

AVAILABLE TO LET

BLOCKS K+L

SHANNON FREE ZONE
SPACE FOR YOUR AMBITION



shannon COMMERCIAL
PROPERTIES

PART OF **shannon** GROUP



savills

DEVELOPMENT OVERVIEW



BLOCKS K+L

SITE LAYOUT PLAN

Blocks K&L comprise 3 distinct buildings extending to 148,000 sq ft of modern high-grade logistics, advanced technology and manufacturing space being developed by Shannon Commercial Properties. Located within Shannon Free Zone, an attractive landscaped Business Park setting home to the highest concentration of FDI companies outside of Dublin. Block K&L provide an opportunity to locate in one of Ireland’s most appealing business locations.

OUR COMPANY

Shannon Commercial Properties (SCP) is a subsidiary of Shannon Group plc, and provides turn-key, commercial property solutions for customers who range from start-ups to multinationals. SCP owns and manages seven business and technology parks and has over 2 million square feet of building space and approximately 1,500 acres of development land in over 40 locations across counties Clare, Limerick, Tipperary, Kerry and Offaly.

The Shannon Free Zone

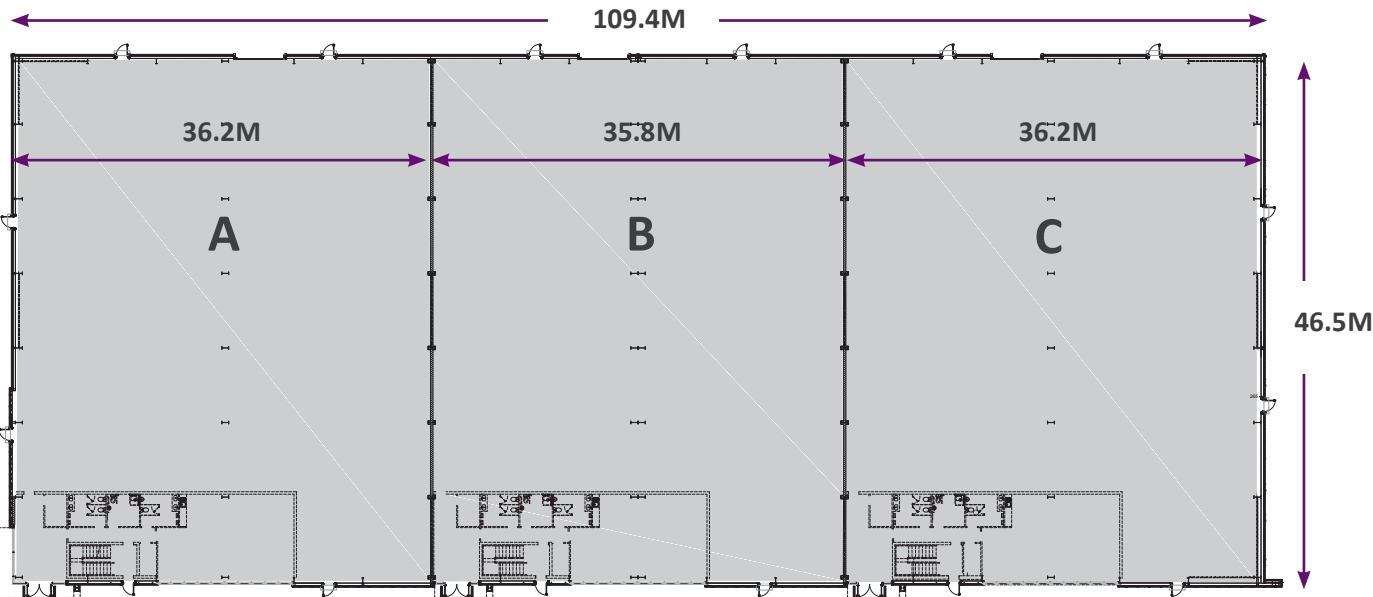
One of SCP’s and the Mid-West region’s core assets, home to 170 companies employing in excess of 8,000 employees. With this achievement, SCP are able to provide clients with an abundance of resources to suit their, property development needs, as well as attract innovative companies to the region.

