Advance Building Solution Monaghan

IDA Monaghan Business & Technology Park

Knockaconny, Monaghan

OCT 2022

Available immediately

- c. 1,457 sq. m (approx. 15,684 sq. ft) building
- Site area of c. 1. 26 hectares (c. 3. 11 acres)
- Opportunity for expansion (subject to planning)
- Flexible office space options available in the region

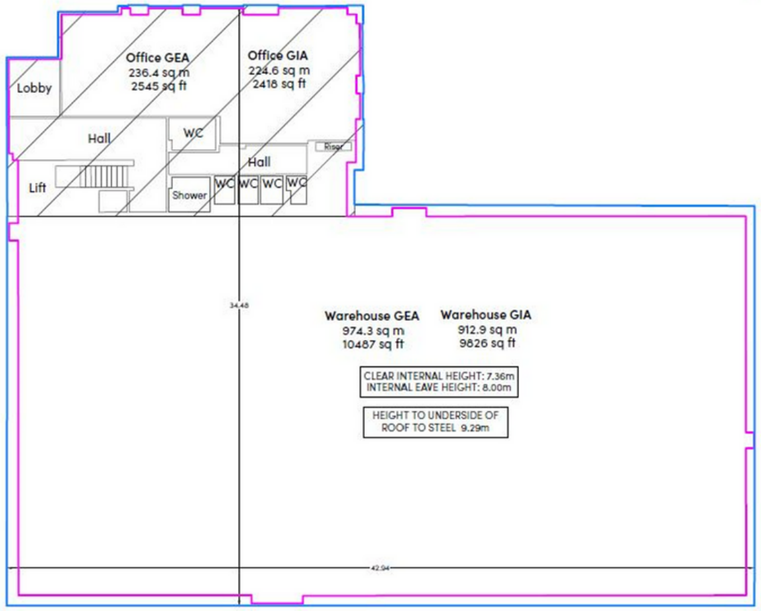
IDA Ireland

BUILDING DETAILS

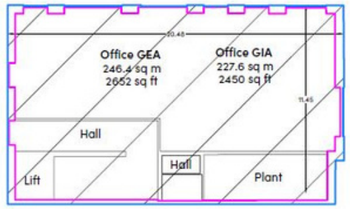
- Advanced building solution comprises of c. 1,457 sq. m (approx. 15,684 ft) building on a site area of c. 1.26 hectares (c. 3.11 acres)
- Security alarm, keypad entry and fire alarm
- Raised access floor, suspended ceilings, stairs, lift and lighting. Toilets, showers and store available on ground floor.
- Rainwater Harvesting System
- Clear internal eaves height approx. 7. 36m (approx. 24 feet)
- 29 Parking spaces, x2 e-car spaces with terminals, x2 disability spaces and dedicated bicycle storage

SPECIFICATION

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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SUSTAINABILITY

- Energy Rating (BER) Certification TBC
- Designed to achieve LEED CS accreditation and nZEB compliance

Ground Floor area
- c. 13,032 sq ft
- (1210 sq m)

First floor area
- c. 2, 652 sq ft
- (246 sq m)

Total floor area
- **c. 15,684 sq. ft.**
- (c. 1,457sq. m)

IMAGE GALLERY

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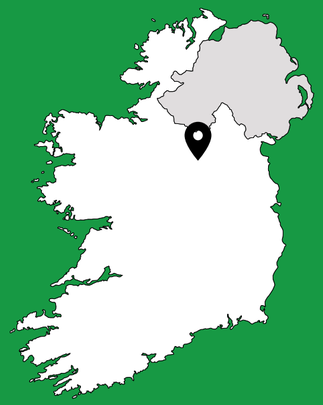
Link to drone footage of building

PARK AREA

REGIONAL INFO



Dublin - 131km drive (80 minutes)
Belfast - 103km drive (80 minutes)
Dundalk - 54km drive (45 minutes)
Drogheda - 85km drive (60 minutes)

Dublin Port Company - 132 km (90 mins)
Belfast Harbour Company - 106 km (80 mins)
Drogheda Port - 87 km (70 minutes)
Dundalk Port - 60km (50 minutes)

Dublin International Airport - 120 km (80 minutes)
Belfast International Airport - 102 km (80 minutes)
Belfast City Airport - 109 km (80 minutes)

Access to 6 Universities and 5 Institutes of Technologies

Current tenants in the vicinity include GSK Sligo, Enterprise Ireland Regional Office and Abbott Ireland

Local Enterprise Office

Enterprising Monaghan

Monaghan Education Centre

Monaghan ABS Site

Potential expansion lands

Contact

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