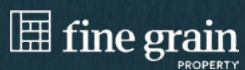


PLASSEY

BUSINESS CAMPUS

LIMERICK

MODERN GRADE A OFFICE ACCOMMODATION



PLASSEY

BUSINESS CAMPUS

LIMERICK

THE CAMPUS

Plassey Innovation Campus, Fine Grain Property's premier workplace community next to the University of Limerick, offers more than 200,000 square foot of modern, high-quality office in a landscaped business park, with a café, hotel, shopping, a state-of-the-art sports centre and other amenities in close proximity.

Built for employees, the campus has secure bike shelters, priority parking spaces for carpools and a reduced rate membership at UL Sport. The relaxed landscape offers clients an outdoor space to clear the head and even hold an impromptu meeting.

The campus portrays the future of work, encouraging collaboration and innovation between its members. The campus is already home to some of Limerick's largest employers

ACI Worldwide

Maguires Pitches
University Limerick

Plassey Park Road

Hamilton House

Clive House

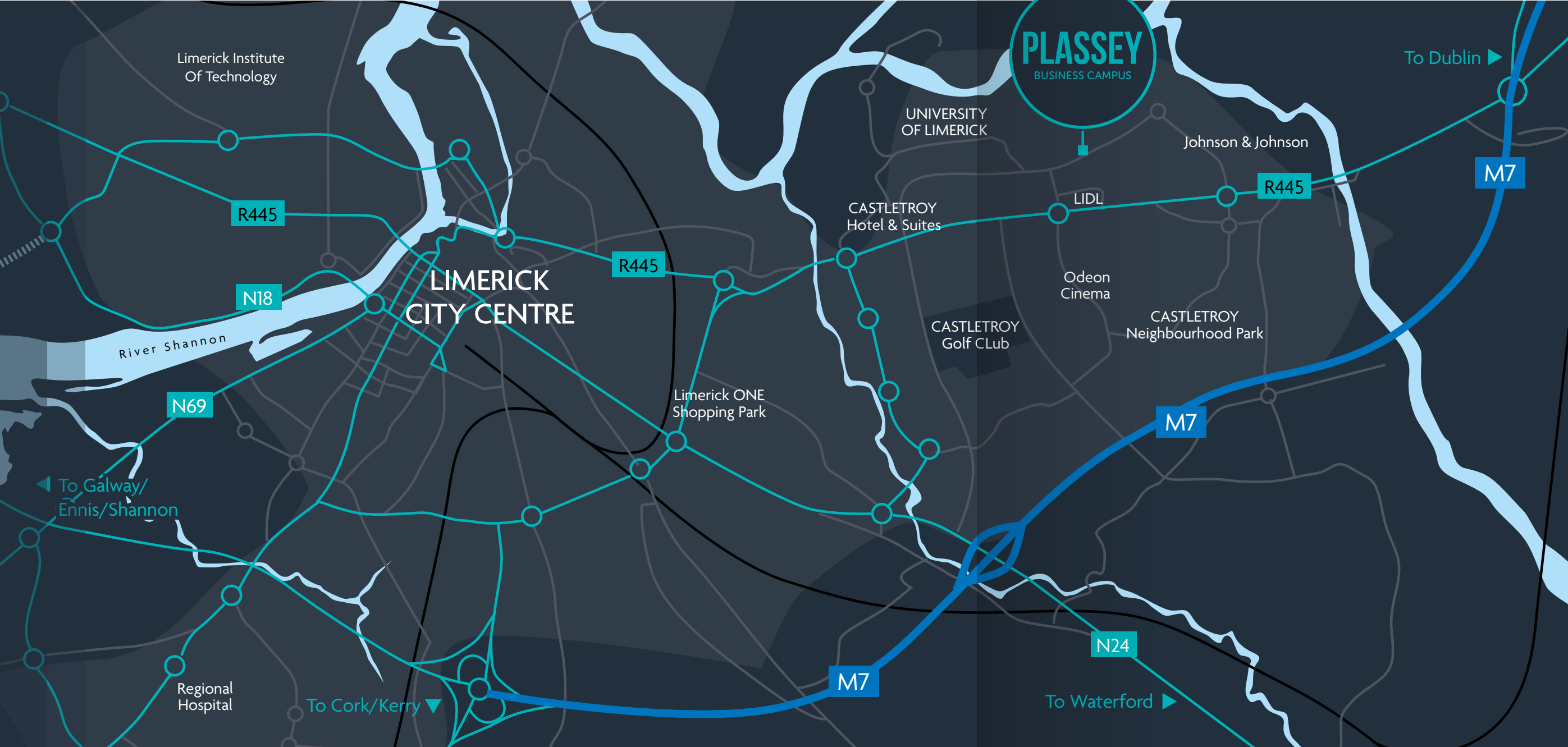
Hamilton House Block 2

LOCATION

The area of Plassey in Limerick is home to some of Limerick’s largest companies including Edward Life Sciences, Northern Trust, Cook Medical, H&MV Engineering and Vistakon (Johnson & Johnson).

The Plassey Innovation Campus is adjacent to UL and Troy Studios and has excellent accessibility with the M7 (Dublin/Limerick Motorway) being approximately 1.6km to the east of the property.

The area is well serviced by Public Bus Services with regular services from the City Centre to UL, and regional bus operators providing frequent services to and from Limerick via Plassey. Colbert Train Station is located at Limerick City Centre which is 5km west of Plassey which provides regular train services from Limerick City to Cork, Dublin, Waterford & Galway



LOCAL OCCUPIERS



CLIVE HOUSE

Clive House offers modern grade A office accommodation with space currently available on the second and Third Floors. The building benefits from a bright and managed reception lobby with two passenger lifts servicing to all floors. The second and third floor accommodation extends to a total area of approx 23,265 sq.ft (GIA) and comes fully fitted to include raised access flooring, suspended ceilings & Lighting and air conditioning.

The offices offer a great balance open plan areas, offices & meeting rooms.

	Sq.ft GIA
Second Floor	11,638
Third Floor	11,627
Total	23,265

BER B1



HAMILTON HOUSE

Hamilton House is ideally located to the front of the Plassey Business Campus. The building offers modern grade A office accommodation the second floor currently available.

Hamilton House benefits from a bright and managed reception lobby with two lifts providing easy access to all floors. The second floor office accommodation extends to a total of 14,989 sq.ft (GIA) and comes fully fitted, including; raised access floors, suspended ceilings & lighting and air conditioning. The offices are largely open plan with a mix of private offices, meeting rooms and an exclusive kitchen area.

The accommodation is split either side of the central core and is available in entirety or as separate suites with suite 1 extending to approx 7,306 sq.ft and suite 2 extending approx 7,683 sq.ft



PLASSEY

BUSINESS CAMPUS

LIMERICK

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