



# KILDARE INNOVATION CAMPUS



**CUSHMAN &  
WAKEFIELD**



# EUROPE'S MOST ADVANCED SCALE-UP HUB FOR DEEPTECH COMPANIES

## FOREWORD

Kildare Innovation Campus is the only scheme in the Greater Dublin area with access and egress from a motorway interchange. It is held under single ownership and is managed to an extremely high standard with staff amenities on site to match.

### Existing occupiers include:

- » HP Enterprise
- » DB Schenker
- » Nikon
- » Cully Automation
- » MGS
- » Mercury Engineering

### The Future

Our vision is to recreate and enhance this bustling campus as a destination for not just high-tech manufacturing and IT solutions, but also as a campus for Science and Technology and companies in the field of medical / pharmaceutical end data analytics, Biotech medtech quantum computing and life science manufacturing. With the existing infrastructure in place, namely direct motorway access; a 10MW electricity supply and fibre connectivity, - the campus is more than suited to handle the needs of current and future occupiers, large and small.





# FACTS & FIGURES



TOTAL AREA  
**1,100,000 Sq ft**



**9**  
BUILDINGS



**70 ACRES**  
OF DEVELOPMENT LAND



**1,662**  
CAR PARKING SPACES



DESIGN & BUILD OPPORTUNITIES  
**FROM 20,000 SQ FT**



AVAILABLE FLOOR PLATES  
**FROM 150,000 SQ FT**



## MANUFACTURING, WAREHOUSE & DISTRIBUTION

OPEN PLAN OFFICE, CLEAN ROOM, ASSEMBLY AND  
MANUFACTURING ACCOMMODATION



AVAILABLE POWER  
**10+ MW**



**HIGH SPEC**  
OPEN PLAN OFFICES



**FLEXIBLE**  
OFFICE ACCOMMODATION



First Floor - Building 7

### THE LARGEST AND MOST VERSATILE FLOORPLATES AVAILABLE ON THE ISLAND OF IRELAND

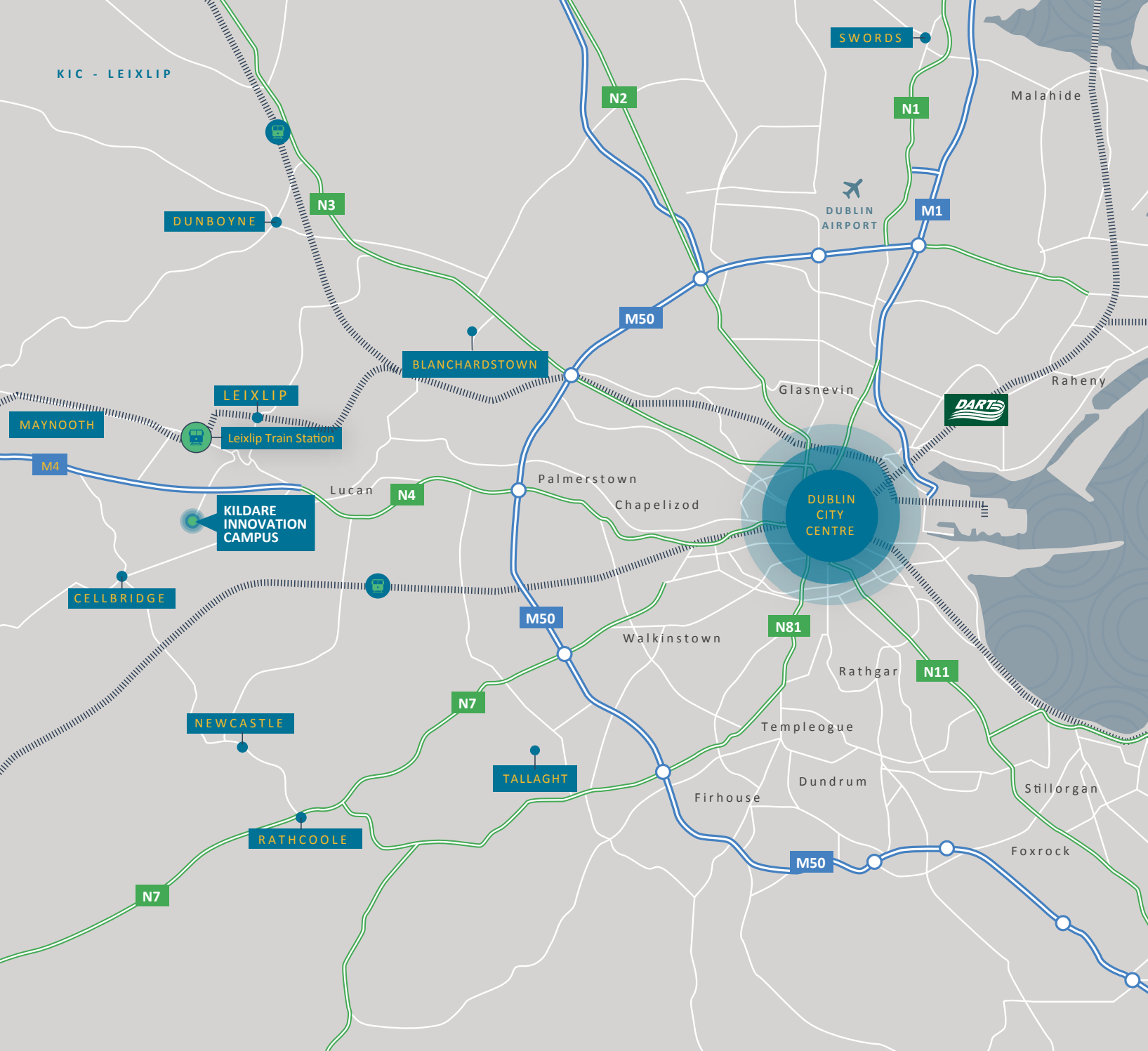


## UNRIVALLED ACCESSIBILITY

Kildare Innovation Campus offers unrivalled accessibility. It is the only campus in the Greater Dublin Area which provides access and egress directly onto a main motorway interchange, namely Junction 6 of the M4 is within 1km of the main reception. Public transport links are excellent with the Hazelhatch/Celbridge rail station linking in with Dublin Heuston and Connolly in as little as 18 and 29 minutes, respectively. The park is also 3.0km from Louisa Bridge (Leixlip) train station. Dublin Bus also operate Route 66B which connects Merrion Square/O'Connell Bridge to the campus directly.
















