



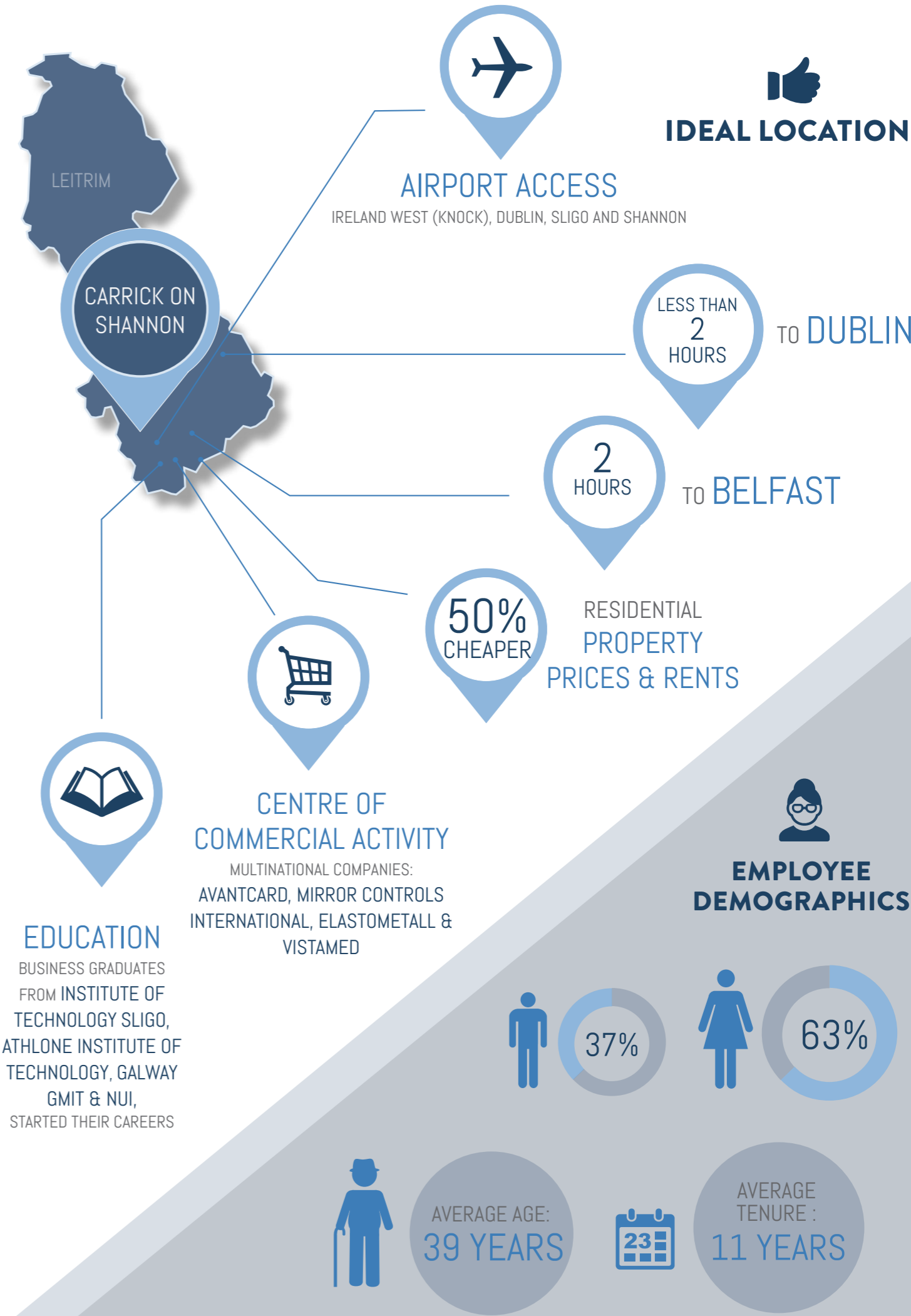
