

TO LET



# SYNERGY BUSINESS PARK

WATERFORD, IRELAND

New Best in Class Commercial Units

Standalone Office Building

High Profile Business Park

Established Business Location

Located just off the Waterford  
Outer Ring Road, 5 minutes from  
Waterford City Centre

TO LET

Colliers

O'SHEA  
PROPERTIES

# JUST 5-KM'S FROM WATERFORD CITY CENTRE

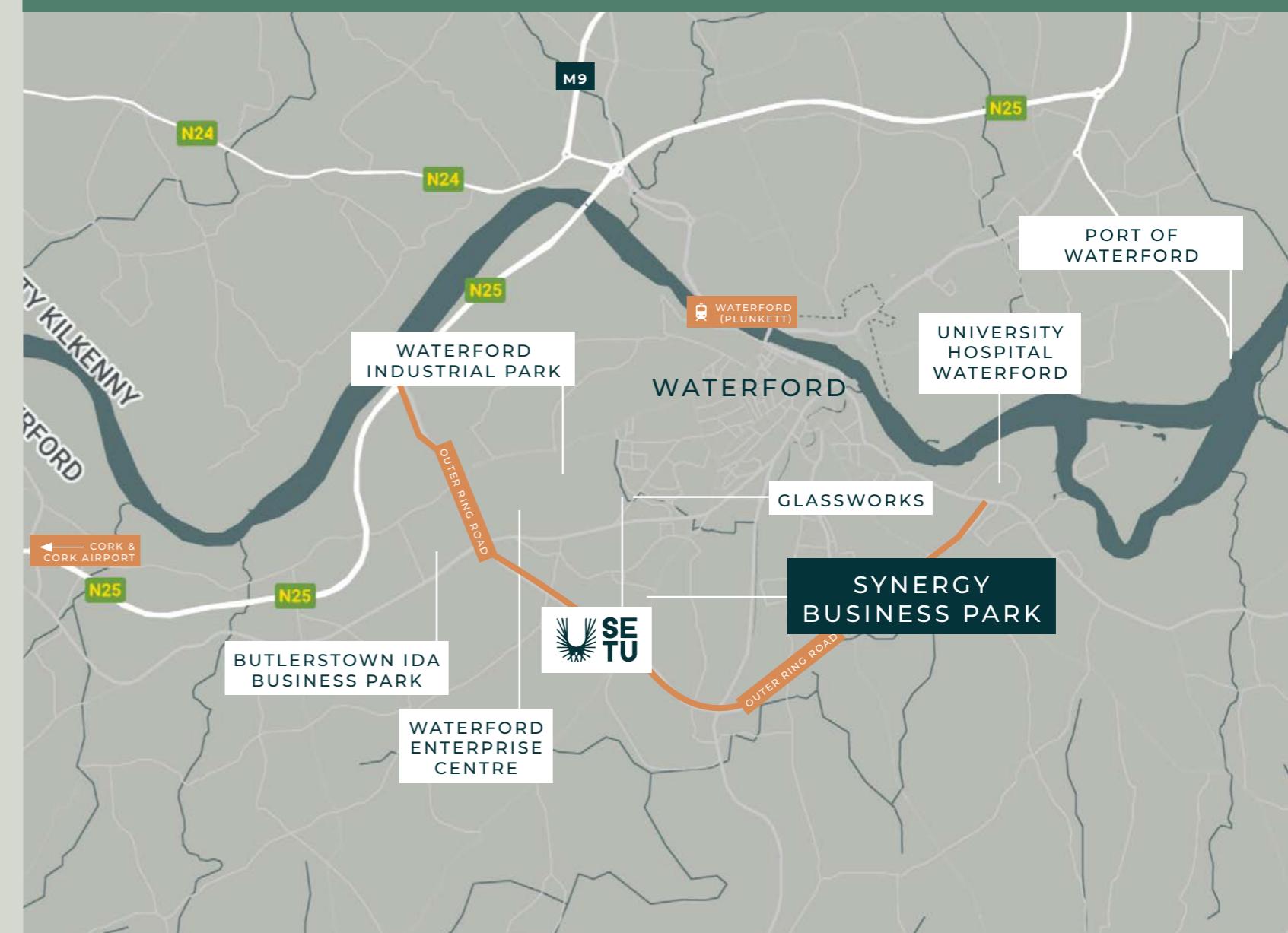
Synergy Business Park is strategically located on the outskirts of Waterford City just off the Waterford Outer Ring Road (R710). The park is within a 5-minute drive of Waterford City Centre and 4-minute drive of South East Technological University (SETU) and Glassworks Enterprise and Innovation Campus. The Outer Ring Road provides direct and easy access to the N25 which links Cork City and Rosslare and the M9 which provides direct access to Dublin and the north of the country.

The immediate area is an established commercial location, nearby occupiers include UPS, Weltec Engineering, Road Safety Authority, Store All Logistics, Howdens and The Range to name just a few.



