

Advance Building Solution Monaghan

IDA Monaghan
Business &
Technology Park

Knockaconny,
Monaghan



Available immediately

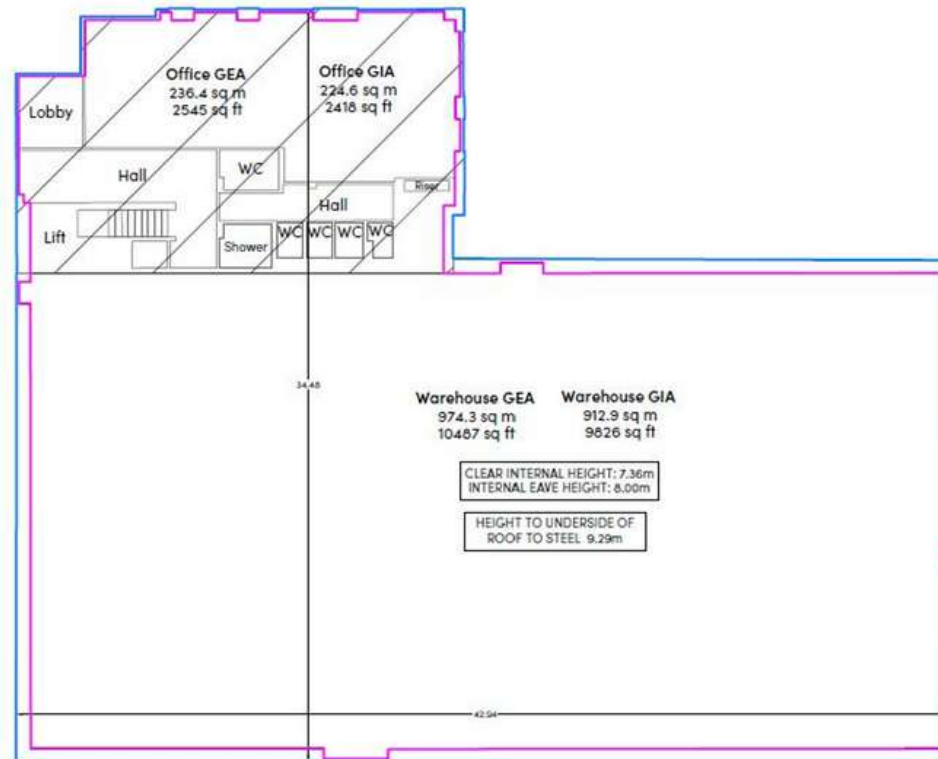
- c. 1,457 sq. m (approx. 15,684 sq. ft) building
- Site area of c. 1.26 hectares (c. 3.11 acres)
- Opportunity for expansion (subject to planning)
- Flexible office space options available in the region

BUILDING DETAILS

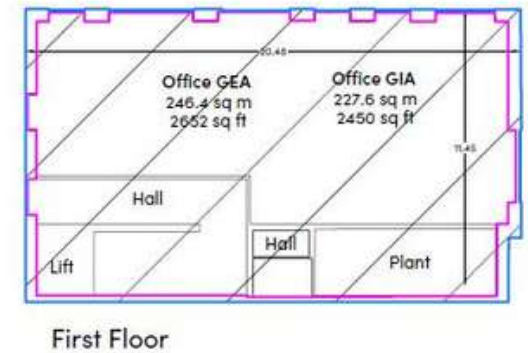
- Advanced building solution comprises of c. 1,457 sq. m (approx. 15,684 ft) building on a site area of c. 1.26 hectares (c. 3.11 acres)
- Security alarm, keypad entry and fire alarm
- Raised access floor, suspended ceilings, stairs and lift, lighting and air conditioning. Toilets, showers and store available on ground floor.
- 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



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. 1,457 sq. m)

IMAGE GALLERY



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)



