

# 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 Cold Store 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**

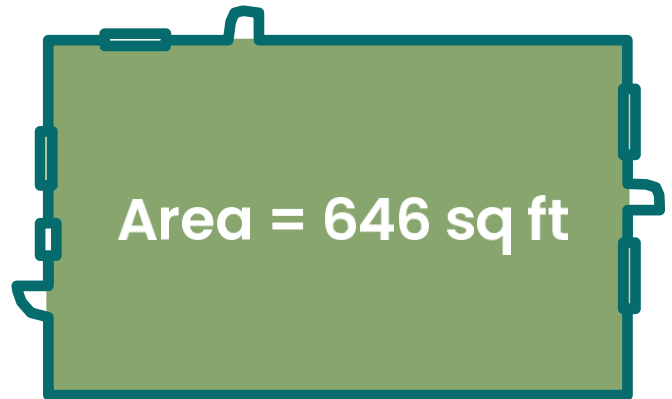
Access to specialist business and food technical/development support

## 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 plus an additional service charge.**

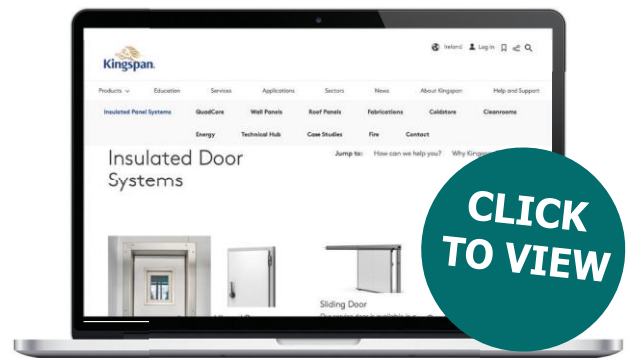
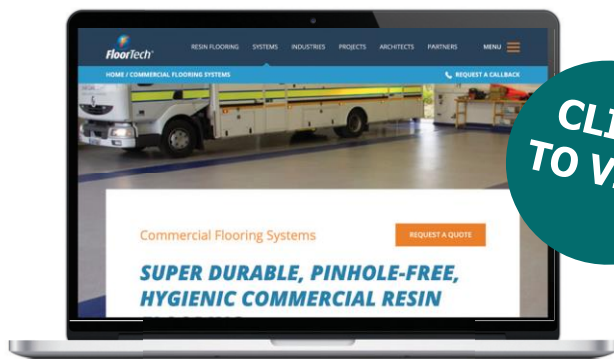
## Our technical specification

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



## Production areas finishes will be as follows:

- The internal walls and ceiling will be Kingspan Cold Store Panels.
- The floors will be “Trazcon Décor” or similar Resin floors.
- 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:



# Expression of Interest

Open for expressions of interest now. Please contact [hello@biainnovatorcampus.ie](mailto:hello@biainnovatorcampus.ie) for more information.