



**Carrick  
on  
Shannon  
Business  
Campus**

Carrick-on-Shannon Business Campus, is a prestigious, turnkey office accommodation centre of 112,000 sq. ft. Located in the North West of Ireland just off the N4. The Campus is ideally located with excellent access to national roads and rail links.

Meet the businesses that have  
chosen the Carrick Business  
Campus for their operations.  
These include:



## **Avant Money**

Provider of personal loans, mortgages, and credit cards in Ireland.

## **PAYAC**

Offers shared services for credit unions, including technology and operational support.

## **Image Skillnet**

Provides training and development programmes for the hair and beauty industry in Ireland.

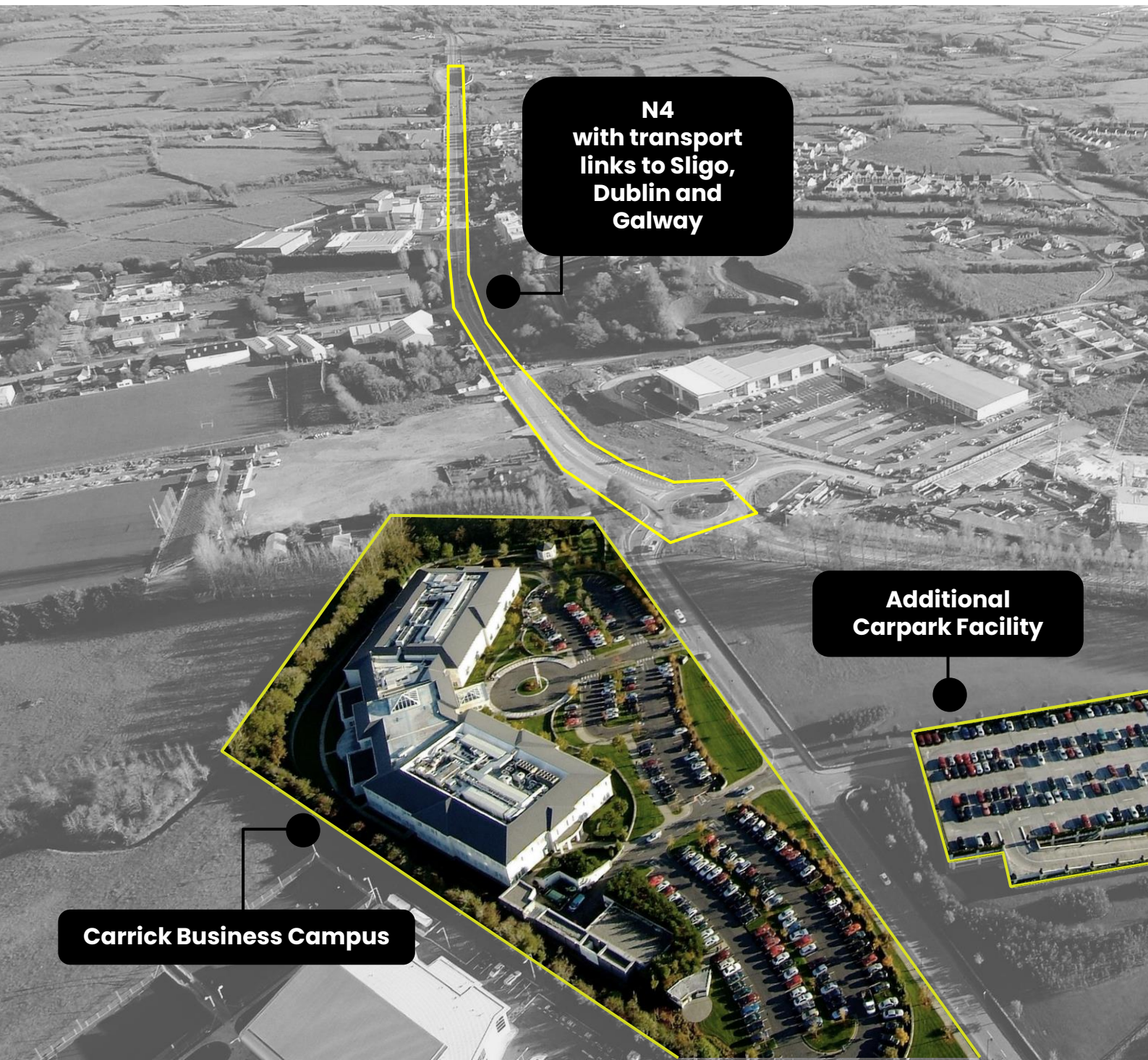
## **MGC Derma**

Skin Care provider specialising in CBD-based skincare products.

## **WERLA**

Coordinates local authority enforcement of environmental regulations in the Connacht and Ulster Regions.





**N4  
with transport  
links to Sligo,  
Dublin and  
Galway**

**Additional  
Carpark Facility**

**Carrick Business Campus**



# Strategic Business Location



## **TURNKEY**

Fully fitted modern, turnkey office solution with plans for major Phase 2 redevelopment and deep energy retrofit.



