

Roscrea Business & Technology Park



Shannon Development

Your Property Solution Partners in the Shannon Region



www.ShannonDevelopment.ie/property



Introduction

Shannon Development is Ireland's only dedicated regional economic development company. Our mandate is to develop the economy of the Shannon Region which covers North Tipperary, Clare, Limerick, South Offaly and North Kerry.

Shannon Development's property portfolio is a key driver of economic development in the Region, providing a range of property-based solutions for foreign and Irish owned businesses. Our properties are located at numerous sites across the Region and are designed and planned to meet the needs of enterprise.

Shannon Development is delighted to now include the Roscrea Business & Technology Park as another world-class location in our expanding property portfolio.

Roscrea Business & Technology Park

The Roscrea Business & Technology Park, Roscrea, Co. Tipperary has been fully serviced and landscaped to match the needs of both manufacturing and international services clients. The 26 acre park has potential for some 225,000 sq ft. of manufacturing, service and office space. Development sites comprise the net areas available for development within the park, excluding the roads and public open space. Sites may be subdivided or extended as required to suit specific project requirements.

They are divided into two zones as follows:

- Zone 1 Office Zone
- Zone 2 Manufacturing & Logistics Zone

Business

The site is located within the environs of Roscrea Town, adjacent to the N7 Dublin to Limerick National Primary Road on the eastern fringe of the town. The town's central location in Ireland grants it an advantageous position in attracting projects to the area.

The objective in establishing the Roscrea Business & Technology Park is to create a balanced, flexible, sustainable and integrated development combining high quality of employment with living in an environment sensitive to and in harmony with the site's natural and cultural setting in Roscrea.





Site Services

includes access to:

- Water
- Effluent Disposal
- Storm Water
- Electricity services
- Telecommunications
- Public Lighting

Specification

- Site preparation
- Site Entrance Barriers
- Roads Paths and Pavings
- Site underground services infrastructure including: watermain, surface water drainage, foul drainage and electricity and telecom ducts and cabling.
- Landscaping including grassed areas, low level planting, screen planting to perimeters and trees

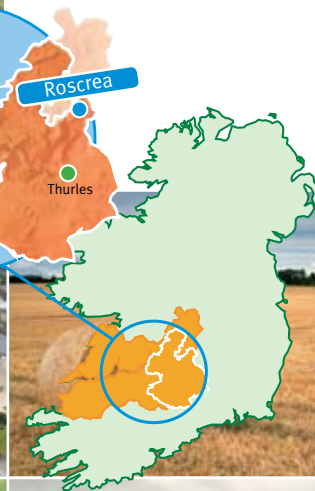
| Site | Use | Acres | Hectares |
|------|------------------|-------|----------|
| A | Offices | 2.73 | 1.10 |
| B | Offices | 2.26 | 0.91 |
| C | Offices | 4.4 | 1.78 |
| D | Workshops | 2.24 | 0.91 |
| E1 | Light Industrial | 1.15 | 0.47 |
| E2 | Light Industrial | 1.31 | 0.53 |
| E3 | Light Industrial | 1.16 | 0.47 |
| E4 | Light Industrial | 1.36 | 0.55 |
| F | Logistics | 3.15 | 1.27 |

Maintenance

Shannon Development is responsible for the general maintenance and appearance of the common areas of the Park.

All occupiers shall be subject to a service charge.

Roscrea



Roscrea, Co. Tipperary, in the heart of Ireland, is the inland gateway to the Shannon Region and the south midlands and is situated on Slí Dhala – one of five great roads of ancient Ireland. It is one of Ireland's oldest towns, with a recorded continuity of settlement stretching back over 1,400 years.

The town's strategic central location on the junction of major east – west, and north – south routes (the N62, which links Athlone with Thurles and the N8 to Cork) has left it and its environs with a rich legacy of historic monuments.

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and prospective lessees should satisfy themselves as to the correctness of the information given. Neither this brochure nor any of its contents shall form part of any contract

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