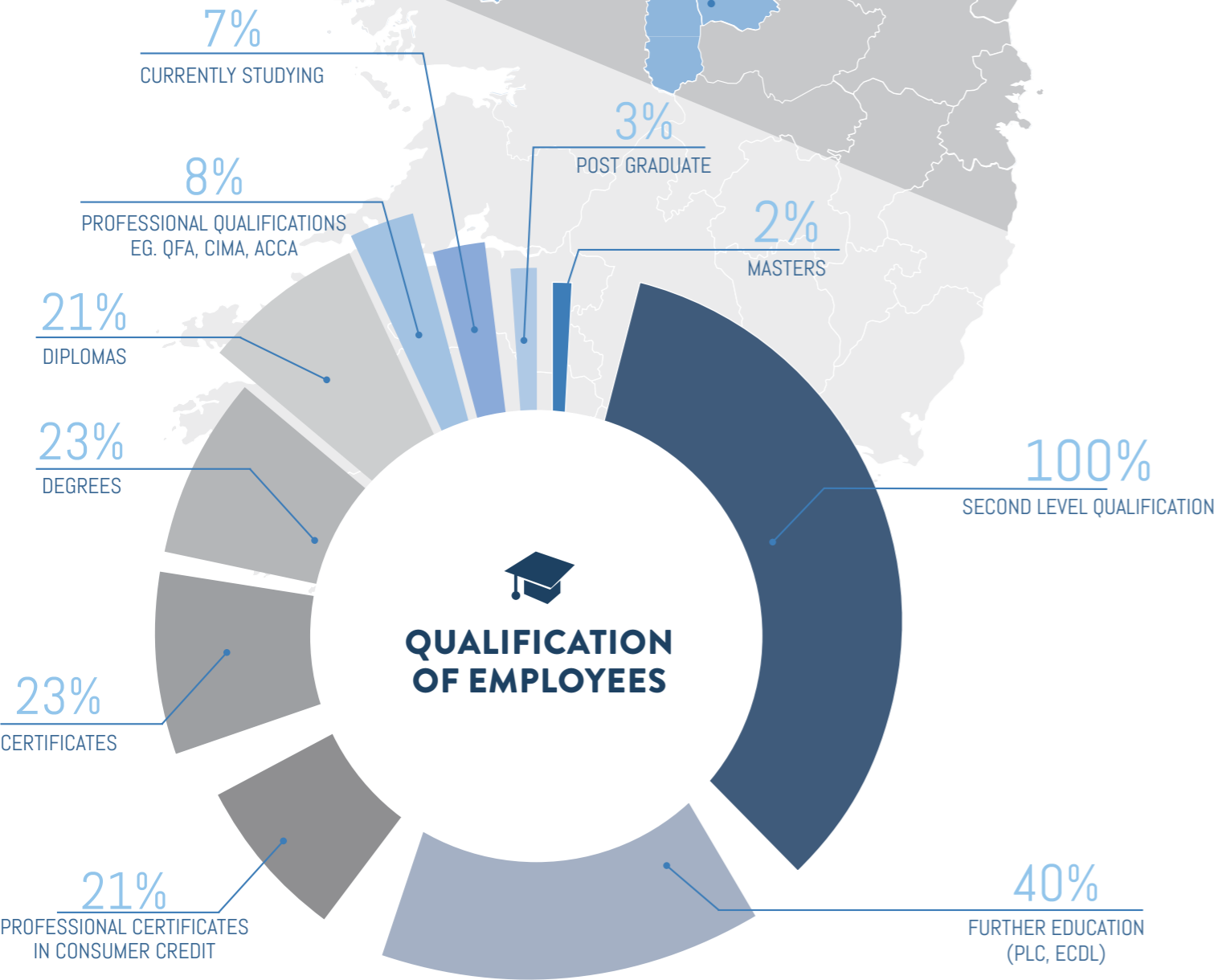