BUILDING 1

3 INDUSTRIAL UNITS



Ground Floor Plan



Schedule of accommodation: Building 1

UNIT A			
Floor	Use	Sqm	Sq ft
Ground	Production	1,497	16,114
Ground	Office (provisional)	196	2,110
First	Office (provisional)	196	2,110
TOTAL		1,889	20,333

UNIT B			
Floor	Use	Sqm	Sq ft
Ground	Production	1,471	15,834
Ground	Office (provisional)	191	2,056
First	Office (provisional)	191	2,056
TOTAL		1,853	19,946

UNIT C			
Floor	Use	Sqm	Sq ft
Ground	Production	1,503	16,178
Ground	Office (provisional)	191	2,056
First	Office (provisional)	191	2,056
TOTAL		1,885	20,290

- ✓ Gas and electric connections available.
- ✓ Includes collateral warranties from our designers and specialist contractors.



7 METRE
eaves height.



5kn/m2
FLOOR LOADING.



REAR GRADE LEVEL
loading door.



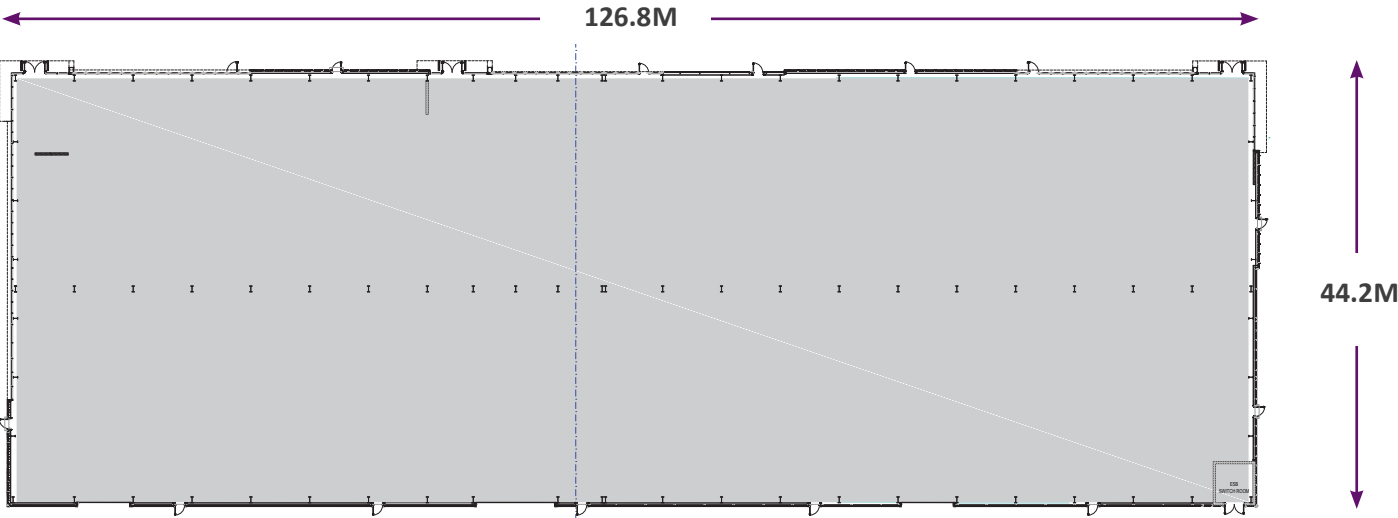
SUBSTANTIAL SECURITY
gated yards to rear.

BUILDING 2

LOGISTICS UNIT




Ground Floor Plan



Schedule of accommodation:


BUILDING 2			
Floor	Use	Sqm	Sq ft
Ground	Production	4,969	53,486
Ground	Office (provisional)	545	5,866
First	Office (provisional)	90	969
TOTAL		5,604	60,321

 **THREE GRADE LEVEL** loading doors to the rear.

 **7m.** 7 METRE eaves height.

✓ Gas and electric connections available.

✓ Includes collateral warranties from our designers and specialist contractors.

