The space to start

BIA Obair START

BIA OBAIR

You are ready to start or expand your food business

9 individual starter units – 646sqft floor area each.

You may have outgrown your home kitchen or small production unit. You may be a graduate of Food Starter or the LEO Food Academy Programme and need to scale up production. However, you don't know where to start.

BIA Obair purpose built, high specification starter units

BIA Obair offers 9 purpose built, high specification starter units to enable start-up or growing businesses to fulfil their production requirements. BIA Obair start tenants benefit from:

Food Grade Space
Food-grade non-slip resin flooring, Kingspan ColdStore Panels internal walls and ceiling

Customisable
Customise to your own requirements

Own Contract
Own metered electricity (three and single phase), gas and water

Industrial Doors
Roller shutter doors for accessibility

Drainage
Individual Drainage System for fat, sink etc from units with pre-treatment unit on site

Safety
All standard fire safety features and exits

24/7 Access
24-hour access to site / 7 days a week

Meeting Rooms
Discounted use of meeting rooms within BIA Eolas

Support
Access to specialist business and food technical / development support

www.**biainnovatorcampus**.ie

You Are Fully in Control:

- **We offer a food-grade 'blank canvas'** – walls, floors and ceilings. You design and layout your production unit, invest in your equipment and make amazing products
- **Your rent includes a service charge.** Business rates and utility costs are additional.

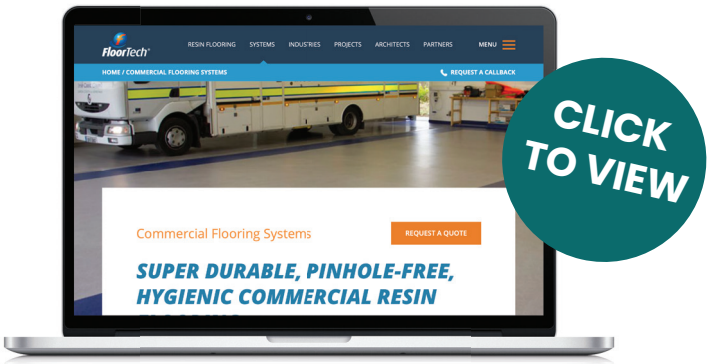
Our technical specification

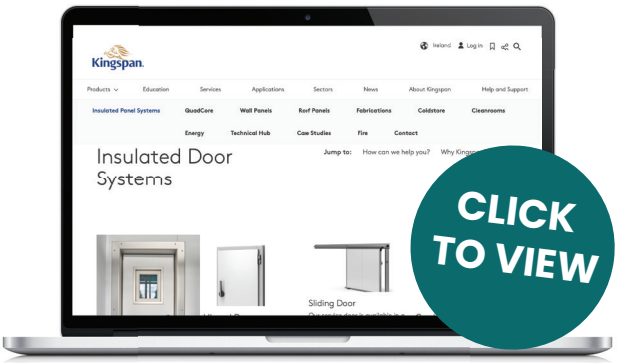
NB units are provided as a blank canvas for your own specific customisation.

Area = 646 sq ft

Production areas finishes will be as follows:

- The internal walls and ceiling will be Kingspan ColdStore Panels.
- Food production areas will have insulated cold store doors in white to match the panels, with Stainless steel fittings, and flush panels, trims etc for hygiene reasons. Images of similar doors can be found here:
- The floors will be "Trazcon Décor" or similar Resin floor.





Expression of **Interest**

Open for expressions of interest now. Please contact **hello@biainnovatorcampus.ie** for more information.