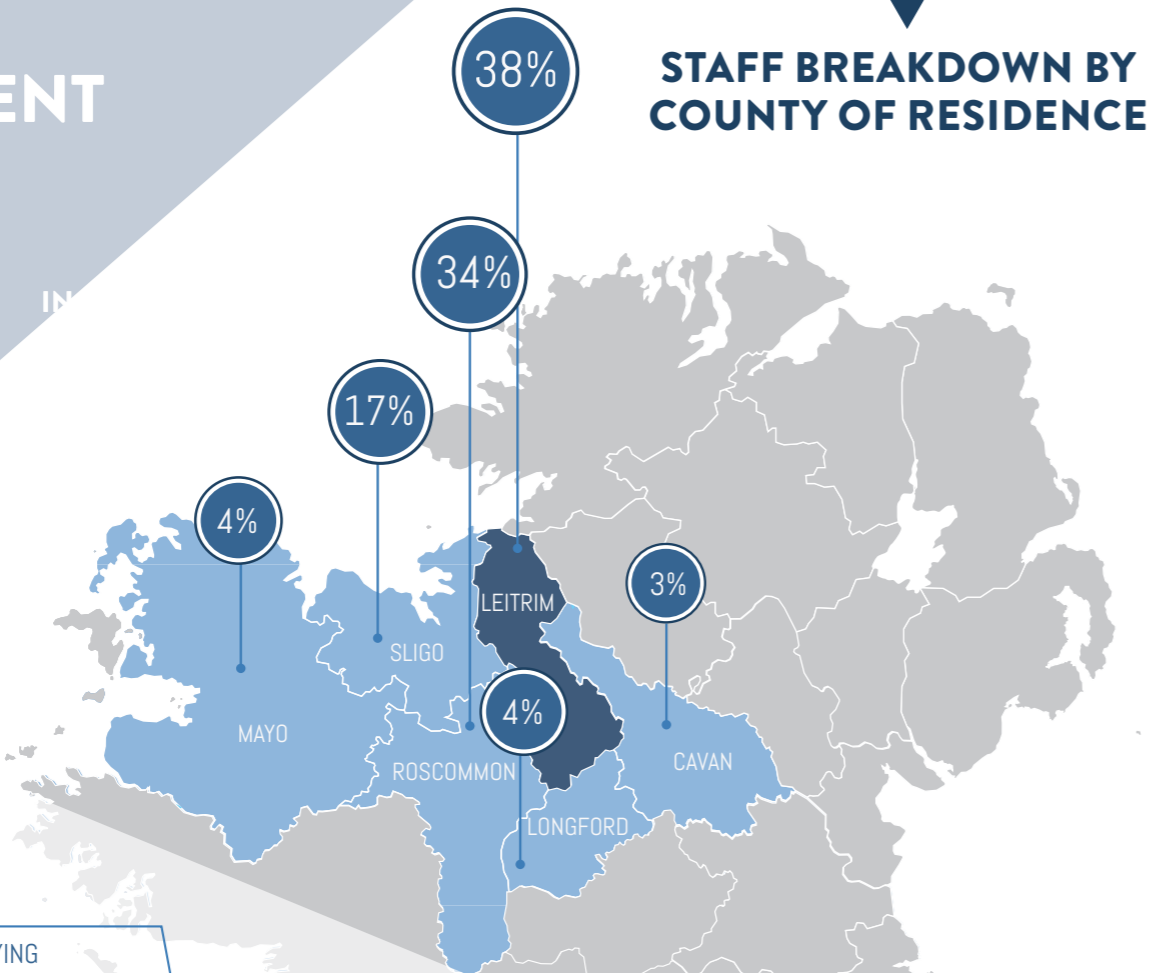
**CARRICK
BUSINESS CAMPUS**



