

# Advance Building Solution Waterford

IDA Business &  
Technology Park

Butlerstown,  
Waterford



November 2023

## Available

- Advance Building Solution with an area of c. 3,790 m<sup>2</sup> (c. 40,799 ft<sup>2</sup>)
- Manufacturing space of c. 2,329 m<sup>2</sup> (c. 25, 069 ft<sup>2</sup>)
- Two storey office accommodation of c. 861 m<sup>2</sup> (c. 9,275 ft<sup>2</sup>)
- Site area of c. 1.56 hectares (c. 3.85 acres)

## BUILDING DETAILS

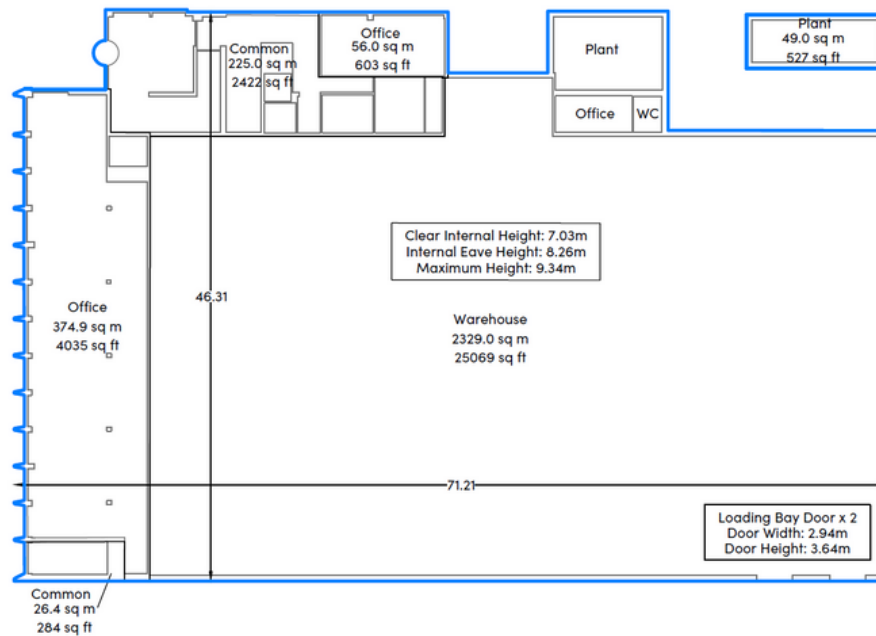
- Advance Building Solution of c. 3,790 m<sup>2</sup> (c. 40,799 ft<sup>2</sup>) on a site area of c. 1.56 hectares (c. 3.85 acres)
- Technology/manufacturing area of c. 2,329 m<sup>2</sup> (c. 25,069 ft<sup>2</sup>) with roller shutter doors to yard. Clear internal eaves height of c. 7.03 m
- Ancillary space over two floors totalling c.1,319 m<sup>2</sup> (c. 14,200 ft<sup>2</sup>) including office (with raised access floors, suspended ceilings, air conditioning, lighting) showers, toilets and common areas

Additional features include:

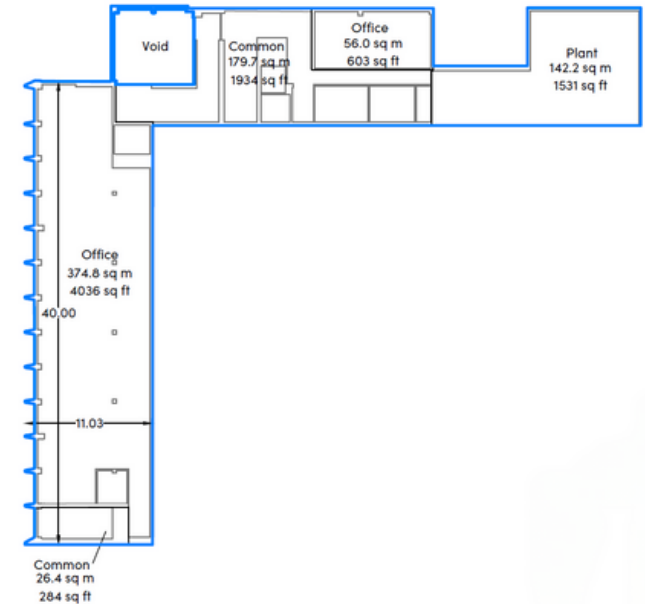
- Car parking for 84 cars
- 2 EV charging points
- Onsite cycle parking
- Eight-person lift
- Storeroom on ground floor
- Toilets and shower at both ground and first floor level
- Alarmed, keypad entry
- Fire alarm

