

# ADVANCE BUILDING SOLUTION

# CASTLEBAR CO. MAYO



An FDI Initiative from IDA Ireland





## Building Success in Ireland West

IDA Ireland has constructed a purpose-built, flexi-space Advance Building Solution in Castlebar Business and Technology Park.

The building is a highly-specified facility that can be customised to meet the needs of Manufacturing or Service companies and opens up a significant Foreign Direct Investment opportunity on Ireland's Western Seaboard.

Castlebar is the commercial capital of Mayo – a County with an already-strong nucleus of successful global FDI companies. It is a significant educational hub with many highly-trained STEM graduates living across the region. The skilled talent you need is already here.

If you are a Foreign Direct Investor whose expansion strategy demands a ready-to-go high-quality property solution in a dynamic environment, then the Castlebar Advance Building Solution could be your ideal option. By locating in Castlebar, your company can benefit from attractive financial incentives.

So start your investment journey to Ireland West.  
Let IDA Ireland show you the way...

## The Castlebar Experience

Castlebar is a dynamic focal-point of Ireland West - a long-time preferred destination for global FDI companies, with over 450,000 people living within the wider area. The exciting Castlebar Advance Building Solution from IDA Ireland provides:



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Close road and rail connections to major Irish cities and to international airports at Knock, Shannon and Dublin. Getting here, there and everywhere is easy.

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A region with an established record in attracting multi-sector global FDI companies, with many operating in the globally-significant medical technology cluster.

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Significant educational resources including the National University of Ireland in Galway and Institutes of Technology in Castlebar itself and Galway, Sligo and Athlone.

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Over 17,000 highly-skilled graduates annually from these Institutions.

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Ireland West is home to leading global FDI companies including Allergan, Baxter, Boston Scientific, Coca-Cola, Cisco and Fidelity – to name but a few.

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Castlebar has an adaptable flexi-space IDA Advance Building Solution ready for FDI investors with an open mind and a keen eye as to where best to locate in Europe.

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The local environment encourages a way of life that's healthy, energising, and well-balanced - in a part of Ireland world-famed for natural beauty.

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Castlebar guarantees a welcome that is personal, professional and willing to see things from your company's investment perspective and commercial needs.

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IDA Ireland is ready to meet and partner your company in its FDI expansion plans.

## Building Local Thinking Global

### Castlebar Business and Technology Park

Castlebar is a thriving business hub for global Foreign Direct Investment companies covering a broad sector of operations - including a significant Medical Technology cluster. Global enterprises such as **Boston Scientific, Medtronic, Merit Medical, Hollister, Hewlett Packard, SAP, Cisco, EA Games & Lionbridge** have already chosen to locate in the region.

The IDA Business and Technology Park in Castlebar is zoned and fully serviced and offers investors an opportunity to locate at the heart of Ireland West.

### Flexible Design to Suit Your Needs

Ready for immediate occupation as a technology / manufacturing facility, this Advance Building Solution can also be configured to accommodate large scale office activities (subject to planning).

The existing office space within the building can accommodate approximately 100 staff and the generous floor to ceiling height of the technology space gives potential for the introduction of a mezzanine floor, which could accommodate a further 200 staff or more. The flexible design allows occupiers to be creative including the addition of break-out areas, meeting pods, town-hall space and innovation hubs. Think green and create an indoor garden, enhance natural daylight with the addition of roof lights and there is already an electric car charging point on site.

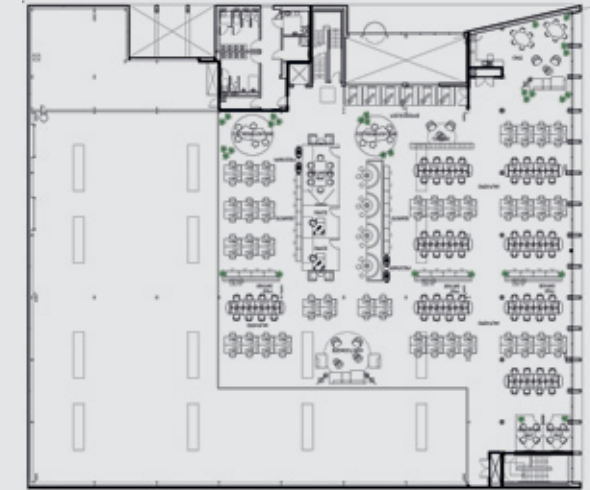
IDA Ireland's Advance Building Solution can be configured to meet your company's needs.