- // Fully fitted modern turnkey office solution
- // Ideal location in Carrick on Shannon – excellent access to road and rail network
- // Situated on its own grounds with 588 parking spaces
- // Predominantly open plan layout with cellular office space
- // New flexible lease terms available

PERFECT EMPLOYMENT LOCATION

// SURVEY OF THE STAFF CURRENTLY WORKING IN THE FACILITY //



LOCATION



Carrick on Shannon is located on the banks of the majestic river Shannon, within a short distance of a number of large population centres.

Situated just two hours from Dublin and Belfast, Carrick on Shannon has become one of the most progressive centres of diverse quality commercial activity in Ireland. Numerous prestigious companies, big and small have chosen to locate here not least because of the quality of life, education, infrastructure, enthusiastic young work force, quality affordable residential housing and support services but also because of incentives from the local authority and various State and Semi-state development agencies.

The infrastructure in and around Carrick on Shannon is superb with linkages to the east and west of the country via superior road and rail networks. Air travel is also well catered for with access to international airports at Ireland West (Knock), Dublin, Sligo and Shannon.

Carrick on Shannon is a progressive centre of diverse commercial activity in Ireland, which

has attracted many companies over the years. AvantCard, Mirror Controls International, ElastoMetall and Vistamed are just some of the multinational companies that are currently located in County Leitrim.

Being situated at the gateway to both the River Shannon to the south and the Shannon-Erne Waterway to the north, the town is the marina capital of Ireland and a watersports paradise, with access to 750km worth of waterways.

Carrick on Shannon is also widely acknowledged as an Anglers paradise and within a 10km radius of the town there are no fewer than 41 lakes. The town also has an abundant offering of top class restaurants, accommodation, nightlife, visitor attractions and shopping facilities.



PIVOTAL
LOCATION



Population centres near Carrick on Shannon include:

Sligo
Sligo has an urban population of c. 41,968, rising in excess of 220,372 within a 60 km radius. Sligo is 54km from Carrick on Shannon. They are joined by the N4 and the journey takes approximately 45 minutes by car. Frequent daily rail and bus connections also operate between Sligo and Carrick, as Carrick is located along the Sligo to Dublin bus and rail routes.