The area provides a host of amenities including the renowned Carton House Golf & Spa Resort, Liffey Valley Shopping Centre and Leisure Facilities.



				
				
<b>DIRECT ACCESS &amp; EGRESS</b> ONTO M4 MOTORWAY	<b>29 MINS</b> TO DUBLIN CITY CENTRE FROM NEARBY CELBRIDGE TRAIN STATION	<b>25 MINS</b> DUBLIN INTERNATIONAL AIRPORT	<b>30 MINS</b> TO DUBLIN CITY CENTRE WITH DIRECT BUS EIREANN SERVICE	<b>30 MINS</b> DUBLIN PORT





## DESCRIPTION

Kildare Innovation Campus is the only scheme of this standard under single ownership. This ensures the entire campus management is held to the highest of standards with monitored access controls, extensive landscaping throughout and a safe working environment. The entire campus extends to 1.1 million Sq.ft on 194.5 acres. With the majority of alternative parks constrained by a lack of power, Kildare Innovation Campus can offer an immediate availability of 10 MW of power as well as the presence of four Teleco providers on site.

Immediate occupation can be provided with warehouse, office and production space offered from 150,000 Sq.ft to 300,000 Sq.ft across Building 1, Building 7 and Building 8. There are no other floor plates of this size and specification available on the island of Ireland.

Adjoining the main warehouse area, there is high spec office accommodation contained within Buildings 7 & 8 that can be offered to prospective tenants with immediate effect. This accommodation is laid out over largely open plan floor plates with the space within Building 8 rivalling some of the highest quality office buildings in Dublin city centre.

High specification office accommodation is available throughout the campus with fast delivery of this space offered. On site staff amenities include a fully fitted restaurant, gym and banking facilities.



Building 7

**Building 1 First Floor** offers a large open plan office accommodation floor plate which is currently undergoing refurbishment. The entire extends to approximately 47,469 sq ft. Vertical access is provided by way of 1 x 42-person passenger lifts.

**Building 7** offers warehousing, manufacturing, laboratory and office accommodation over 2 floors. The entirety extends to approx. 310,000 sq ft over 2 floors as well as interstitial floors which offer plant and service handling. Vertical access is provided by way of 2 x 42-person passenger lifts.