## **FLEXIBLE**

Flexible office space to cater for all requirements with vast communal areas.



## **SUPERB CONNECTIVITY & LOCATION**

Ideal location in Carrick on Shannon just off N4 - excellent access to road and rail network.



## **PARKING**

Situated on its own grounds with 588 parking spaces.





## AIRPORT ACCESS

IRELAND WEST (KNOCK),  
DUBLIN, SLIGO AND  
SHANNON



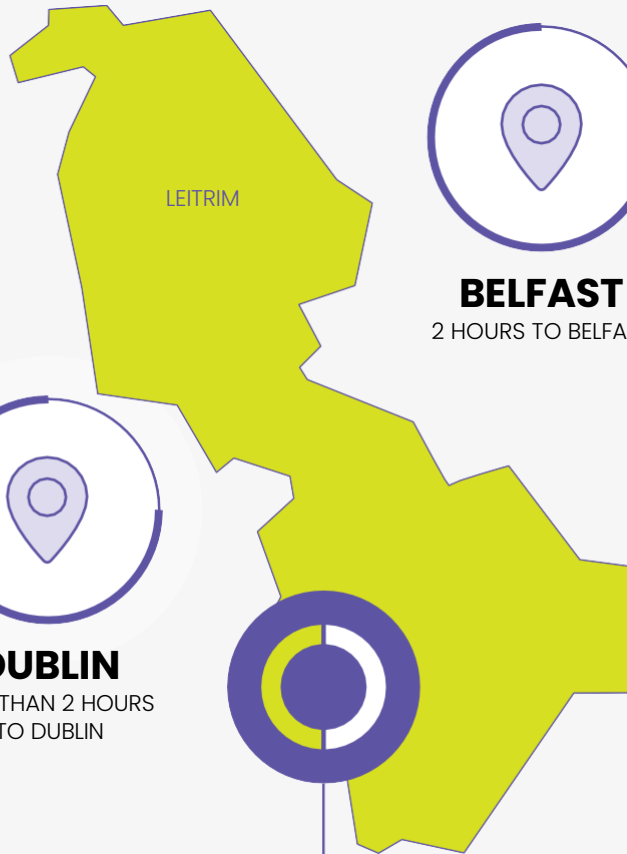
## DUBLIN

LESS THAN 2 HOURS  
TO DUBLIN



## EDUCATION

CLOSE PROXIMITY TO ATLANTIC  
TECHNOLOGICAL UNIVERSITY  
CAMPUSES AT SLIGO AND  
ATHLONE



## CARRICK-ON-SHANNON BUSINESS CAMPUS



## BELFAST

2 HOURS TO BELFAST



## PROPERTY

RESIDENTIAL PROPERTY PRICES  
& RENTS ARE 62% CHEAPER



## CENTRE OF COMMERCIAL ACTIVITY

MULTINATIONAL COMPANIES  
IN CARRICK ON SHANNON  
INCLUDE: AVANT MONEY, &  
FREUDENBERG MEDICAL.

MASONITE, MIRROR  
CONTROLS INTERNATIONAL,  
AND ELASTOMELL ALSO HAVE  
OPERATIONS IN CO. LEITRIM



- Home to Five Clients – Avant Money, Payac, MGC Derma, Image Skillnet and WERLA.
- Supports 200+ jobs at Avant Money with further expansion plans.
- Additional capacity for a further 500 jobs.
- Step up transition space for micro enterprises wishing to expand beyond the Hive Regional Enterprise Hub and other hubs.
- Provides potential growth space for indigenous internationally trading SME businesses (Enterprise Ireland clients).
- Potential for FDI clients as a landing space, satellite office or 2nd site expansion.
- Substantial refurbishment and energy retrofit of Phase 2 of the building estimated for Q.1 2026 completion.
- Exploring the possibility of developing a state-of-the-art advanced Smart Technology facility within the Campus.

SECTION TWO:

# Quality of Life

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“Being situated at the gateway to both the River Shannon to the south and the Shannon- Erne Waterway to the north, the town is the marina capital of Ireland and a watersports paradise...”

Situated approx. two hours from Dublin and Belfast, Carrick on Shannon has become one of the most progressive centres of diverse quality commercial activity in Ireland. Numerous prestigious companies, big and small have chosen to locate here not least because of the quality of life, education, infrastructure, enthusiastic young work force, quality affordable residential housing and support services but also because of incentives from the local authority and various State and Semi-state development agencies.

The infrastructure in and around Carrick on Shannon is excellent with linkages to the east and west of the country via superior road and rail networks. Air travel is also well catered for with access to international airports at Ireland West (Knock), Dublin, Belfast and Shannon.

Co. Leitrim, of which Carrick on Shannon is the County Town, is a progressive County of diverse commercial activity which has attracted many companies over the years.