 **SECURE REAR YARD** with 3 gated access points.

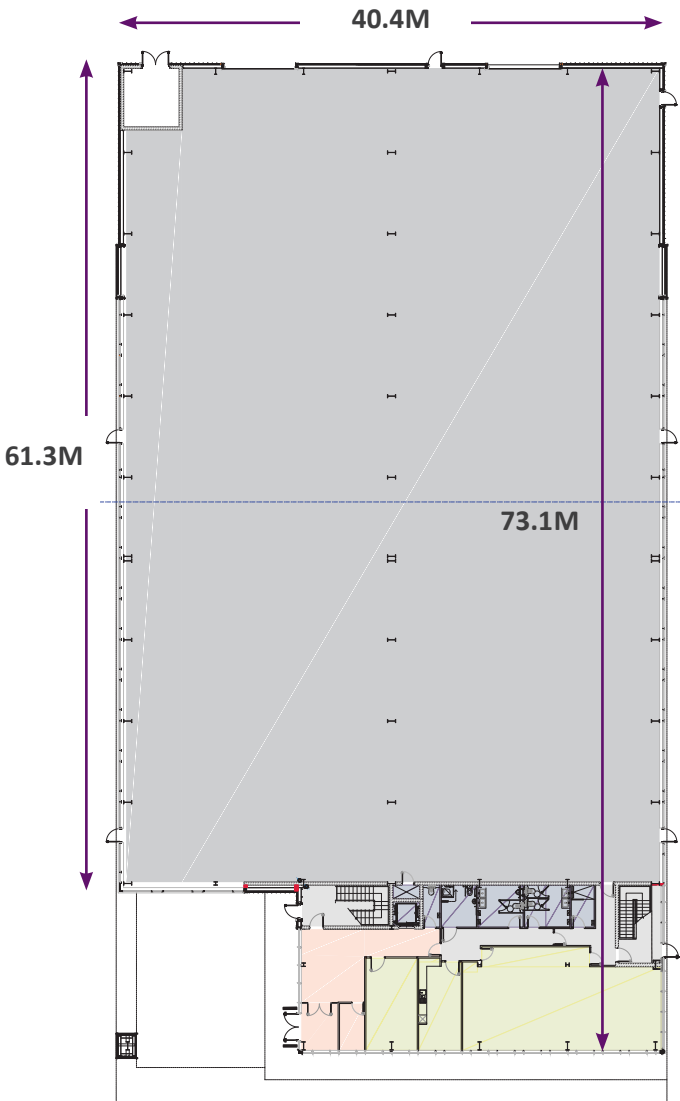
 20kn/m2 **FLOOR LOADING.**

BUILDING 3

ADVANCED TECHNOLOGY MANUFACTURING UNIT



Ground Floor Plan



Schedule of accommodation:

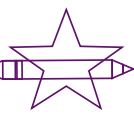
BUILDING 3			
Floor	Use	Sqm	Sq ft
Ground	Production	2,421	26,059
Ground	Office (provisional)	338	3,638
First	Office (provisional)	370	3,983
TOTAL		3,129	33,680

✓ Gas and electric connections available.

✓ Includes collateral warranties from our designers and specialist contractors.

 **9m.** 9 METRE eaves height.

 **TWO GRADE LEVEL** LOADING DOORS with secure gated yard.

 Designed to LEED Silver Standard with a striking **MODERN ARCHITECTURAL DESIGN.**

LOCATE & GROW

Shannon occupies a pivotal location situated between the cities of Galway and Limerick providing a gateway to the Mid-West Region. Shannon has excellent access to the M18 motorway with Limerick approximately 20km south east and Galway 80km to the north. The M18 links to the M7 Dublin motorway making Dublin City approximately 2 hours drive time to the east. Shannon Free Zone is situated adjacent to Shannon Airport, which has the ability to handle all aircraft types both passenger and cargo. The airport provides daily direct flights to the UK, Europe and North America benefitting from United States customs and immigration preclearance.

Located in the wider region are deep-water ports, railways, world-class universities and technical colleges. There are abundant lifestyle amenities here too, helping to make the Shannon Region one of the most unique places to live and work.



SHANNON FREE ZONE

Shannon Free Zone is a 600 acre Business Park comprises over 200 buildings delivering 2,000,000 sq ft of commercial space. The Free Zone is Ireland's largest multi-sectoral business park housing the largest concentration of FDI companies outside of Dublin.

Shannon... Building on Success

Existing occupiers in Shannon include

- Jaguar Landrover
- Thermo King
- Intel
- GE
- Element Six
- Lufthansa Technik
- Ei Electronics
- Atlantic Aviation Group
- Zimmer
- Edwards Lifesciences

Amenities within Shannon Free Zone

- Café
- Bank of Ireland
- Gateway Hub
Coworking space
- Running track
- Shannon Town Centre
- Starbucks drive-thru & cafe



“Shannon Commercial Properties has helped some of the biggest companies in the World locate to Shannon so you’ll be in good company!”

BLOCKS K+L

**SHANNON FREE ZONE
SHANNON, CO. CLARE**

VISIT OUR WEBSITE
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