Building 7 Office



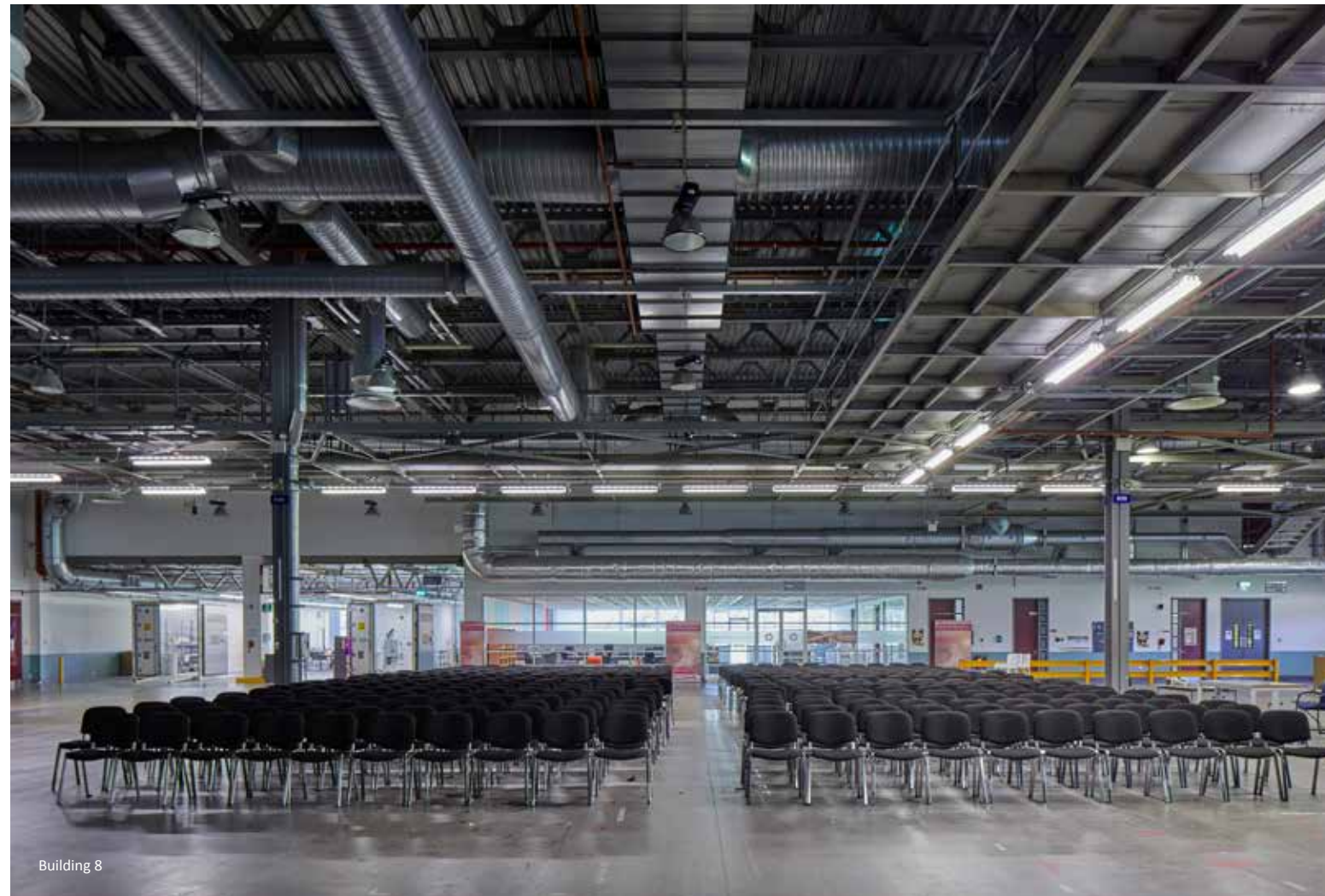
Building 8 Office



Building 8

**Building 8** offers a total floor area of approx. 300,000 sq ft with a clear clear internal height of 8 meters. Loading access is excellent with 11 dock levellers and 11 loading doors. The building is of portal steel frame construction and clad with twin skin metal cladding. Accessibility and security is enhanced by way of CCTV, door monitoring and access controls in place throughout the facility.