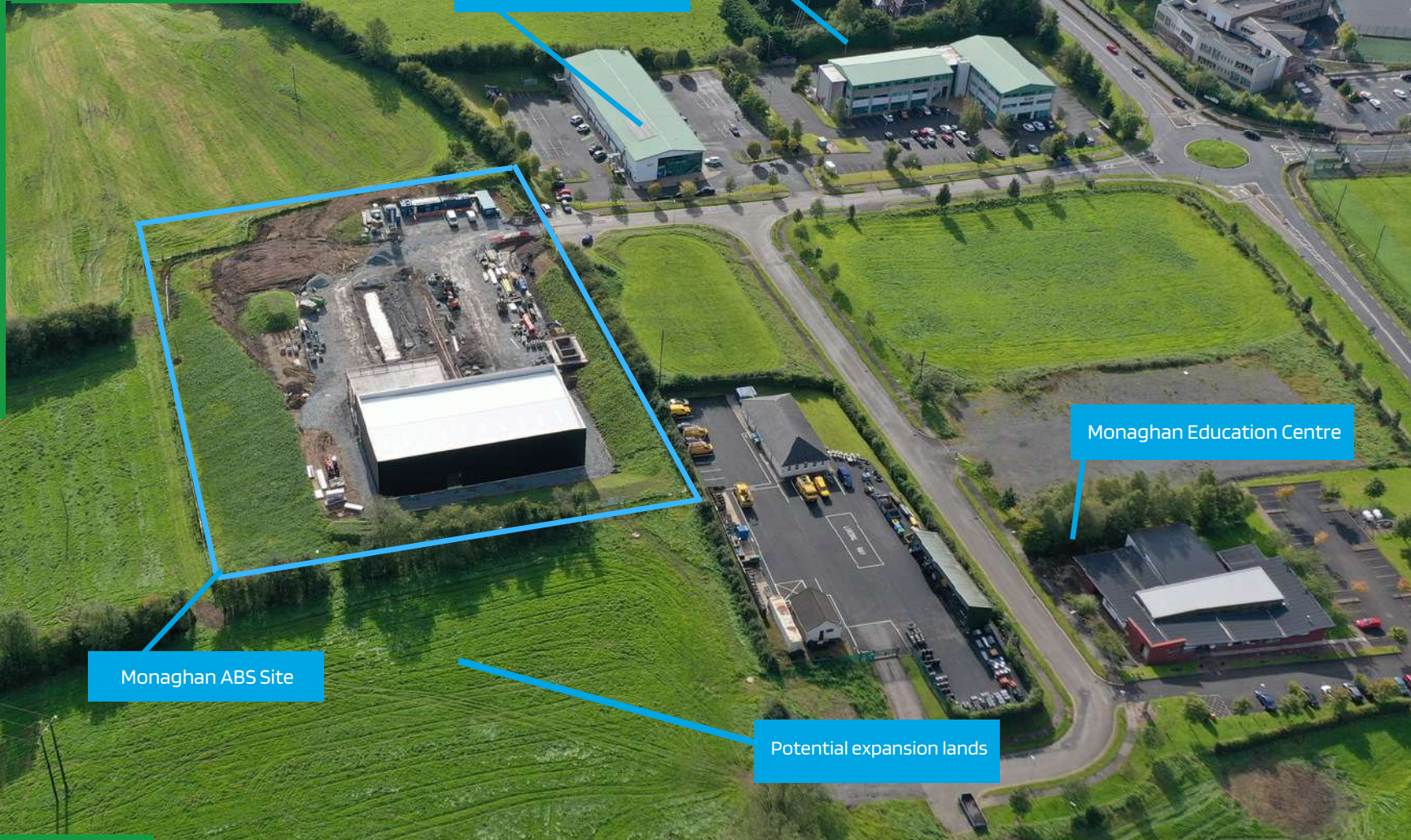
Dublin International Airport - 120 km (80 minutes)
Belfast International Airport - 102 km (80 minutes)
Belfast City Airport - 109 km (80 minutes)



Access to 6 Universities and 5 Institutes of Technologies



Companies in the region include:
Entekra, Norbrook, Compushare, ECI, Monaghan Mushrooms, Windhoist, Combilift and Kerry Foods



Local Enterprise Office

Enterprising Monaghan

Monaghan ABS Site

Potential expansion lands

Monaghan Education Centre

Contact

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