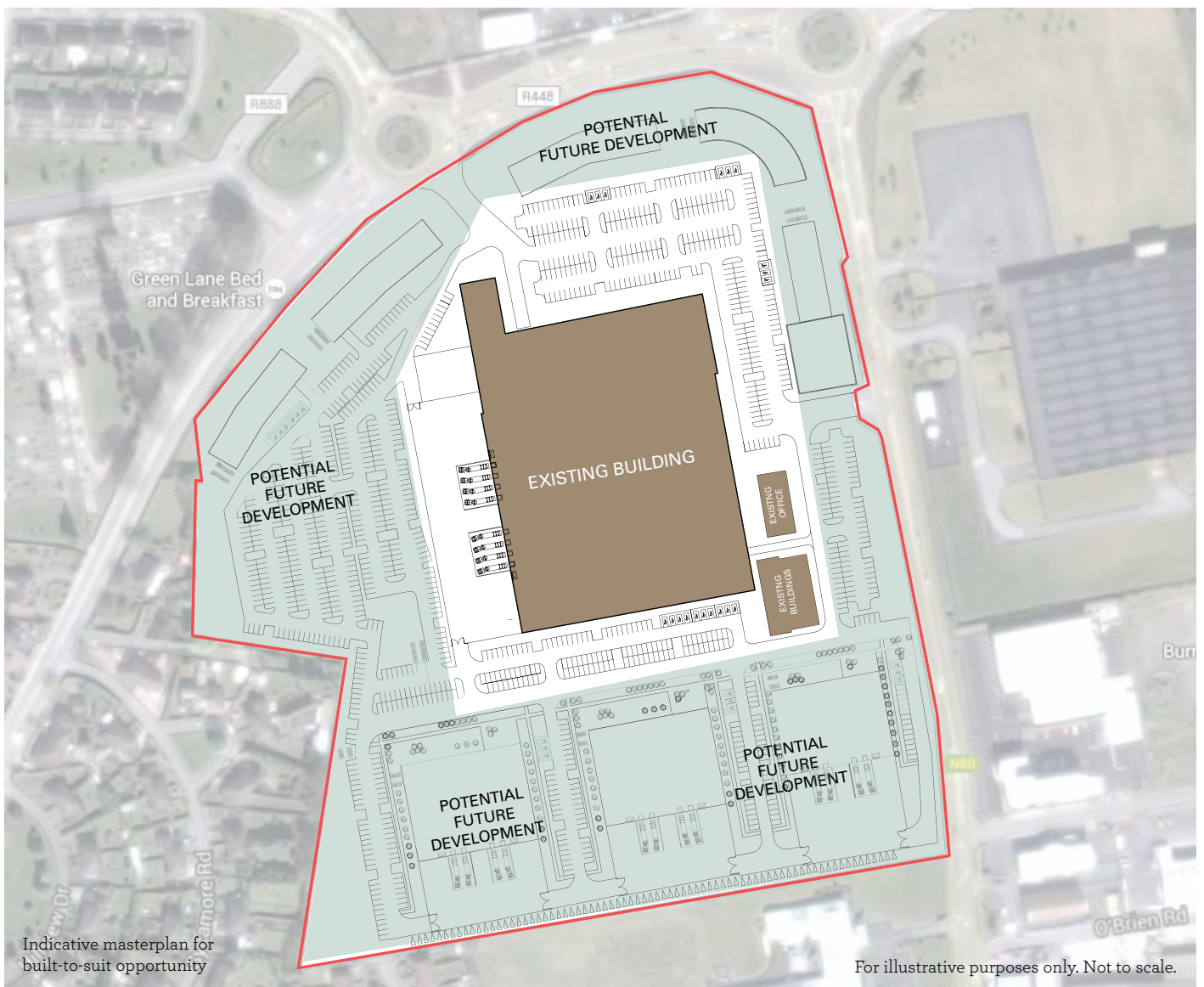
Water	The mains water capacity is 2,000 litres per minute.
Effluent Discharge	The maximum effluent discharge is 5,040 litres per minute.
Power	This facility has three-phase power with a Max Import Capacity (MIC) of 2,400 KVA.
Gas	Mains gas supply is already connected to the property.
Telecoms	Telephone and broadband services are connected.
Sprinkler System	This property also benefits from a sprinkler system throughout.





Computer generated visual of future built-to-suit options. For illustrative purposes only.

## Site Layout



Indicative masterplan for built-to-suit opportunity

For illustrative purposes only. Not to scale.





## Lands

The entire site includes some 29.2 acres or 11.9 hectares.

## Design and Build

Turn-key built-to-suit options available subject to planning permission.

## Terms/Rent

On application.

## Planning

This property is zoned 'Industrial' under the Joint Spatial Plan for the Greater Carlow Urban Area.

## Joint Agents



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A Clyde Real Estate property  
*Creating Space for Business*

[www.carlowbusinesspark.com](http://www.carlowbusinesspark.com)

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