Building 8



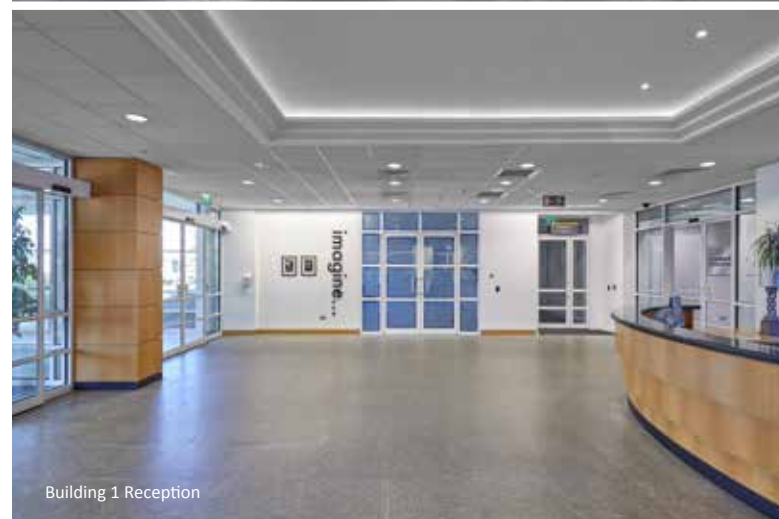
Building 8 Office



Building 8 Office



Building 6 Canteen



Building 1 Reception



Building 8 Canteen



Building 8 Tech Cafe