# SPECIFICATION

### GROUND FLOOR PLAN



### FIRST FLOOR PLAN



## SUSTAINABILITY

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



Production Space  
• c. 2,329 m<sup>2</sup>  
• c. 25,069 ft<sup>2</sup>

Ground Floor Office  
• c. 430.8 m<sup>2</sup>  
• c. 4,638 ft<sup>2</sup>

First Floor Office  
• c. 430.9 m<sup>2</sup>  
• c. 4,639 ft<sup>2</sup>

Total Floor Area  
• c. 3,790 m<sup>2</sup>  
• c. 40,799 ft<sup>2</sup>

# IMAGE GALLERY



Scan for Video



SITE

## REGIONAL INFO



Dublin City - 172 km drive  
Cork city - 120 km drive  
Shannon - 152 km drive



Rosslare Europort - 73 km  
Port of Waterford (Belview) - 10 km  
New Ross Port - 24 km  
Dublin Port - 184 km  
Port of Cork - 119 km



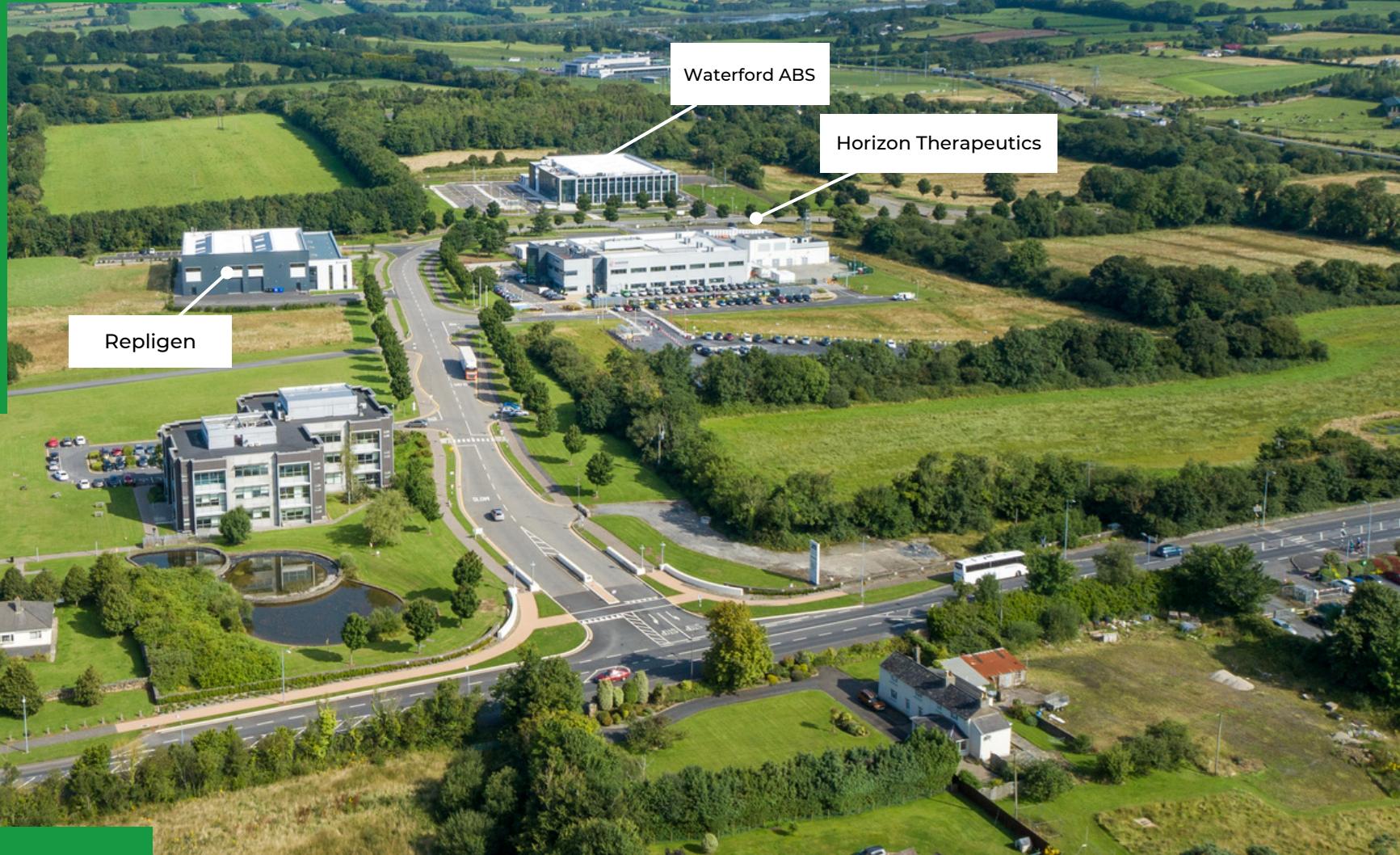
Dublin Airport - 177 km  
Shannon Airport - 155 km  
Cork Airport - 127 km



Access to two Technological Universities (Carlow and Waterford) within the region



Companies in the region include Horizon Therapeutics, Repligen, Bausch Health, Sanofi, Teva and West Pharma



## Contact

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