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# Roscrea Business & Innovation Park



## A World Class Property Solution



Comhairle Contae Thiobraid Árann  
Tipperary County Council



## Introduction

**Tipperary County Council is pleased to include the Roscrea Business & Innovation Park as a world-class location on our property portfolio.**

### ROSCREA

Roscrea Heritage Town has benefitted from significant development in recent years and the Town has been identified along with Thurles and Templemore, as an economic corridor, linking up with Clonmel to the South and the Midlands Gateway to the North. Roscrea has been classified as one of the Primary Service Centres for the county. Roscrea is a market town situated on the old Dublin-Limerick national primary route, the R445, at its junction with the N62 connecting Athlone, Birr & Thurles. A new motorway, the M7, runs along the east of the town offering excellent road connectivity to Dublin and Limerick. It is approximately 19.8 miles (31.9 kilometres) northeast of Nenagh, close to the border between north Tipperary and Offaly.

Roscrea is situated in a valley between the Slieve Bloom and the Devil's Bit mountains through which one of the main ancient roadways of Ireland, called Sli Dala, ran in ancient times. The town itself is built on a

number of steep hills, leading to an undulated topography with the River Moneen flowing through the centre of the town. Roscrea is rich in architectural and historical heritage and has a proud and ancient history going back many centuries such as Roscrea Castle and Damer House. The stone castle consists of a gate tower, curtain walls and two corner towers dating from the 1280s. The town has retained its identity due to a strong local interest in heritage. Roscrea Heritage town is a vibrant tourist destination and a busy market town in the heart of a rich agricultural zone with traditional shop fronts, pubs and services and is both a great place to visit and an attractive place to live. Roscrea is recognised as having untapped potential in relation to tourism, retail and as a centre for employment growth, in the pharmaceutical and food sectors specifically.

### SERVICES

Roscrea town is served by five primary schools and one large scale second level college. The Roscrea wastewater treatment plant has sufficient capacity to cater for the new target population as allocated in the Mid West Regional Planning Guidelines and the County Development Plan which also provides for servicing land as part of the zoning

considerations. The town boasts a number of financial institutions, a myriad of professional services, public transport and high speed broadband with speeds of up to 100Mb.



## Roscrea Business & Innovation Park

The Roscrea Business & Innovation Park, Roscrea, Co. Tipperary has been fully serviced and landscaped to match the needs of both manufacturing and internationally traded services clients. The 26 acre park has potential for some 225,000 sq ft. of manufacturing, service and office space. Sites may be subdivided or extended as required to suit specific project requirements.

They are divided into two zones as follows::

**Zone 1** *Office Zone*

**Zone 1** *Manufacturing & Logistics Zone*

## Business

The site is located within the environs of Roscrea Town, adjacent to the M7 Motorway from Dublin to Limerick National Primary Road on the eastern fringe of the town. The town's central location in Ireland grants it an advantageous position in attracting projects to the area.

The objective in establishing the Roscrea Business & Innovation Park is to create a balanced, flexible, sustainable and integrated development combining high quality employment with living in an environment sensitive to and in harmony with the site's natural and cultural setting in Roscrea.





## Site Services

includes access to:

- *Water*
- *Effluent Disposal*
- *Storm Water*
- *Electricity Services*
- *Gas Supply*
- *Public Lighting*

## Specification

- *Site Preparation*
- *Site Entrance Barriers*
- *Roads Paths and Pavings*
- *Site underground services infrastructure including: Water main, surface water drainage, foul drainage and electricity and telecom ducts and cabling.*
- *Landscaping including grassed areas, low level planting, screen planting to perimeters and trees*
- *Power Supply*

## Maintenance

Tipperary County Council is responsible for the general maintenance and appearance of the common areas of the Park. All occupiers shall be subject to a service charge.





Site	Use	Acres	Hectares
A	Offices	2.73	1.10
B	Offices	2.26	0.91
C	Offices	4.4	1.78
D	Workshops	2.24	0.91
E1	Light Industrial	1.15	0.47
E2	Light Industrial	1.31	0.53
E3	Light Industrial	1.16	0.47
E4	Light Industrial	1.36	0.55
F	Logistics	3.15	1.27



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