Building 8 Office

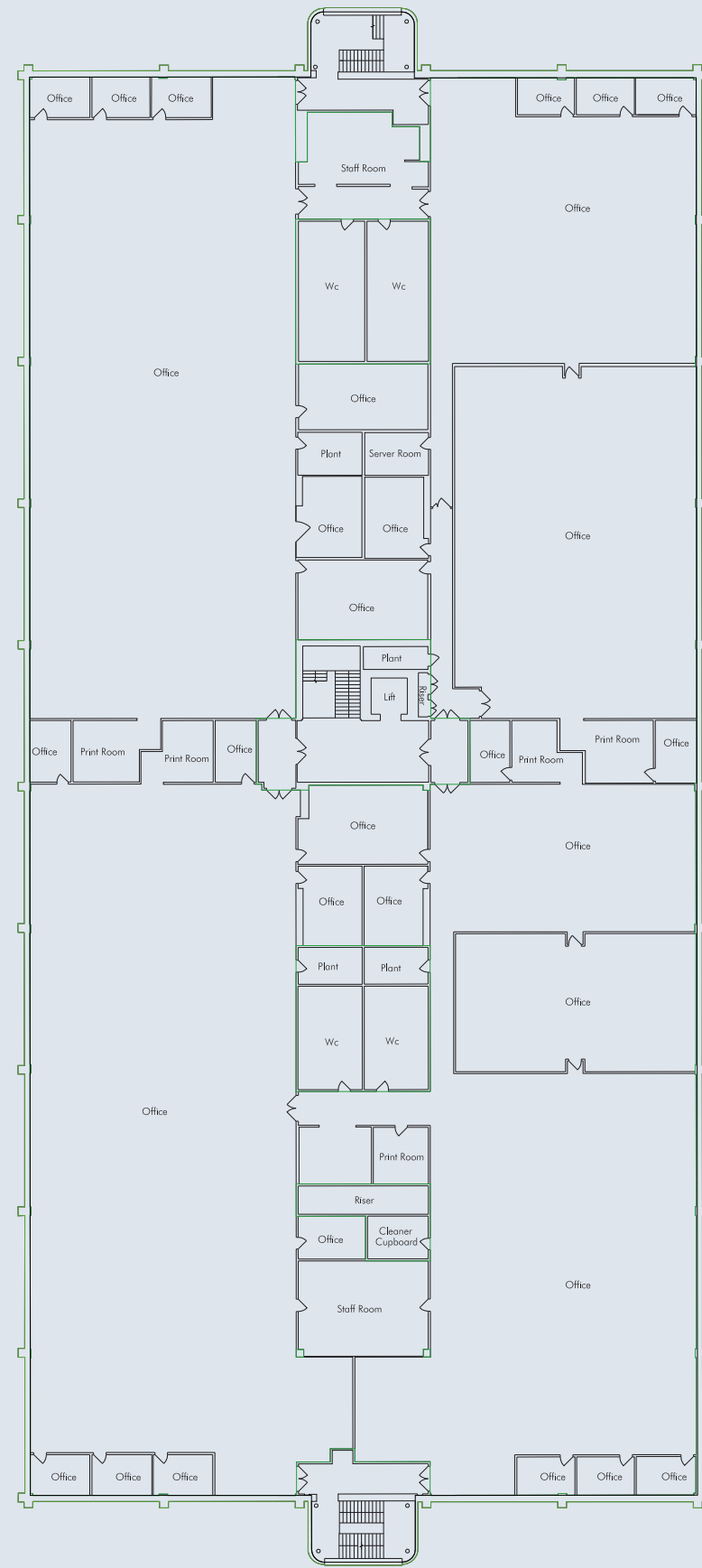


Gym



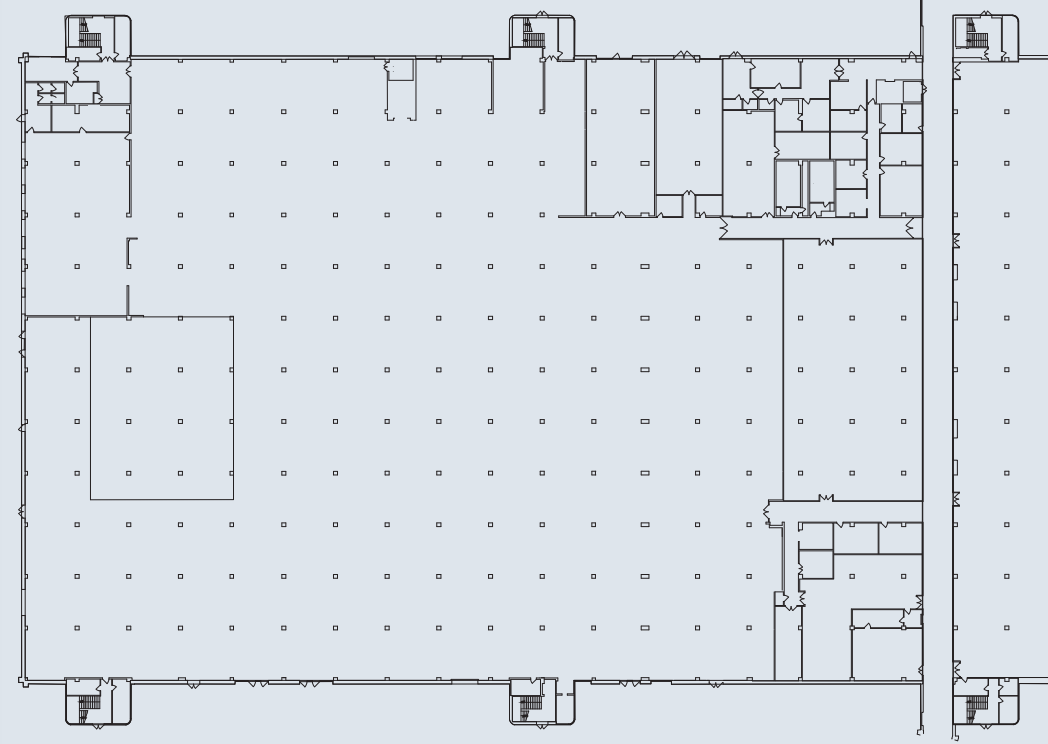
Note: All plans can be provided with test fits if required. Please contact our agents

