



**Cavan Advance Building Solution**

IDA Business & Technology Park,  
Killygarry, Dublin Road,  
Co. Cavan

 **IDA Ireland**

## Building details

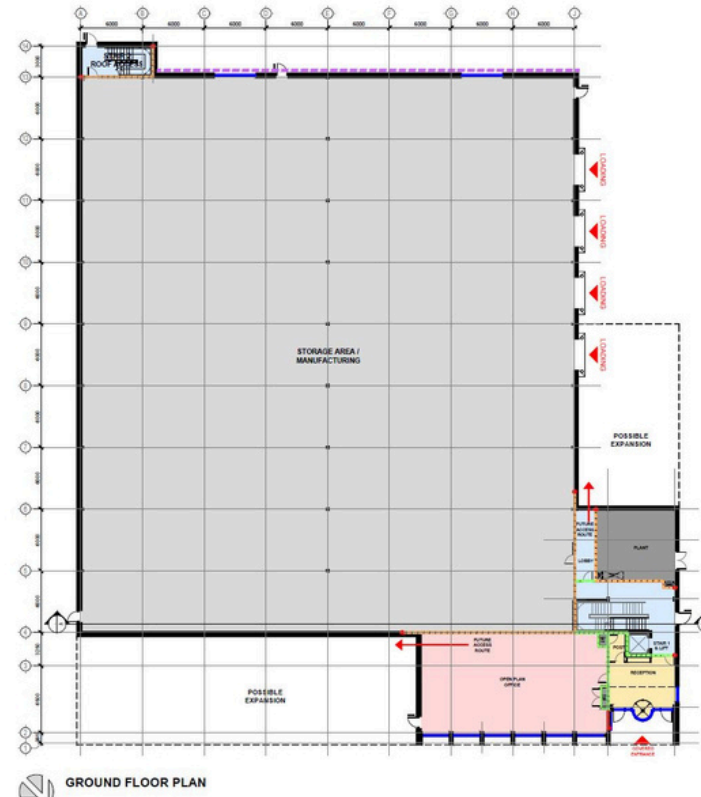
- Advance Building Solution of c. 3,239 m<sup>2</sup> (34,864 ft<sup>2</sup>) on a site area of c.0.97 hectares (c.2.39 acres)
- Technology/Manufacturing space of 2,569 m<sup>2</sup> (c. 27,652 ft<sup>2</sup>) with roller shutter doors to yard
- Ancillary space totalling c. 237 m<sup>2</sup> (c. 2,551 ft<sup>2</sup>) including office space over two floors (with raised access floors, suspended ceilings, lighting, air conditioning) showers, toilets and common areas.
- Surface car parking for 43 cars with EV charging terminals and cycle parking onsite

## Sustainability

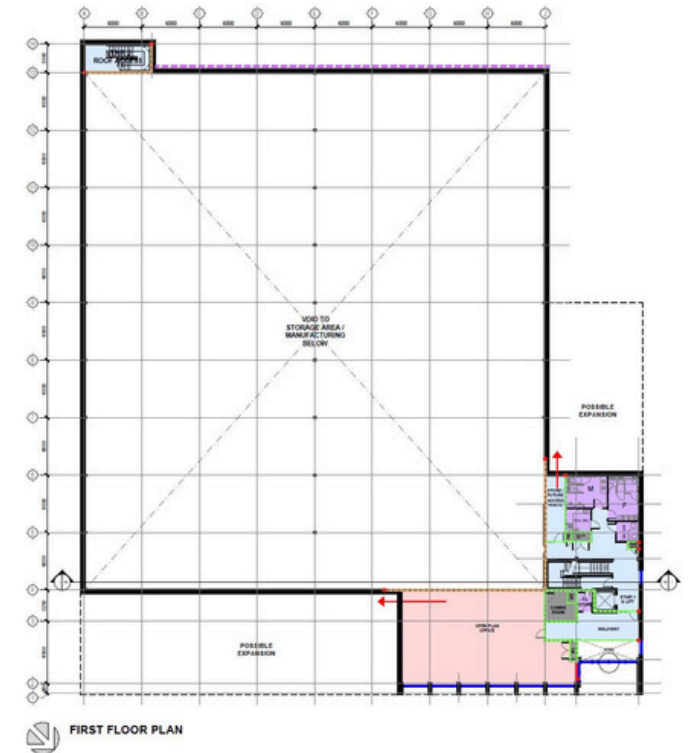
- Energy Rating (BER) Certification TBC
- Designed to achieve LEED CS accreditation and nZEB compliance