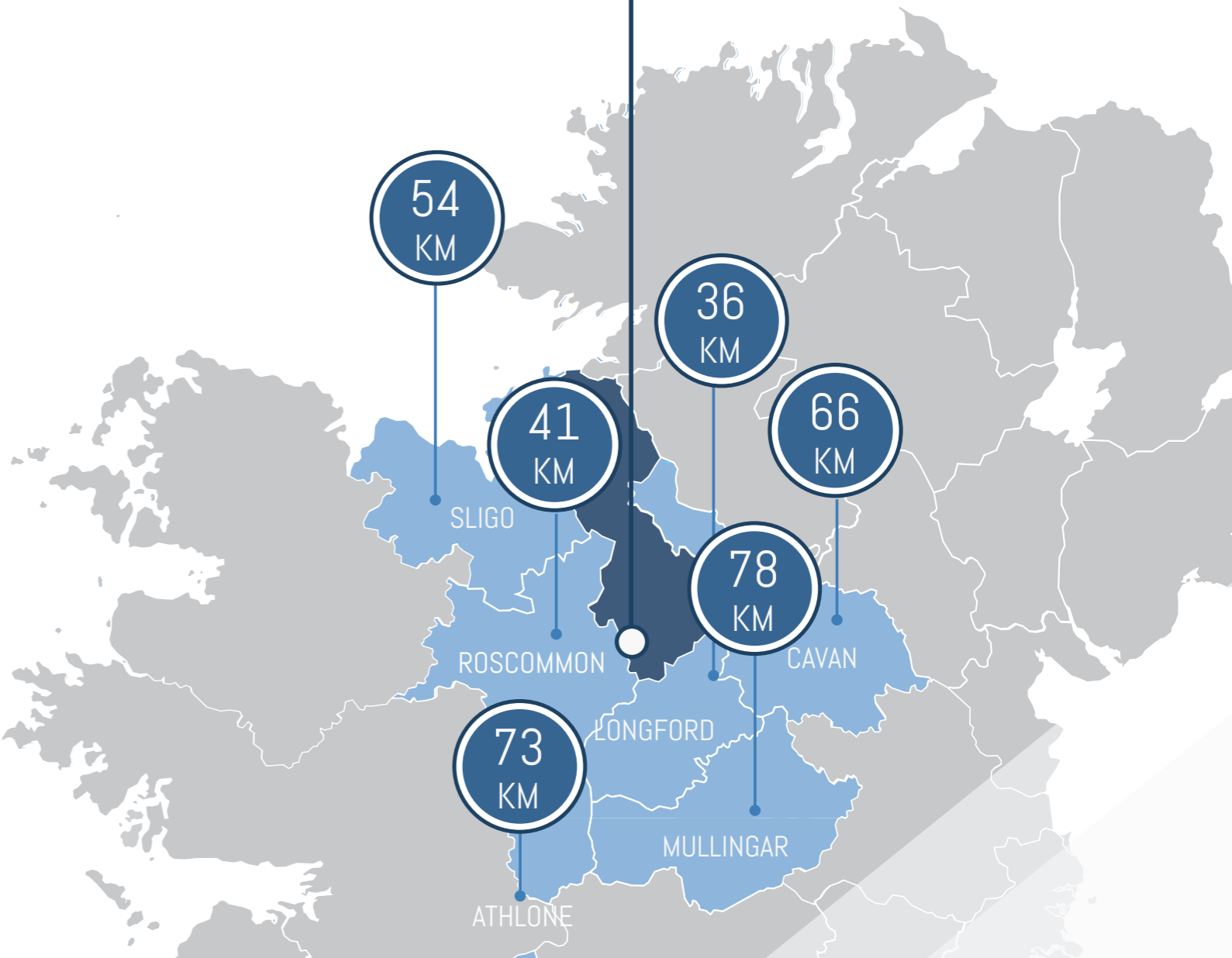
Athlone
Athlone has an urban population of 20,153, rising to 370,000 within a 60 Km radius. Athlone is connected by motorway to Dublin, at a distance of 115 km (70 miles) to Dublin Airport, and is on the Dublin-Galway Intercity train route with regular daily services to and from Dublin. Athlone is just over 70km from Carrick on Shannon and the journey takes approximately 1 hour 15 minutes by car.

Mullingar
Mullingar has an urban population of 20,103, rising to 593,330 within a 60 Km radius. Mullingar is connected by motorway to Dublin, and is on the Dublin-Sligo Intercity train and bus route with regular daily services passing through Carrick-on-Shannon. Mullingar is just over 70 km from Carrick, and the journey takes approximately 1 hour by car along the N4.

Roscommon
Roscommon town, with its population of 5,693, rising to 294,732 within a 60 km (37.5 mile) radius, is the principal town and administrative centre of Co. Roscommon and is situated at the junction of the Dublin/Castlebar (N60) arterial road. It takes approximately 40 mins by car to Carrick on Shannon.

Cavan
Cavan town with a population of 10,205 is the administrative capital of County Cavan (73,183 Population 2011 Census). The town is located on the N3, within 115kms (70 miles) of Dublin and is about 1 hour by car to Carrick on Shannon.

Longford
Longford town is the administrative centre of County Longford, with a population of 9,601, rising to 300,000 within a 60 km (37.5 mile) radius. The town is located 120 Km (75 miles) from Dublin on the N4 National Route, the main road between Dublin and Sligo and is about 30 minutes by car to Carrick on Shannon. Longford is also located on the Dublin - Sligo railway line.