### BUILDING 1

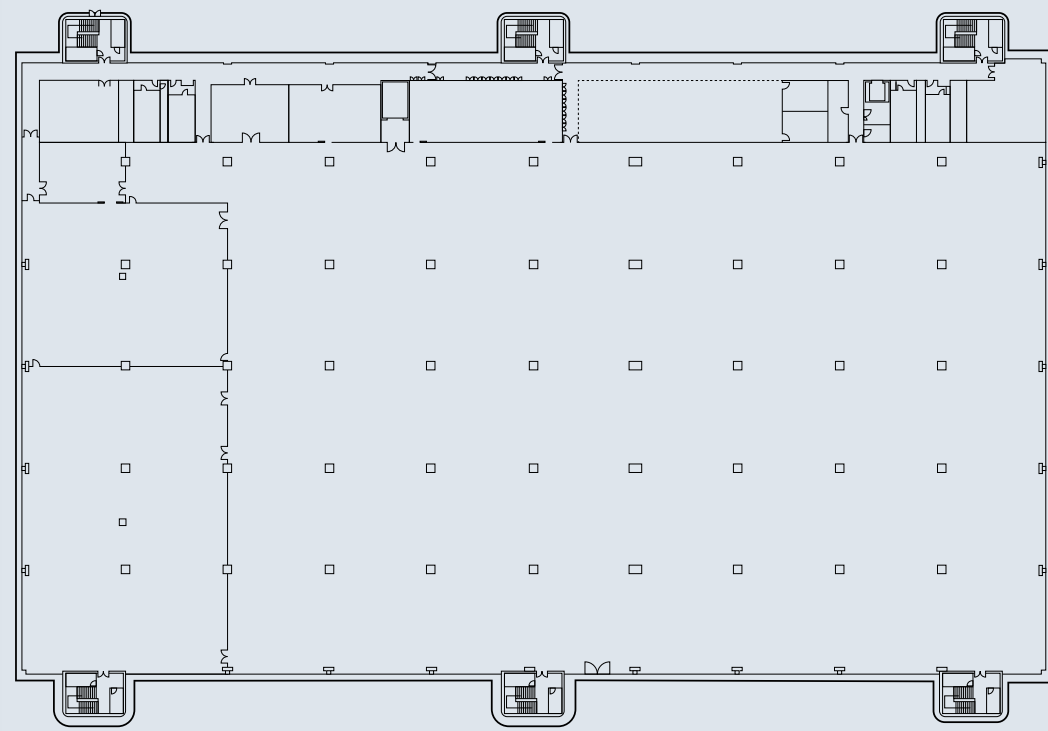


FIRST FLOOR  
4,410 sq m / 47,469 sq ft

### BUILDING 7

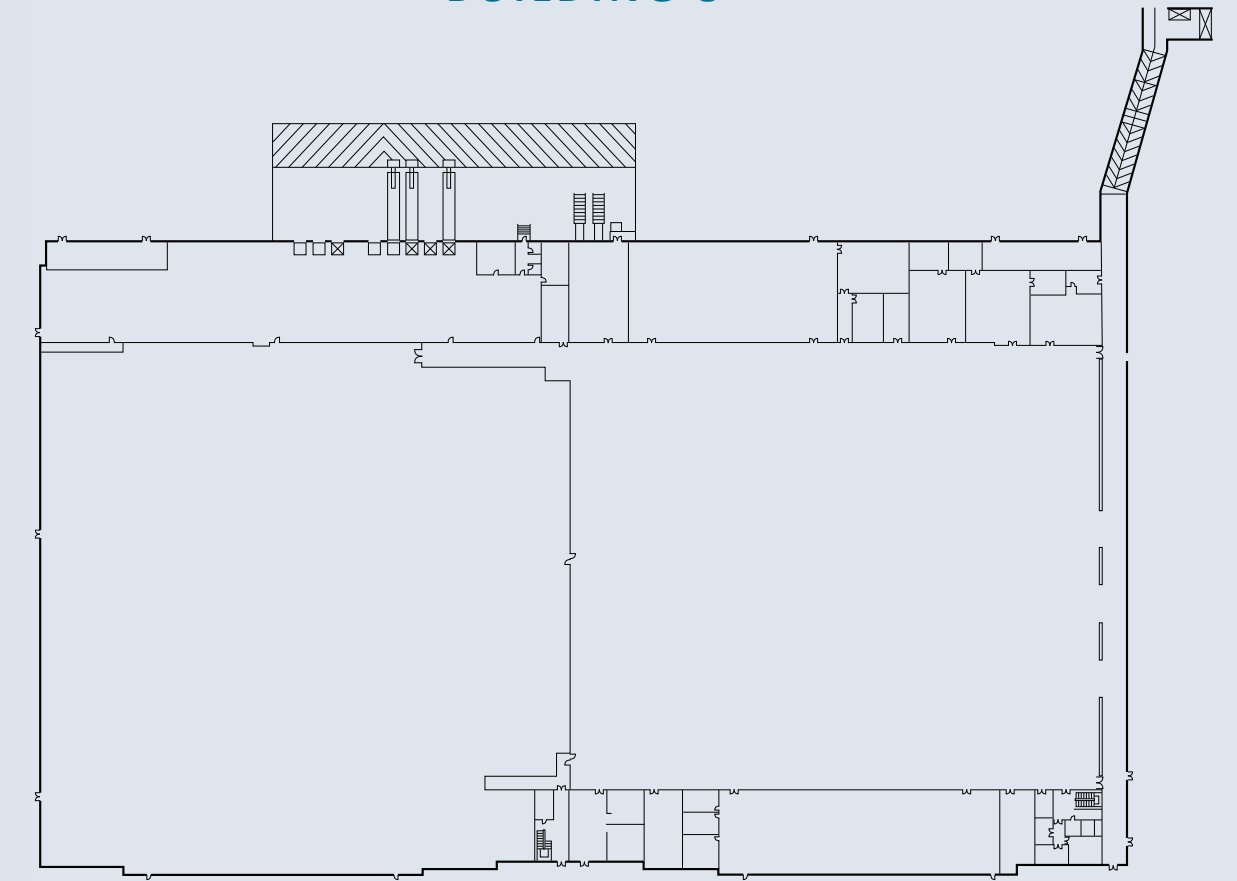


GROUND FLOOR  
14,602 SQ M / 157,179 SQ FT

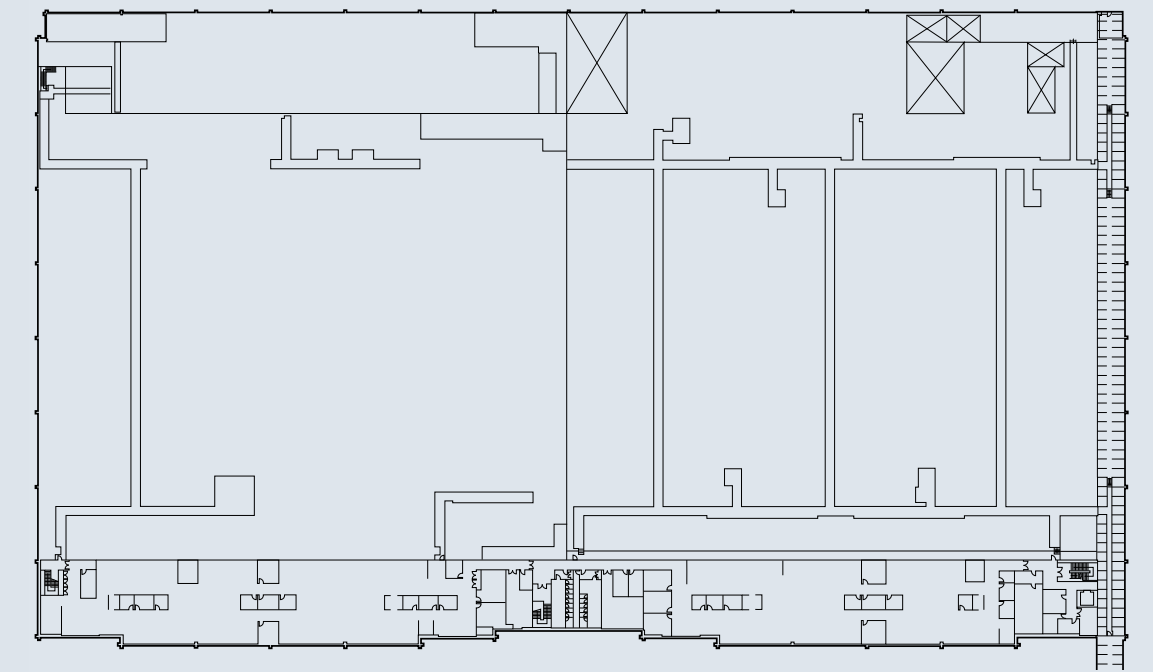


FIRST FLOOR  
14,580 SQ M / 156,932 SQ FT

### BUILDING 8



GROUND FLOOR  
24,402 sq m / 262,657 sq ft



FIRST FLOOR  
3,235 sq m / 34,826 sq ft



## FUTURE POTENTIAL

The overall business campus extends to approx. 194.5 acres, of which four separate land parcels to the north, west and southern boundaries comprising c. 70 acres are capable of further development.

The owner is willing to consider design and build options for occupiers in the fields of science and technology.