# Specification

GROUND FLOOR PLAN



FIRST FLOOR PLAN



### Production Space

- c. 2,569 m<sup>2</sup>
- c. 27,652 ft<sup>2</sup>

### Ground Floor Office

- c. 176 m<sup>2</sup>
- c. 1,894 ft<sup>2</sup>

### First Floor Office

- c. 161 m<sup>2</sup>
- c. 1,733 ft<sup>2</sup>

### Total Floor Area

- c. 3,239 m<sup>2</sup>
- c. 34,864 ft<sup>2</sup>

# Accessibility

Dublin City - 114 km - 110 minutes  
Belfast City - 160 km- 120 minutes  
Dundalk - 77km - 90 minutes

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Dundalk Port - 80 km - 90 minutes  
Drogheda Port - 88 km-90 minutes  
Dublin port - 122 km - 90 minutes  
Belfast port - 162 km - 120 minutes

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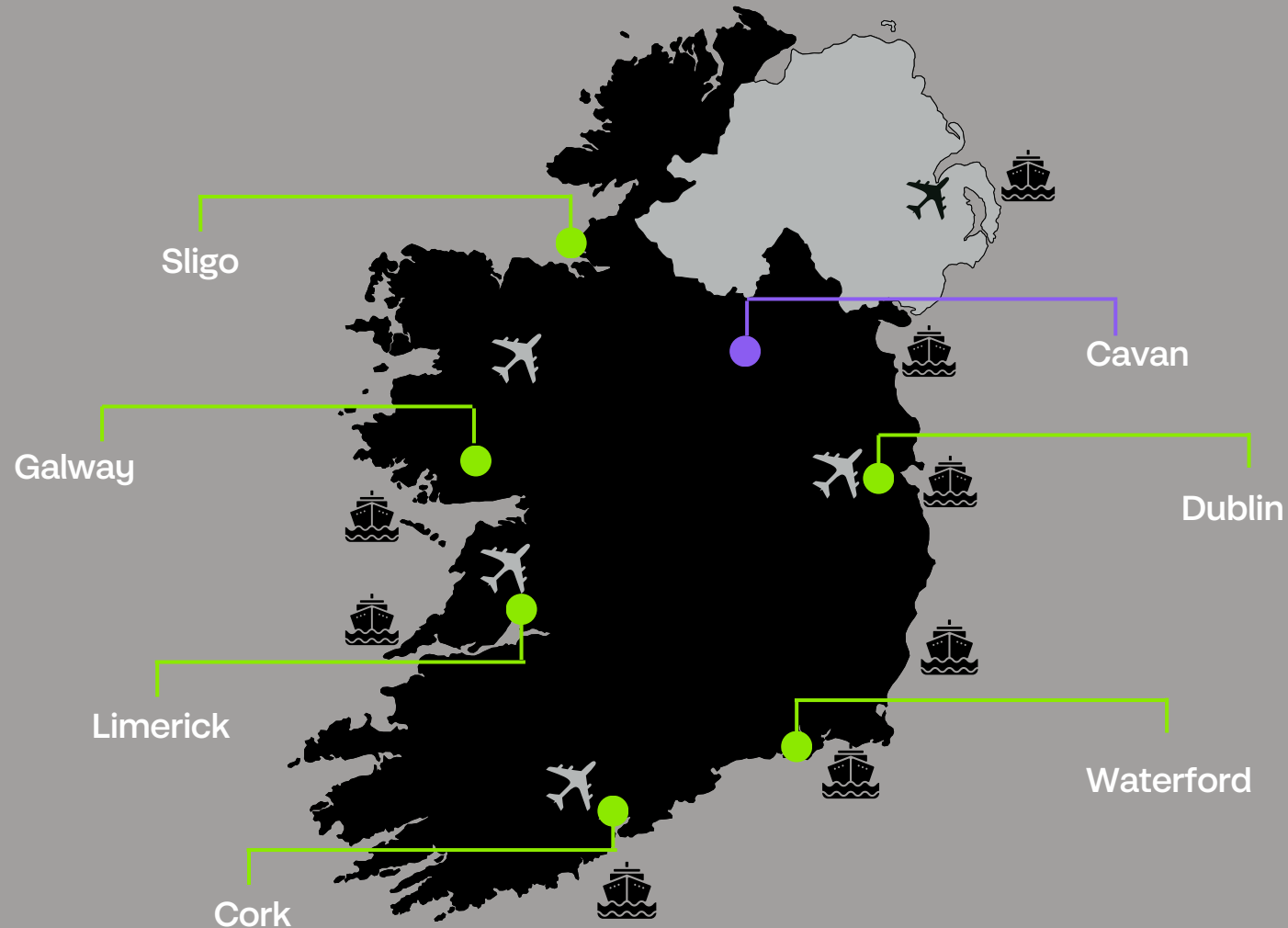
Belfast airport - 160km  
Dublin airport - 114km

