



**Waterford Advance Building Solution**

IDA Business & Technology Park,  
Butlerstown,  
Waterford

 **IDA Ireland**

## Building details

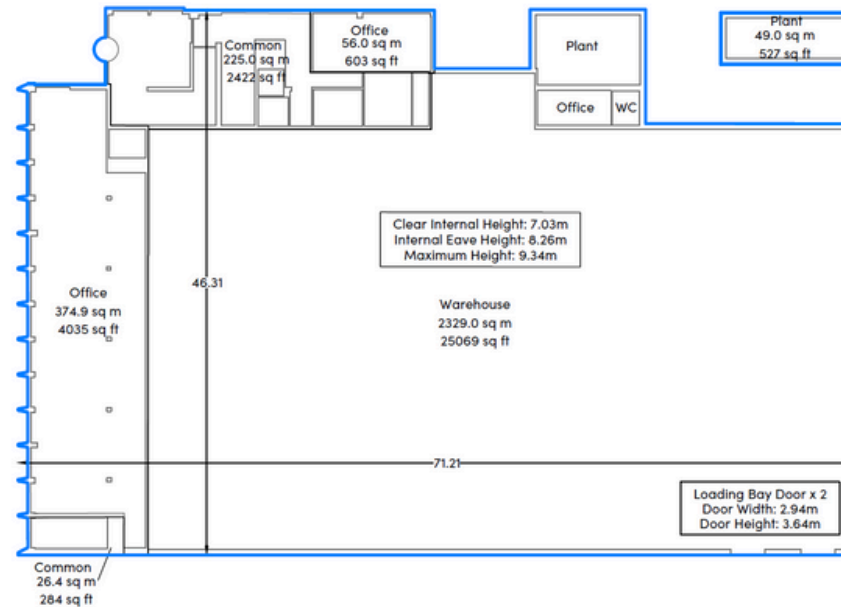
- Advance Building Solution of c. 3,839 m<sup>2</sup> (c. 41,326 ft<sup>2</sup>) on a site area of c. 1.56 hectares (c. 3.85 acres)
- Technology/manufacturing area of c. 2,329 m<sup>2</sup> (c. 25,069 ft<sup>2</sup>) with roller shutter doors to yard.
- Clear internal height of c. 7.03 m
- Ancillary 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
- Surface car parking for 84 cars including 2 EV spaces and onsite bicycle spaces

## Sustainability

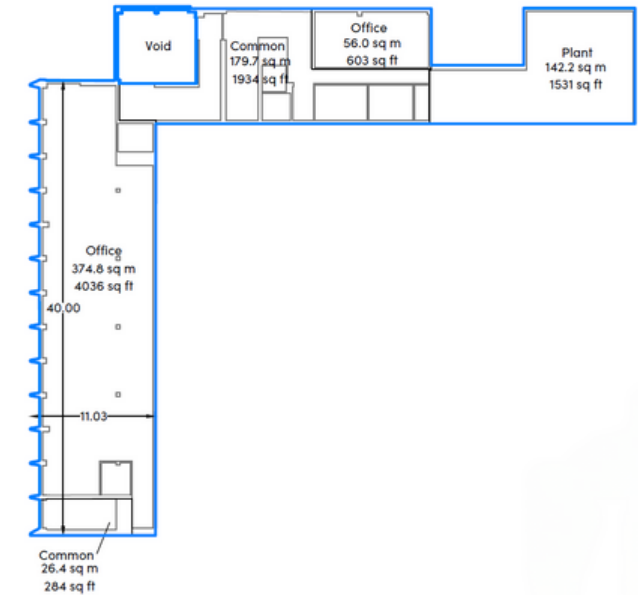
- Energy Rating (BER) Certification B1
- LEED Silver accreditation and nZEB compliance

# Specification

GROUND FLOOR PLAN



FIRST FLOOR PLAN



### 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

(Including Substation)