### SERVICES & INFRASTRUCTURE

**Available Power** – Existing infrastructure is capable of providing 10MW of power

**Gas Supply** - 18.8MW gas supply to site via two energy centres (site total) Further increase installed.



Scale-up hub



## IRELAND – THE HIGHLIGHTS

Ireland has one of the youngest populations in Europe with 2.858 million out of a total population of 4.857 million people aged between 20 – 64. Importantly, a further 1.325 million people are under the age of 20. Within a 20KM radius, the campus has access to an emerging pool of talent with in excess of 100,000 students in Third Level education.

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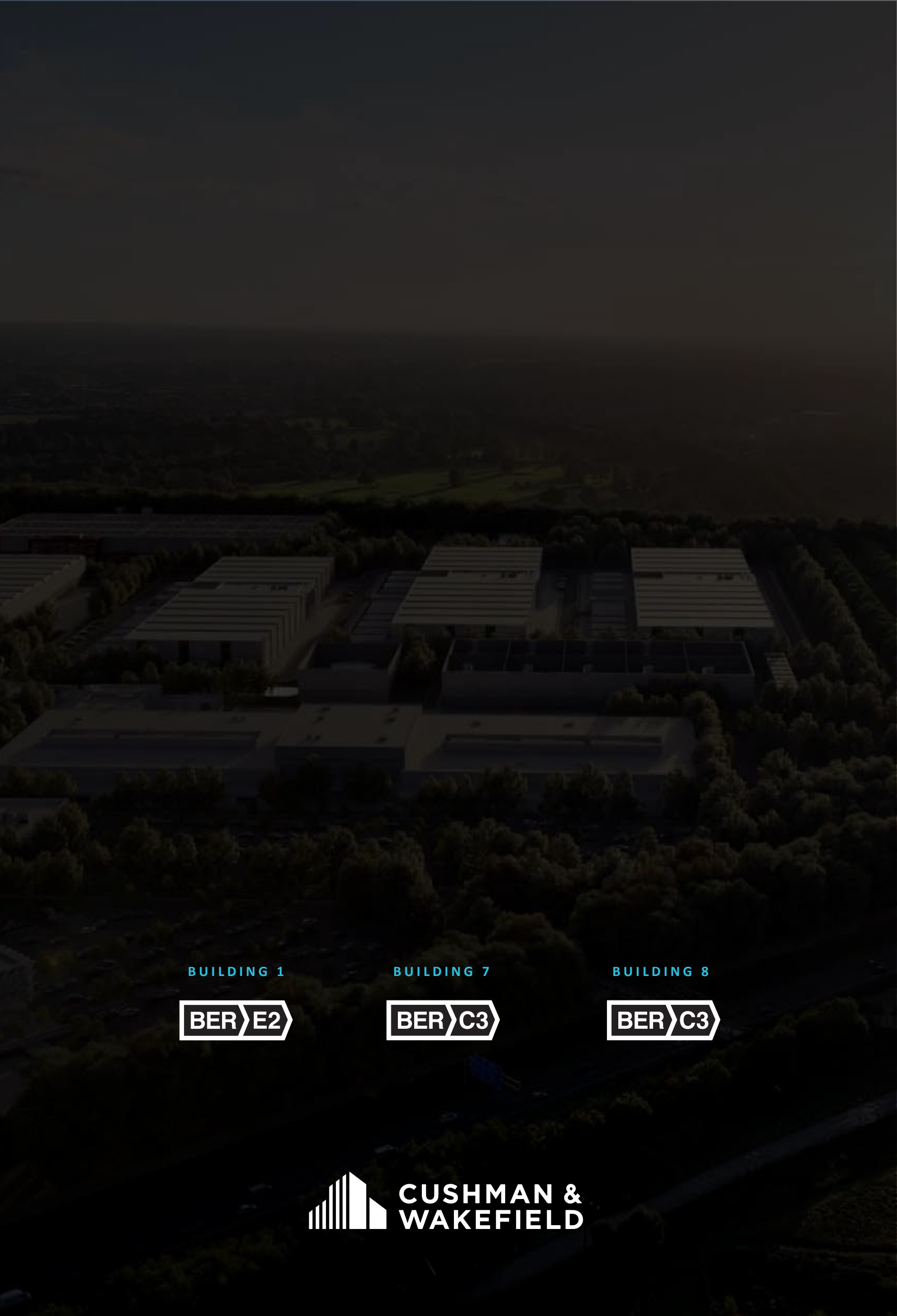
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BUILDING 1

BER E2

BUILDING 7

BER C3

BUILDING 8

BER C3



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