## The Advance Building Solution

### Ground Floor



### First Floor



- \* c.3,145 m<sup>2</sup> (c.33,852 ft<sup>2</sup>) building solution on a 1.15ha (2.84 acre) site (Gross external floor area)
- \* Two storey glazed offices of c.866 m<sup>2</sup> (9,322 ft<sup>2</sup>) providing views over the landscaped park
- \* Technology space of over c.1,590 m<sup>2</sup> (c.17,115 sq ft) with eaves height of c.7.5 m / c.24.5 ft. (Gross external floor area)
- \* 110 kva with additional power available and substation on-site

- \* Building serviced by natural gas
- \* Telecoms infrastructure in place
- \* Designed to achieve LEED Bronze CS accreditation
- \* Adjacent lands available to support an occupant's expansion
- \* 63 Car park spaces with potential for additional spaces, subject to agreement.

### Advance Building Solution

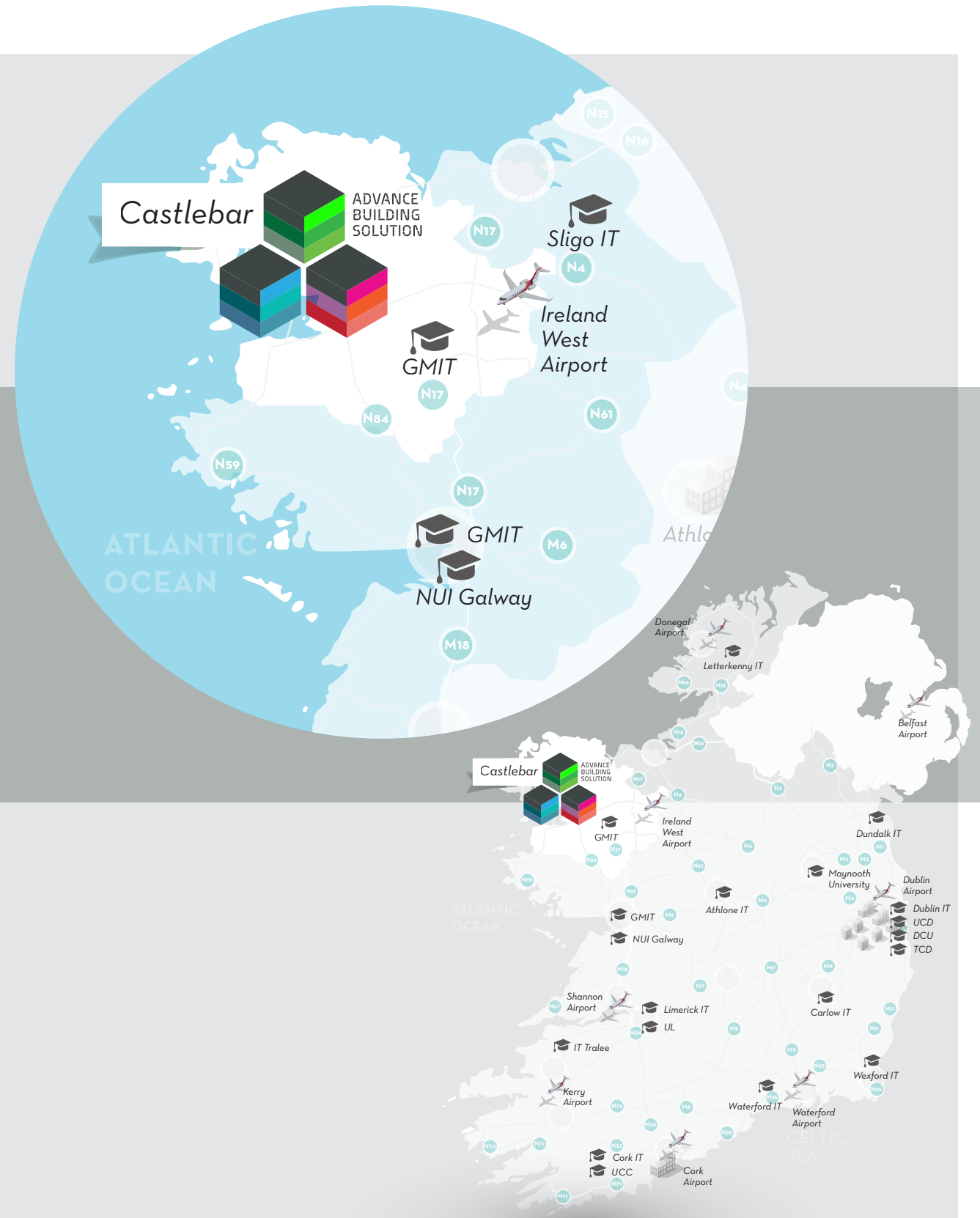


### Potential Office Design



## A Castlebar Portrait

- \* Located between Galway and Sligo, Castlebar is Ireland's 7th largest Retail Centre
- \* Talent pool derived from NUI Galway, GMIT, all of Europe and beyond
- \* New ABS available for fast operational startup
- \* Lower employee cost of living to attract and retain employees
- \* Ireland West Airport just 40k away with daily flights to UK and Europe
- \* Dublin and Shannon Airports within a two hour drive
- \* Daily rail connections to Dublin
- \* On or close to N5, N60 and N84 national road routes



### A Regional Snapshot

- \* 101 overseas companies; 23,286 employed in Region
- \* Over 17,000 graduates within 90 minute radius
- \* 52,611 students within 90 minute radius
- \* 453,410 people living in Region
- \* Ireland West is home to five 3rd Level institutions
- \* GMIT has a Campus in Castlebar
- \* Research Institutes include Medical Device and Stem Cell Research Centres and the National Centre for Data Analytics
- \* Castlebar Business and Technology Park provides easy access to Ireland West, Dublin and Shannon Airports and national arterial road routes
- \* Spectacular natural environment
- \* Golf galore in Castlebar, Ballina, Carne, Westport and more