TRANSPORT & ACCESS TO LABOUR POOL

DUBLIN
DAILY RAIL CONNECTIONS



DUBLIN & UK
DAILY SCHEDULED FLIGHTS



75KM (46MILES)
TO IRELAND
WEST AIRPORT KNOCK



165KM (96MILES)
TO DUBLIN

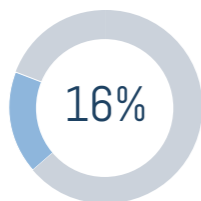
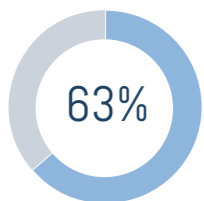


Carrick-on- Shannon is strategically located on the N4.

Ireland West Airport Knock is within 75 km (46 miles) and provides daily scheduled flights to Dublin and the UK. Daily rail connections also operate between Carrick on Shannon and Dublin.

When staff were surveyed it was determined the most popular means of travelling to work is by car (driver) with this mode accounting for 59.5 per cent of all journeys. 16% of people commuted using public transport (bus or rail). 17.9 per cent of workers faced a commuting time in excess of 30 minutes. (CSO)

17.9 %
OF WORKERS
COMMUTE FOR
30MINS



POPULAR MEANS
OF TRANSPORT

The region is supplied with access to a large highly skilled labour pool and excellent higher education institutes.

At one stage MBNA employed over 1000 people in Carrick on Shannon which is a testament to this location.

A recent survey of staff based in Carrick Business Campus revealed the majority live in Leitrim and the surrounding counties of Roscommon and Sligo. Some staff travel from counties which are further afield including Cavan, Donegal, Mayo, Longford, Meath and Dublin.

The majority of staff are relatively young and the average tenure is 11 years.

There are numerous third level institutes whose business graduates have started their careers in Carrick Business Campus.

These include:

- // Institute of Technology Sligo
- // GMIT Galway
- // NUI Galway
- // Athlone Institute of Technology



1000
EMPLOYED BY MBNA
AT ONE STAGE





There are many reasons why employees prefer to live and work in the Carrick on Shannon region than one of Ireland's urban centres. These include:

- // Cost of Living – From groceries to childcare, living expenses are significantly less.
- // Cost of Accommodation – Residential property prices and rents are generally 50% cheaper.
- // Recreation – Carrick on Shannon is widely acknowledged as a water sports paradise. The town also has an abundant offering of top class restaurants, accommodation, nightlife, visitor attractions and shopping facilities.
- // Access – With proximity to an excellent road network Carrick on Shannon appeals to employees from many surrounding counties.



50% CHEAPER
RESIDENTIAL PROPERTY
PRICES AND RENTS



COST OF LIVING
IS SIGNIFICANTLY LESS



RECREATION
TOP CLASS RESTAURANTS,
ACCOMMODATION, NIGHTLIFE,
VISITOR ATTRACTIONS AND
SHOPPING FACILITIES



FACILITY OVERVIEW



A state of the art operations centre built and maintained to the highest design standards.

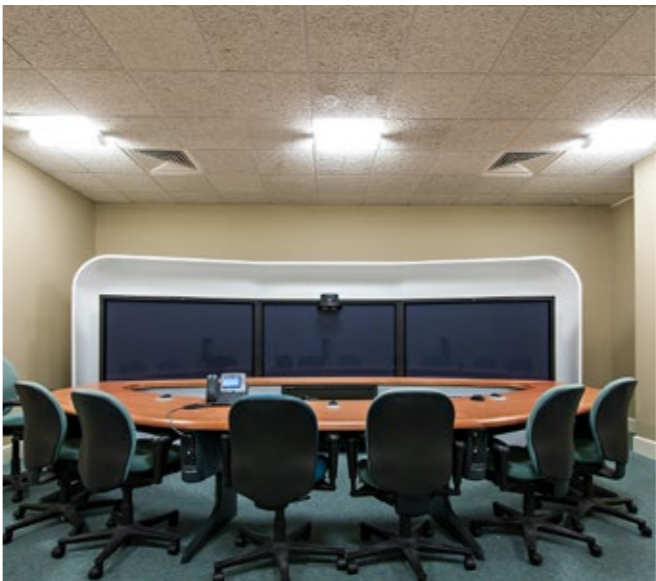
The business campus is approximately 120,000sq. ft divided into two phases, each of which can be utilised as a separate building as each phase is supported by its own mechanical and electrical plant. The first floor of Phase 1 is currently occupied by AvantCard and is utilised for call centre operations supporting clients within Ireland.