- c. 3,839 m<sup>2</sup>
- c. 41,326 ft<sup>2</sup>

# Accessibility

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

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

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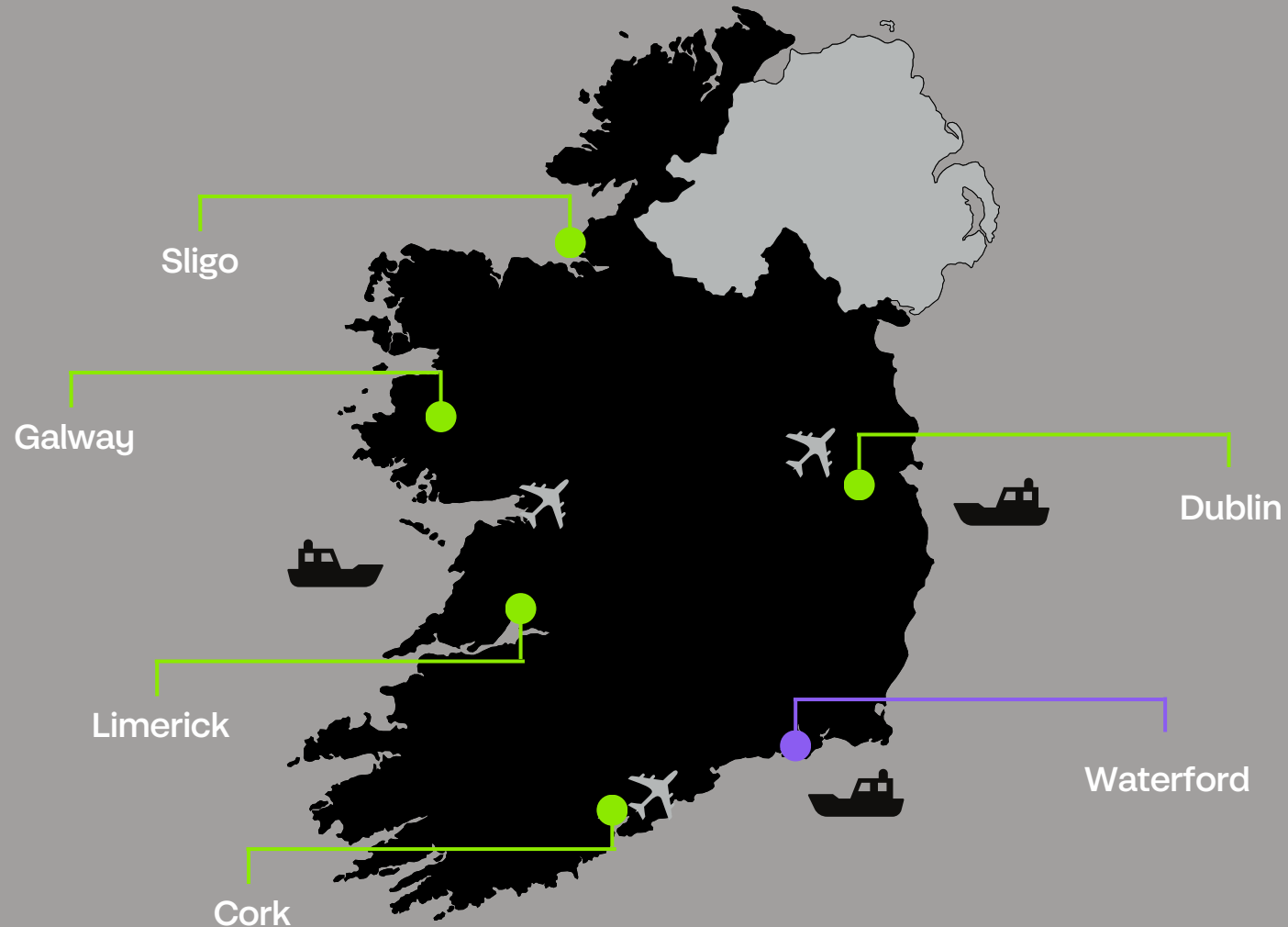
Excellent rail links to Dublin's  
Heuston Station

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

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

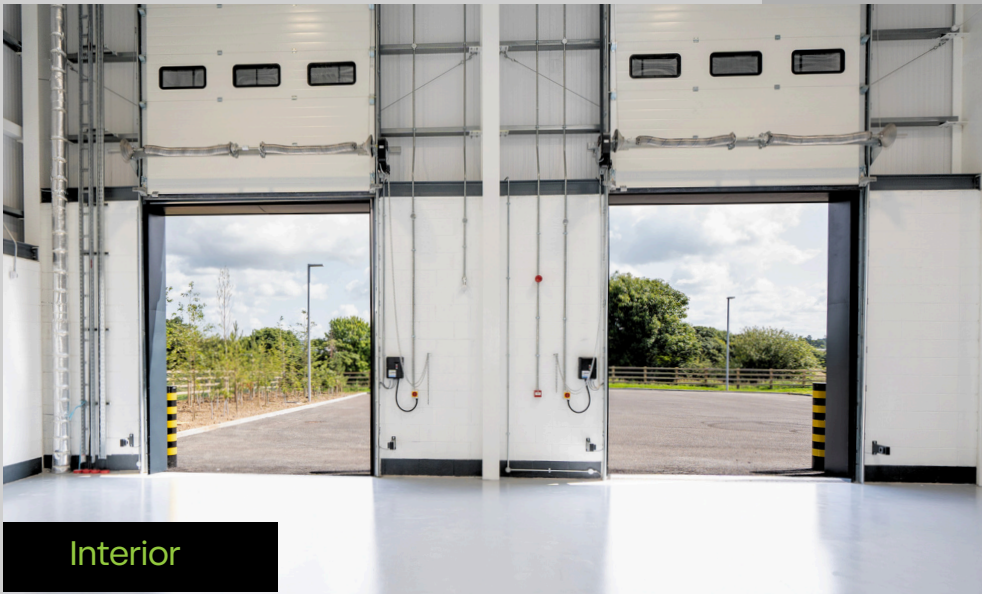




Exterior



Manufacturing area



Interior



Exterior



# IDA Ireland

## Contact our team

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