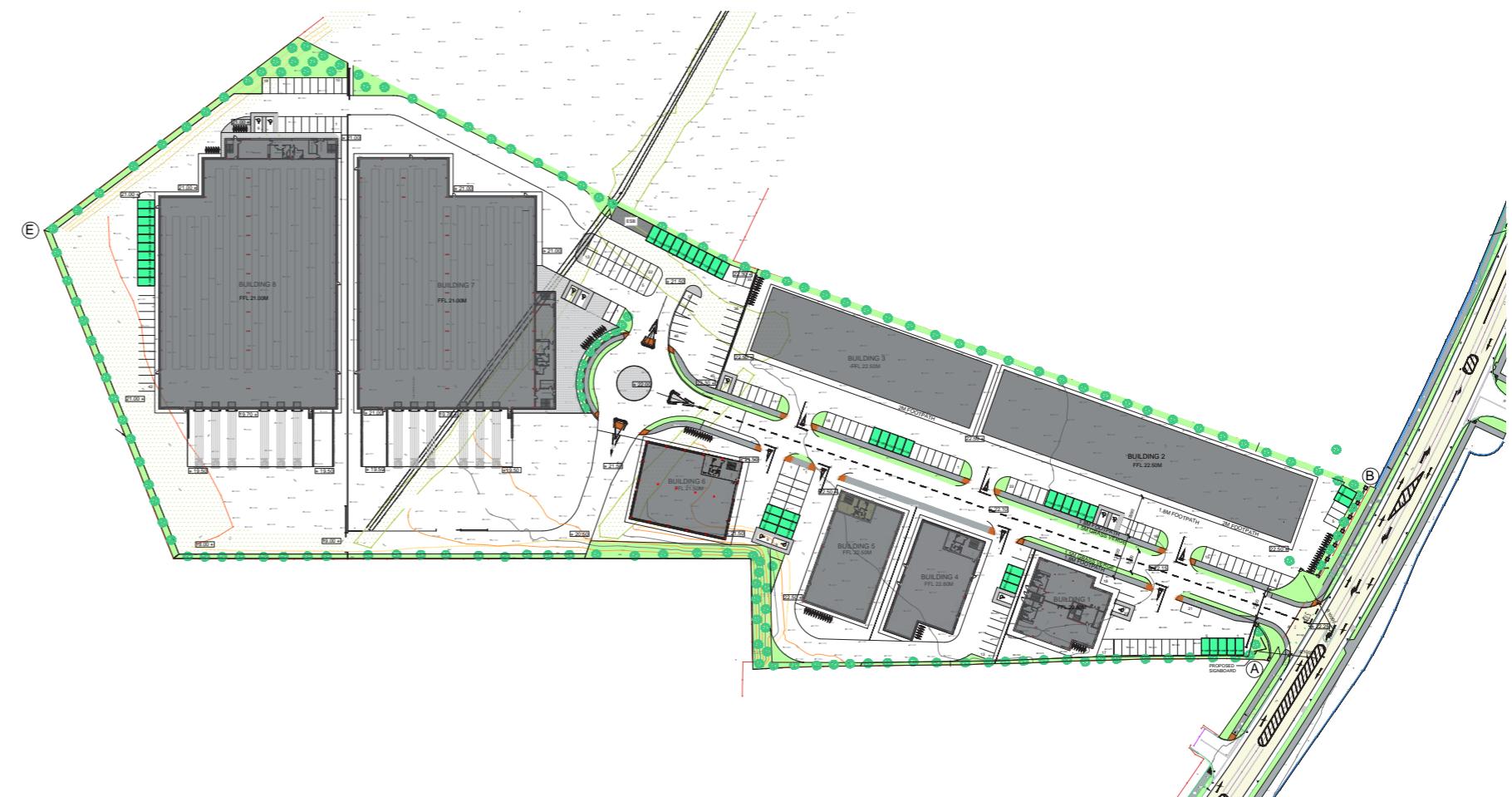
## Waterford

Waterford has a population of 603,000 + within a 60-minute drive and has the largest city catchment outside of Dublin City. Waterford City features in the Top Ten list in four categories on the FDI European Cities and Regions of the Future 2024. The city ranked 4th in the Overall Micro European City of the Future and features in the Top Ten in the categories of Economic Potential, Business Friendliness and FDI Strategy, while the South East region ranked in the Top 5 for FDI Strategy for the fourth year in a row.



## Best in class warehouse and logistics units.

The commercially zoned business park has full planning permission for an eight-building state of the art business campus totalling 179,000 sq ft with blocks ranging from 7,535 sq ft – 50,784 sq ft. seven of the buildings will be warehouse units with ancillary offices while one of the buildings will be an office block extending to 11,345 sq ft.



# KEY BUILDING STATS

Block	Size Sq M / Sq Ft	Warehouse Area Sq M / Sq Ft	Office Area Sq M / Sq Ft	Roller Shutter Doors	Dock Levellers	Clear Internal Height
Block 1 (Office)	1,054 / 11,345	N/A	1,054 / 11,345	N/A	N/A	N/A
2A	820 / 8,826	608 / 6,544	212 / 2,282	1	0	7.5m
2B	816 / 8,783	612 / 6,587	204 / 2,192	2	0	7.5m
2C	700 / 7,535	488 / 5,253	212 / 2,282	1	0	7.5m
3A	820 / 8,826	608 / 6,544	213 / 2,282	1	0	7.5m
3B	821 / 8,826	608 / 6,544	214 / 2,282	1	0	7.5m
4	708 / 7,620	572 / 6,157	136 / 1,464	2	0	7.5m
5	781 / 8,407	645 / 6,942	137 / 1,464	2	0	7.5m
6	779 / 8,385	651 / 7,007	128 / 1,378	2	0	7.5m
7	4,598 / 49,492	3,950 / 42,517	432 / 4,650	1	6	14.4m
8	4,718 / 50,784	4,116 / 44,304	396 / 4,262	1	6	14.4m

# SPECIFICATION

## General Specification

- Insulated Kingspan Cladding to Roof and walls
- Steel Portal Frame Structure
- Triple glazed windows
- Insulated Roller Shutter Doors
- LED Energy Efficient Lighting
- Fully Fitted Office Space
- Energy Efficient Air con heating and cooling to offices
- Energy Efficient Heat recovery ventilation to offices
- Target BER A2





## Agents



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## Developer



Target