The available space provides a fully fitted turnkey solution offering prospective tenant's the potential for immediate start-up. The available space in Phase 1 is currently configured to 76 desks with

potential to increase this up to 120 desks. The available space in Phase 2 is currently configured to 325 desks at ground floor level and 398 desks at first floor level.

The following is a summary of the available office space on a gross internal area basis:

Office Space	Size sq.m	Size sq.ft
Level 1 – Phase 1	1644	17,700
Level 1 – Phase 2	2609	28,080
Level 2 – Phase 2	2609	28,080
Total	6862	73,860



ADDITIONAL FACILITIES



Landlord Services – Optional

The landlord can provide a serviced office solution to tenants if required through the onsite facilities team. Landlord services include critical and non-critical engineering maintenance, fabric maintenance, space planning, moves and changes, cleaning and janitorial, security, life safety, landscape maintenance and a staff canteen.

Additional Facilities

The onsite cafeteria is open to associates five days per week and there are facilities for walkers and cyclists including bike racks, showers and locker rooms.

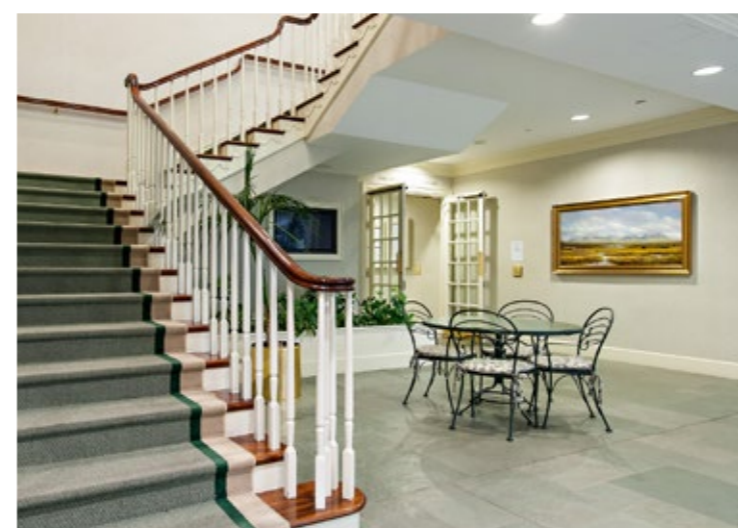
Nearby there is a supermarket, food outlets and retail park. Adjacent to the site is a modern sports centre and gym and indoor swimming pool.

Facility Specification

- // UPS support throughout the building to all desks
- // Phase 1 and 2 are supported by separate 850 kVA generators
- // Fire alarm upgrade with remote monitoring completed in 2011
- // Sprinkler system coverage throughout the premises,
- // Remote monitoring of Intruder Alarm, Fire Alarm and CCTV.
- // Capability to issue audio warnings from alarm monitoring station to intruders
- // Badge automated access control at all entrances and selected internal doors

Parking

There are 588 parking spaces including six wheelchair. Parking spaces are available free of charge.



LEVEL 1



LEVEL 1



LEVEL 2



CONTACT

Savills Ireland,
33 Molesworth Street,
Dublin 2

Michael Healy,
michael.healy@savills.ie
Tel: 01 618 1367

Mark Forsyth,
mark.forsyth@savills.ie
Tel: 01 618 1442



Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland | 2014