

# Tipperary Technology Park



**Shannon Development**

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## Introduction

Thurles - Connecting Livelihood and Lifestyle

At Tipperary Technology Park a powerful blend of people, place, knowledge and imagination come together for new ideas to grow and business to succeed.

Finding the right people is crucial to the success of any enterprise. Tipperary Technology Park has access to a highly-skilled graduate labour pool. Close links with the Tipperary Institute provide a culture of synergy that helps to foster the entrepreneurial environment that is vital to today's fast growing enterprises.

Located on the curtilage of Thurles Town, the Park offers the perfect location to establish and grow. The Park offers everything from turnkey business to flexible high quality office space. This ensures that the needs of knowledge age businesses of any size or development stages are met.

The Park offers a range of accommodation options, including:

- An InnovationWorks facility
- Turnkey business incubation units
- Flexible high quality business space

## Overview

Tipperary Technology Park (Thurles, Co Tipperary, Ireland) has been developed to meet the needs of both current and future technology and knowledge-intensive enterprises. The Park is owned and managed by Shannon Development and is promoted in co-operation with IDA Ireland, Thurles Town Council, Tipperary North County Council, Thurles Chamber and the private sector.

Within walking distance of Thurles Town Centre, Tipperary Technology Park is located at a premier site, adjacent to the Tipperary Institute and the Thurles Racecourse. The Park along with the Tipperary Institute, providing a truly innovative world-class environment for both academia and knowledge-based enterprise.

Park facilities include a business incubation centre (InnovationWorks) and a range of quality office-style accommodation.

Coupled with a state-of-the-art telecommunications infrastructure and access to the facilities, services and resources of the Tipperary Institute, this parkland location offers companies an impressive, modern business environment, which is rapidly becoming a hub of technology and knowledge-intensive enterprise in the centre of Ireland. Dublin, Cork & Limerick are no more than 1.5 hrs by road or mainline rail.

Tipperary Technology Park is the ideal location for your facility within the European Union.

- Tax Incentives for TTP Companies
- Corporation tax rate of 12.5% will apply to all sectors
- Generous depreciation allowances on plant, buildings and equipment
- Network of double taxation agreements with a wide range of countries
- Tax-free patent royalty income on products developed and patented in Ireland





## Accommodation

InnovationWorks currently comprises 2 blocks – IW1 and IW2. The new facility IW3 is planned to be ready to occupy by late 2009.

IW1 – 20,000 sq ft – this two-storey building consists of Concept development space (Hotdesks), technology incubation space, 2nd stage incubation and large floor plate accommodation.

IW2 – 5,000 sq ft - this is a single storey office development consisting of 14 technology incubation units ranging from 75 sq ft to 800 sq ft.

### Coming in 2009

IW3 – 20,000 sq ft – this two-storey building consists of 2nd stage incubation and large floor plate accommodation.

IW3		m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	Unit 1	168.00	1,807.68
Ground Floor	Unit 2	102.00	1,097.52
Ground Floor	Unit 3	301.00	3,238.76
Ground Floor	Unit 4	291.50	3,136.54
First Floor	Unit 5	115.50	1,242.78
First Floor	Unit 6	95.50	1,027.58
First Floor	Unit 7	303.00	3,260.28
First Floor	Unit 8	291.50	3,136.54

## Access

Thurles is located on the N62, in close proximity to the main primary route (N8) linking the cities of Dublin and Cork. The N8 has been chosen for upgrade to motorway status under the National Development Plan. This makes Thurles highly accessible in placing the town less than 2 hours from all of Ireland's major cities, air and sea ports.

Distance from Thurles to other Centres:

Cities/Towns	Distance in miles	In Km	Approx. driving time
Dublin	96	154	100 minutes
Cork	74	119	80 minutes
Limerick	41	66	40 minutes
Waterford	58	93	60 minutes
Shannon	50	80	80 minutes
Kilkenny	30	48	35 minutes
Clonmel	29	47	35 minutes

### Train

Thurles is located on the mainline rail with over 30 trains per day servicing Ireland's major Cities of Dublin, Limerick & Cork; journey time to Dublin, Limerick or Cork is 1 hour.

### Airports

Thurles is located within an hour and a half from the three main national airports and Shannon, Dublin and Cork. Thurles is easily accessible to passenger services to key US gateways, as well as connections to European capitals.

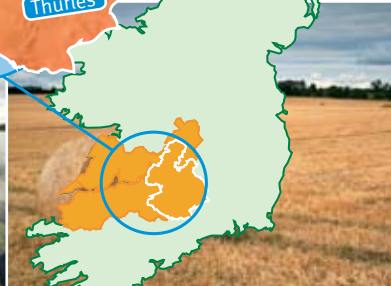
# Thurles



Thurles is at the doorstep of some of the finest landscape scenery and sites of interest in Ireland. Set between the valley of the River Suir and bounded by the Silvermines to the north-west and the Slieveardagh hills to the south-east, the area around Thurles is rich and varied in scenery and outline. There are beautiful drives taking in the Vee drive with its lovely mountains and lakes, very popular for picnic trips.

It was here in Thurles on November 1st 1884 that the Gaelic Athletic Association was founded in Hayes Hotel. The Association rapidly grew into the country's largest amateur association and today forms an active part of every parish in Ireland. A visitor centre at Lar na Pairce offers an insight into the development of the great sport of hurling. Not surprising then that sport is a passion in the area.

Strong market-town traditions are still evident, especially on Liberty square. For visitors there is much to do, much to see and much to entertain. Thurles racecourse is 1 mile (2km) to the west and Thurles Golf Club (18 hole) is 1 mile (2km) to the south of the Town. Semple Stadium hosts a number of major Gaelic games each year. Other sporting amenities in the town include greyhound racing, squash, rugby, hunting, equestrian, tennis, swimming, soccer, water-sports and angling.



Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and prospective lessees should satisfy themselves as to the correctness of the information given. Neither this brochure nor any of its contents shall form part of any contract

#### For Further Information Contact:

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