



**fine grain**

Plassey Innovation Campus, LIMERICK  
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# Plassey Innovation Campus

# 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



# THE OPPORTUNITY

FINE GRAIN PROPERTY  
Plassey Innovation Campus, Limerick



## FULLY FITTED OFFICE ACCOMMODATION AVAILABLE IMMEDIATELY:

- SECOND FLOOR SUITE 1 – 7,494 SQ FT (GIA)
- SECOND FLOOR SUITE 2 – 7,494 SQ FT (GIA)
- TOTAL – 14,988 SQ.FT (GIA)

The office accommodation across the Plassey Innovation Campus comprises modern, purpose-built space finished to the highest standards.

Features include a mix of open plan and modular office space which is fully fitted to third generation specification to include raised floor access, air conditioning and staff amenities. All of the buildings within the campus include extensive on-site parking and impressive common areas incorporating life access to all levels.

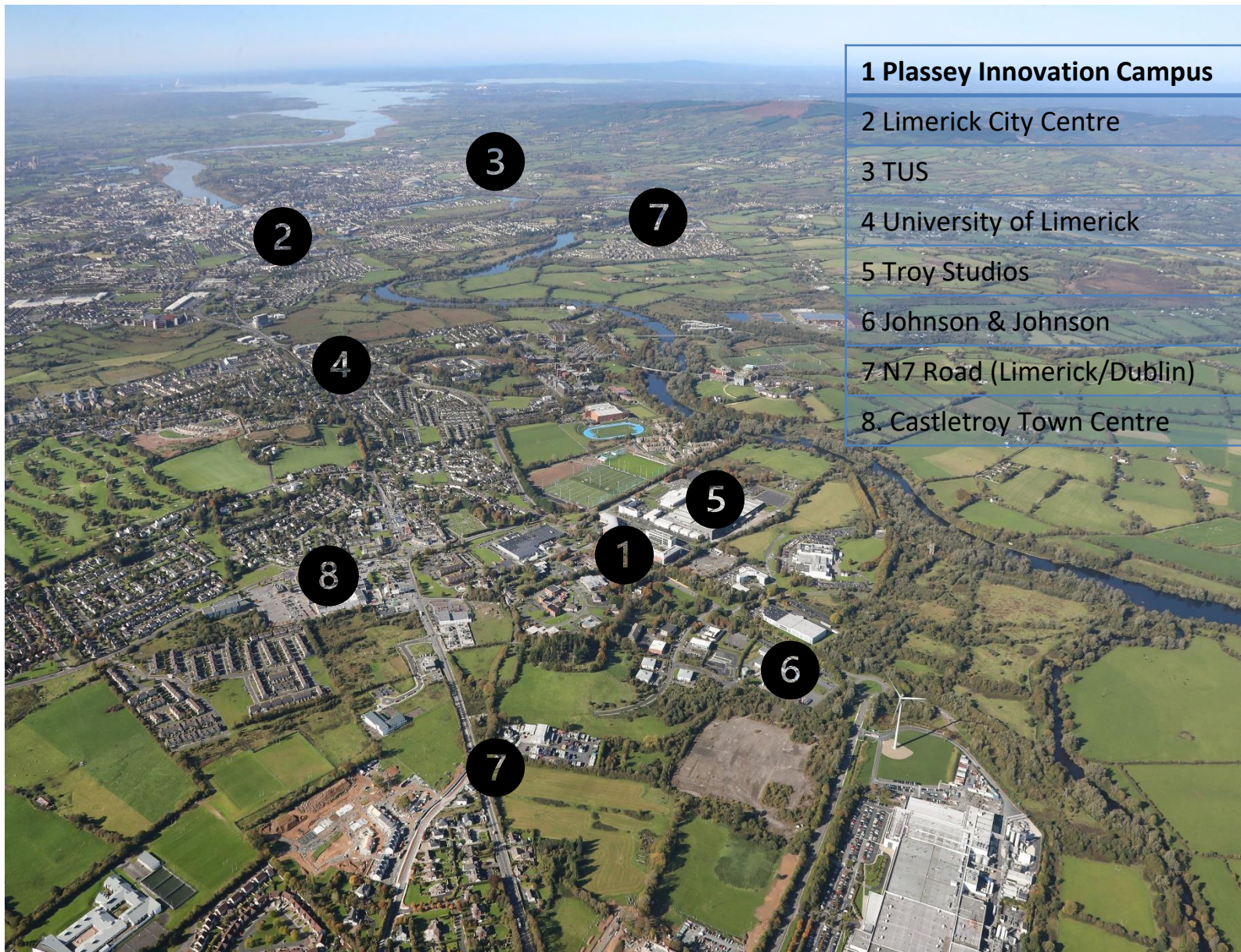


# THE LOCATION

The area of Plassey in Limerick is home to some of Limerick’s largest companies including Edward Life Sciences, Northern Trust, Cook Medical, Three (National Call Centre), Vistakon (Johnson & Johnson) and Icon.

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.



- 1 Plassey Innovation Campus**
- 2 Limerick City Centre
- 3 TUS
- 4 University of Limerick
- 5 Troy Studios
- 6 Johnson & Johnson
- 7 N7 Road (Limerick/Dublin)
- 8. Castletroy Town Centre

# ABOUT LIMERICK

Limerick is the third largest city in Ireland and the regional capital of the Mid-West of Ireland with a population of 160,000. Limerick City lies on a strategic position along the Mid-West corridor of Ireland bordered by County Tipperary to the east, County Cork to the south, County Kerry to the west and County Clare to the north. Limerick City is located approximately 100km north of Cork City (N20), 200km southwest of Dublin (M7) and 100km south of Galway City (M18).

Limerick benefits from excellent connectivity with the M7 motorway providing easy access to Dublin (2 hours), the M18 motorway giving access to Galway (1 hour) and the N20 giving access to Cork City (90 mins). Frequent rail services provide connections from Limerick (Colbert Station) to Dublin (Heuston Station) with a journey time of 2 hours.