Avant Money, Mirror Controls International, ElastoMetall and Freudenberg Medical are just some of the multinational companies that are currently located in County Leitrim.

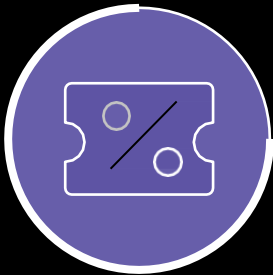
**Carrick on Shannon is located on the banks of the majestic river Shannon, within a short distance of a number of large population centres.**

Being situated at the gateway to both the River Shannon to the south and the Shannon-Erne Waterway to the north, Carrick on Shannon is the marina capital of Ireland and a watersports paradise, with access to 750km of waterways.

Carrick on Shannon is also widely acknowledged as an Anglers paradise and within a 10km radius of the town there are no fewer than 41 lakes. The town also has an abundant offering of top class restaurants, accommodation, nightlife, visitor attractions and shopping facilities.

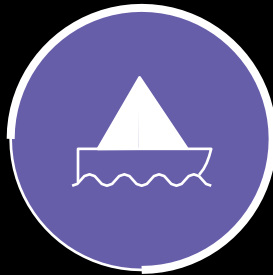


There are many reasons why employees prefer to live and work in Carrick on Shannon than one of Ireland's urban centres. These include:



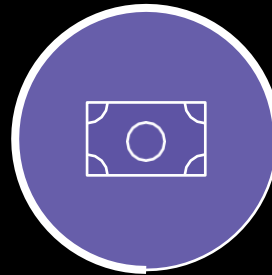
### **AFFORDABLE**

Cost of Accommodation – Residential property prices and rents are significantly cheaper.



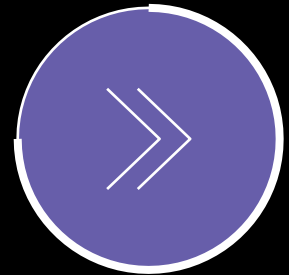
### **RECREATION**

Recreation – Carrick on Shannon is widely acknowledged as a water sports paradise. The town also has an abundant offering of top class restaurants, accommodation, nightlife, visitor attractions and shopping facilities.



### **COST OF LIVING**

Cost of Living – From groceries to childcare, living expenses are significantly less.



### **ACCESS**

With proximity to an excellent road network, Carrick on Shannon appeals to employees from many surrounding counties.



## SECTION FOUR:

# FACILITY OVERVIEW

“A state-of-the-art operations centre built and maintained to the highest design standards.”

**The business campus is approximately 112,000sq. ft divided into two phases, each of which can be utilised as a separate building as each phase is supported by its own mechanical and electrical plant. The first floor of Phase 1 is currently occupied by Avant Money and is utilised for call centre operations supporting clients within Ireland with plans for further expansion into the Irish banking market.**

### Landlord Services

The Carrick Campus Team can manage and tailor your office and business requirements to suit your needs. This includes a serviced office solution for tenants through the onsite facilities team. Landlord services include space planning, moves and changes, together with conferencing and events management

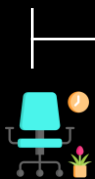
### Additional Facilities

Carrick Business Campus supports sustainable transport users with the availability of EV Charging facilities and secure bike storage on site.

The central atrium of the Campus has communal areas to include the use of pods for small team meetings and phone booths for client calls.

Within very close proximity to the Campus are coffee shops, food outlets and a retail park. Adjacent to the site is a modern sports centre with gym and indoor swimming pool. Plans are underway also for the development of the Shannonside Recreational Campus

### Facility Specification



Adaptable office spaces that can be tailored to suit client needs.



Interactive conference and meeting rooms with catering services available on request.



Communal pods offering privacy for small meetings and quiet spaces for focused work.



Badge automated access control at all entrances and selected internal doors.



On site staff support from the Facilities Manager and Business Development Manager.



100% powered by renewable energy, with EV charging points and bike storage available.



Ample space and resources available to support business growth and future development needs.





Show Office



Communal Pods



Show Office



Atrium



Reception Area



Canteen Area



# A BUSINESS ECOSYSTEM APPROACH

Proposed layout following refurbishment of Phase 2 Ground Floor. Expected completion Q1 2026



Carrick on Shannon Business Campus is looking to the future with plans well underway for a significant refurbishment and deep energy retrofit of Phase 2 with an estimated completion date of Q.1 2026. This will result in the provision of a state-of-the-art office experience for all client companies and stakeholders of the Campus.

The future vision for Carrick on Shannon Business Campus, is be a location of choice for client companies operating from the Campus. The ethos of the Business Campus will be to provide an eco-system which will harness relationships and networking with all clients and stakeholders. Furthermore, through the proposed development of a Smart Technology Centre at the Business Campus, it is envisaged that Carrick Business Campus will offer unique advanced technology options with versatile meeting and conferencing facilities.





For all enquiries

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[www.carrickbusinesscampus.ie](http://www.carrickbusinesscampus.ie)

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