



Monaghan Advance Building Solution

IDA Monaghan
Business &
Technology Park

Knockaconny,
Monaghan



Building details

- Advanced building solution comprises of c. 1,489 m² (c.16,034 ft²) building on a site area of c. 1.26 hectares (c. 3.11 acres)
- Raised access floor, suspended ceilings, stairs and lift, lighting and natural ventilation. Toilets, showers and store available on ground floor.
- Security alarm, keypad entry and fire alarm
- Clear internal eaves height approx. 7.36 m (approx. 24 ft)
- 29 Parking spaces, x 2 e-car spaces with terminals, x 2 disability spaces and dedicated bicycle storage

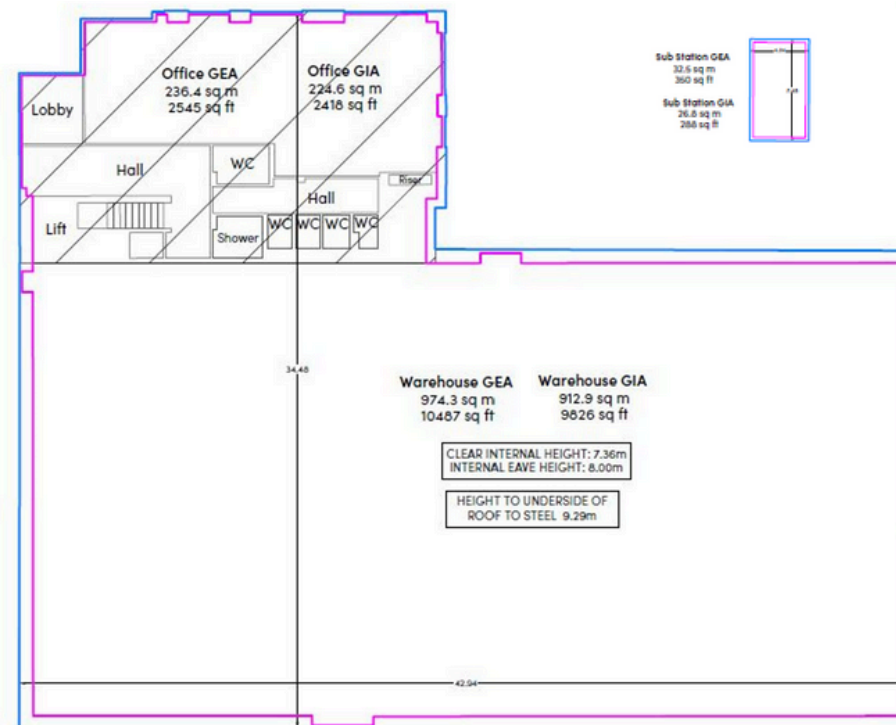
Sustainability

- Energy Rating (BER) Certification A3
- Designed to achieve LEED CS accreditation and nZEB compliance

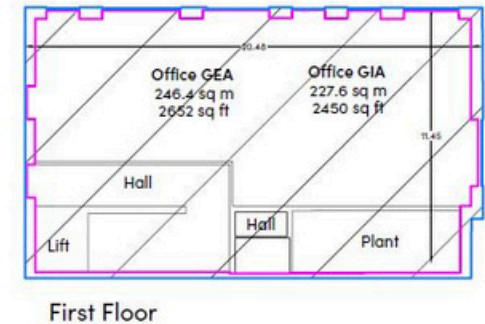


Specification

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Ground Floor Area

- c. 1,210 m²
- c. 13,032 ft²

First Floor Area

- c. 246 m²
- c. 2,652 ft²

Total Area (Incl. sub-station)