## **Living the life**

You'll find culture and creativity in abundance in and around Castlebar. You'll also find superior housing for purchase or rental at a major price advantage over big city-living. You'll certainly enjoy the excellent sporting, relaxation and educational facilities. Quality of life comes high on the agenda here.

## **Loving the locations**

Castlebar and Mayo are home to the best Ireland has to offer. For example, you can:

- Explore dramatic coastlines with golden beaches and picturesque villages
- Travel or cycle the Wild Atlantic Way or the Great Western Greenway
- Climb Ireland's 'holy' mountain – Croagh Patrick
- Unearth history in the Céide Fields, the most extensive Stone Age monument in the world
- Visit Achill Island – where towering cliffs plunge into the sea
- Enjoy the Sporting Life – on land and sea
- Savour rich Irish culture and music, superb cuisine or renowned Mayo hospitality
- Experience Ireland's heritage in the Museum of Country Life

Everywhere you venture, Mayo's natural beauty is waiting to be experienced.

## **Appreciating the adventure**

In business, there is what's called 'first-mover advantage' – getting in ahead of the competition, setting the benchmark and becoming an iconic name in a supportive and stimulating place.

Castlebar is where business leaders thrive and entrepreneurs from far and wide are well-regarded and rewarded. Be among the first, advance with the best.

## **Advance with IDA Ireland**

IDA Ireland is ready to support and guide you every step of the way as you undertake your Foreign Direct Investment in Ireland. Let us be your business partner and ensure you derive maximum benefit from Ireland's unique FDI Value Proposition.

**The place is right. The time is right.**

**Contact IDA Ireland now and we will do the rest.**







## Advance to the next step

For more information on IDA Ireland's Advanced Building Solution in Castlebar, please contact

Mr James Boyle  
Property Marketing Manager  
IDA Ireland Property Division  
Athlone Business and Technology Park  
t +353 90 6471535  
e james.boyle@ida.ie

Mr Ricky Conneely  
Regional Executive  
IDA Ireland West Office  
Mervue Business Park Galway  
t +353 91 735910  
e ricky.conneely@ida.ie