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Access to 7 universities and 2  
Institutes of Technology with a  
student cohort of c. 170,000 and c.  
59,000 graduates per annum  
within a 90 minute radius

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Companies in the region include  
UCT, ATA Group, Liberty  
Insurance, Breffni Air and Raptor  
Engineering, San Gobain, Foamlite,  
Boxmore Plastics and GBLI.





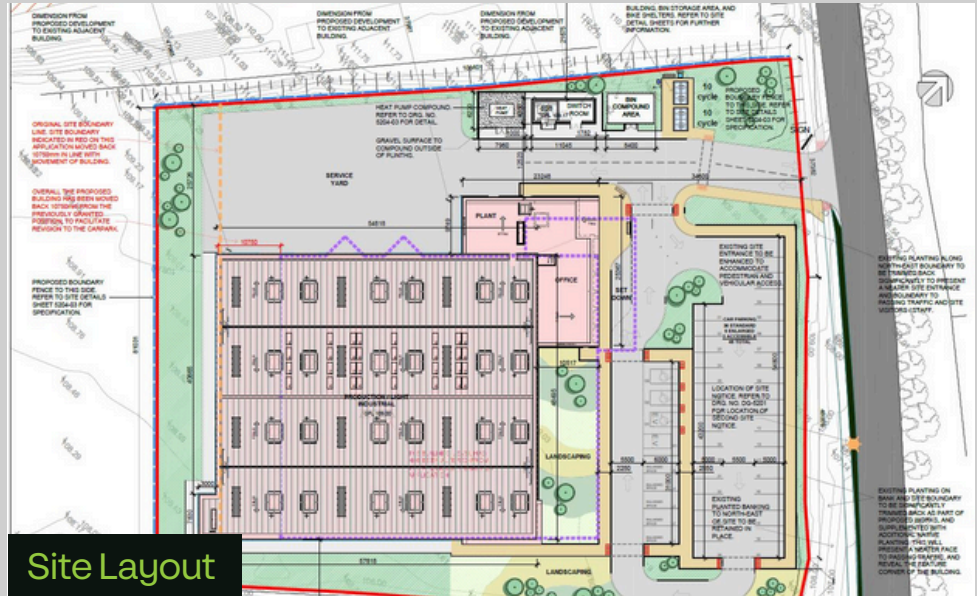
Exterior



Exterior



Exterior



Site Layout



## Contact our team

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