- c. 1,489 m²
- c. 16,034 ft²

Accessibility

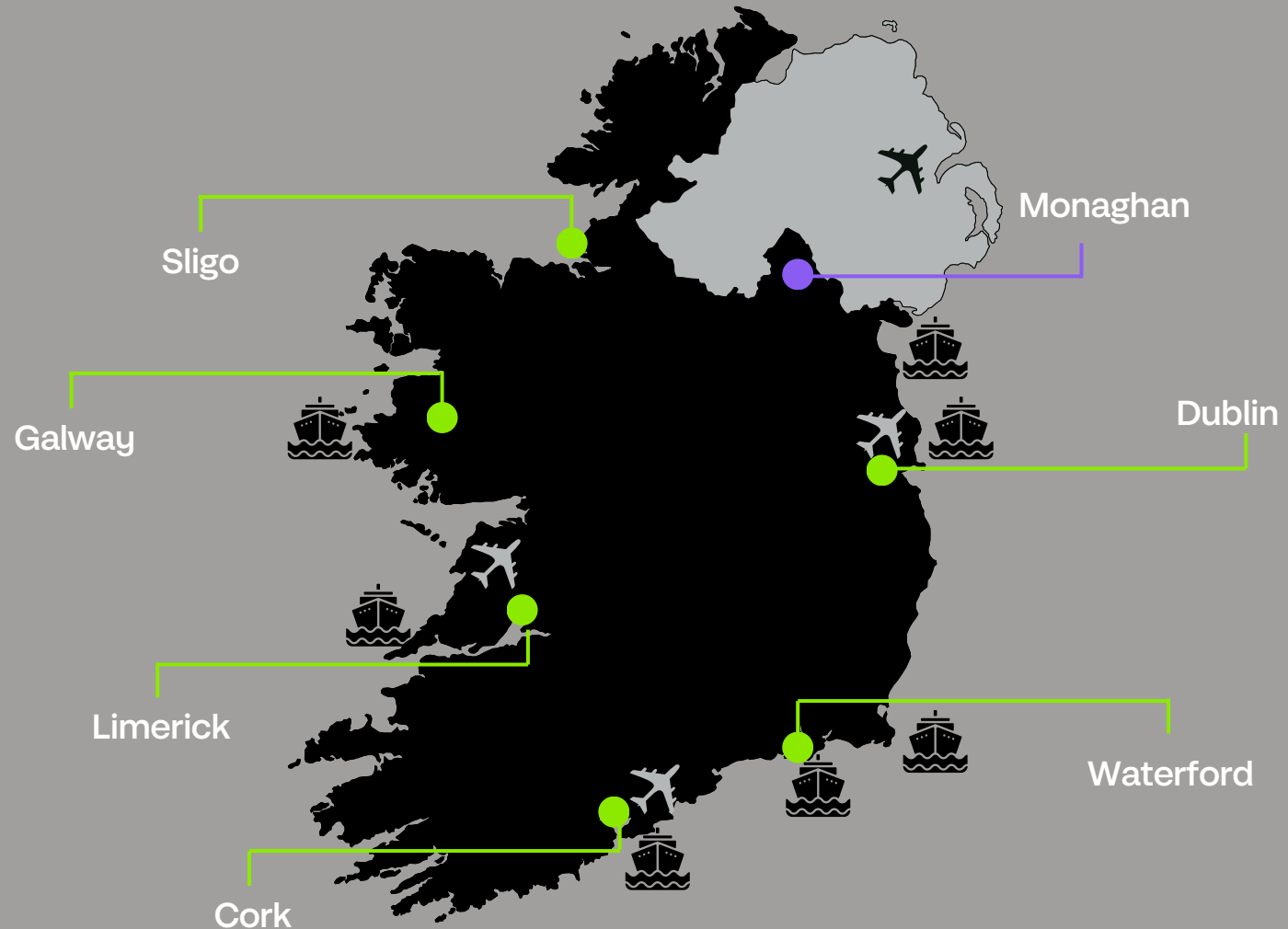
Dublin - 131km drive (80 minutes)
Belfast - 103km drive (80 minutes)
Dundalk - 54km drive (45 minutes)
Drogheda - 85km drive (60 minute)

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

Dublin Port - 137km
Wicklow Port - 173 km
Shannon Foynes Port -188 km

Access to 5 Universities and 2
Institutes of Technologies

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





Exterior



Interior



Aerial



Interior



Drone Footage



3D Virtual Tour



IDA Ireland

Contact our team

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