The principal airport for the region is Shannon International Airport which is located in Shannon 24km north of Limerick City. Limerick is connected to Shannon by high quality dual carriageway and is a 15 minute travel time by car from Limerick City. Shannon International Airport provides flights from the region to Irish Airports, Mainland Europe, the UK, and transatlantic services.

Limerick has witnessed a number of high profile companies both locate and expand operations within the Limerick Area in recent years including; Verizon, Northern Trust, Cook Medical, Icon, Uber, Dell, Regeneron, Virgin Media, Glass Lewis, Viagogo, General Motors and Nordic Aviation. Limerick is now a major hub in Ireland for Multi-national Companies in the Tech, Science and Financial Sectors.

Limerick is home to three third level institutions The University of Limerick, Technological University of The Shannon and Mary Immaculate College producing approximately 6,000 graduates annually. University of Limerick offers a range of programmes up to doctorate and post doctorate levels in the disciplines of Arts, Humanities, Social Sciences, Business, Education, Health Sciences, Science and Engineering.





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## ABOUT FINE GRAIN PROPERTY

Fine Grain Property is an Irish-owned international business park investor and operator, founded in 2007. The Fine Grain Property business community in Ireland consists of 20 buildings in Business Parks across Ireland, totaling just over 1.2 million square feet of workspace, and hosting more than 8,500 employees from large international and domestic businesses.

Fine Grain Property owns and manages properties in businesses campuses in Athlone, Cork, Dublin, Galway, Limerick, Maynooth and Shannon, providing workplace solutions for growing businesses to attract and retain talented employees.

For more information, visit  
[finegrainproperty.com](http://finegrainproperty.com)

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The logo for Power Property, featuring the text "POWER" in a large, bold, serif font above the text "PROPERTY" in a smaller, bold, sans-serif font, all contained within a red rectangular background.

**POWER**  
**PROPERTY**

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