



Balmoral Central

Balmoral, Navan, Ireland

balmoralcentral.ie

Some see things as
they are and say why,
I dream of things that
have never been and
say why not

George Bernard Shaw



**Balmoral Central is about
where we work and how we
live. It combines office, retail
and residential space in an
open and sophisticated living
environment.**



So many great reasons to chose Balmoral Central



35 minutes from
Dublin Airport



Navan Town Centre
5 minute walk



150 Residential
units



500
Parking spaces
EV charge points



Flexible workspace
for up to 1,500 people
100,000 sq. ft.



Gym, Creche &
Entertainment
Quarter



Anchor
Retail Space
20,000 sq. ft.



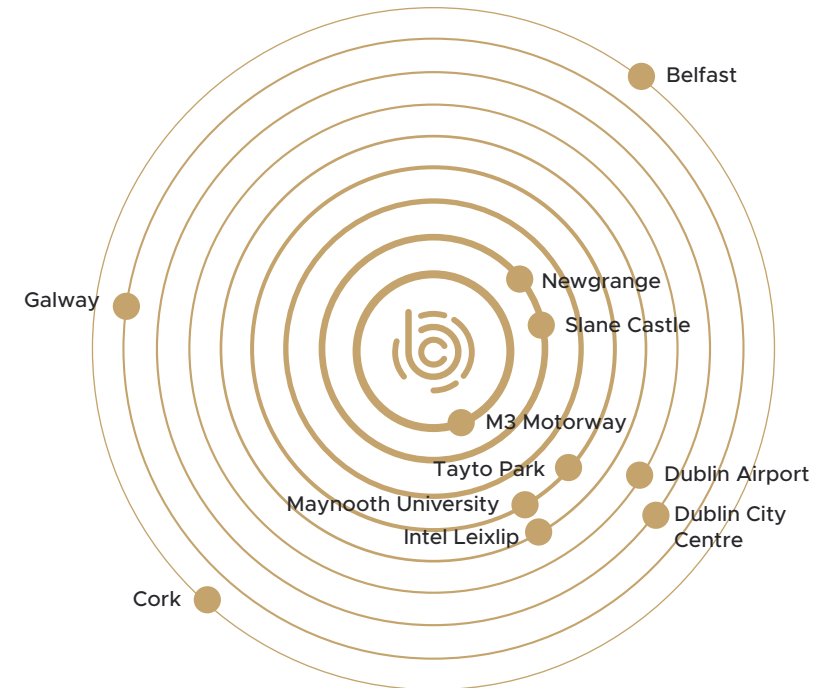
Commercial
Retail Space
10,000 sq. ft.



Restaurant / Café
with river views

Balmoral Central is a significant multi-level landmark development. It is set in a unique town centre location with panoramic views of the River Blackwater. A pedestrian foot and cycle bridge will provide access to Navan Town Park.

Unique town centre location



- Navan is the principal town of County Meath
- There is an urban population of 34,000 with 1.1million people living within a 40km radius
- It is estimated that the population will double in the next ten years
- Over 21,000 people commute from the greater Navan area to Dublin daily for work

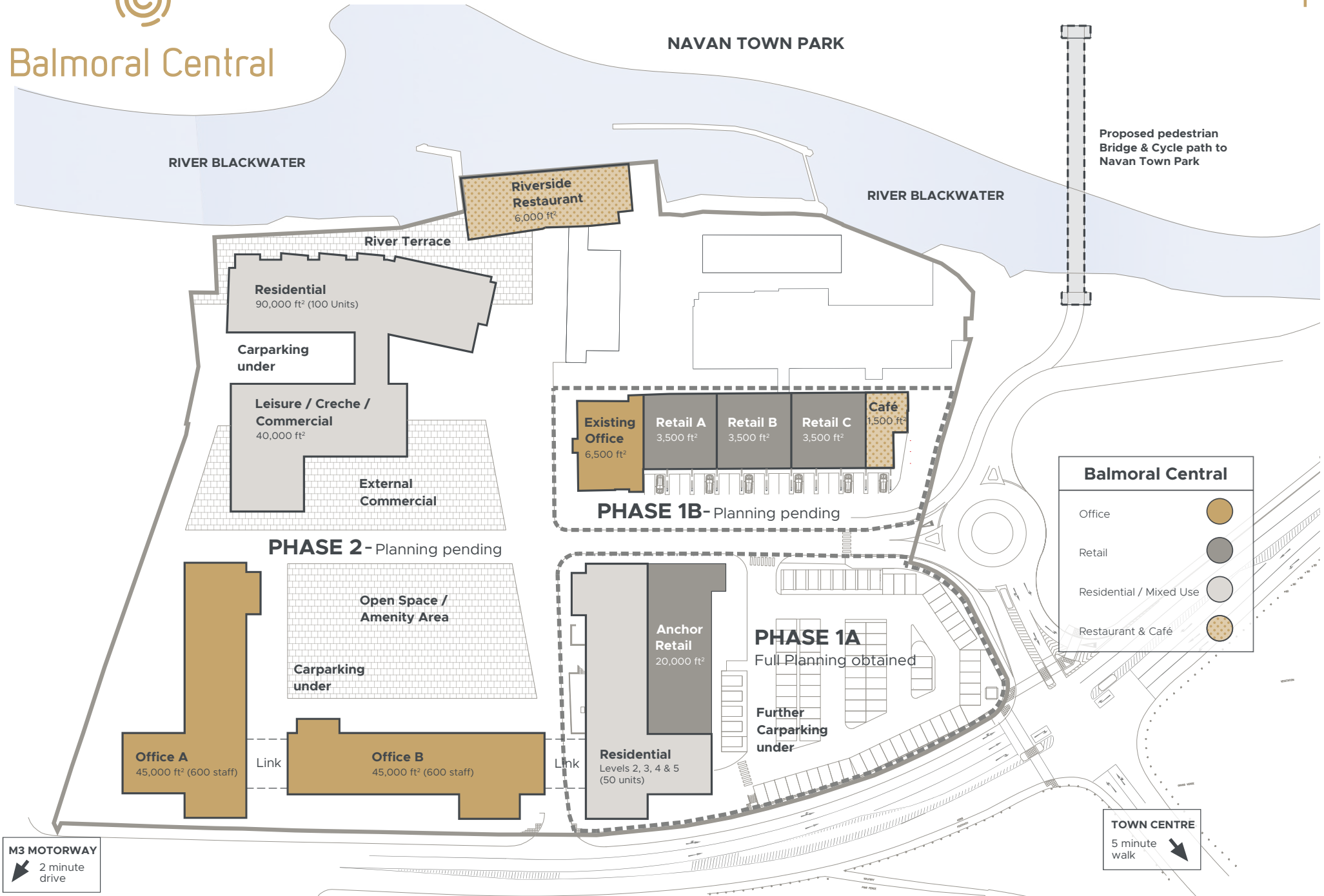
Why Navan, Ireland?

- Affordable housing
- Staff retention
- Less commute time
- Lifestyle benefits
- Primary growth area
- Geographic location
- Educated workforce
- Young population



Balmoral Central

Site map



A modern, minimalist living and dining area. On the left, a large monstera plant is partially visible. In the center, a dark wood dining table is surrounded by a mix of chairs: a black metal chair, a wooden chair, and a black Eames-style chair. A geometric pendant light hangs above the table. In the background, a white sofa with red and white cushions is positioned against a light gray wall. A tall, thin shelving unit holds various decorative items, including a small dog figurine and potted plants. A large, patterned rug is on the floor, and a knitted pouf sits in the foreground. The word "Residential" is overlaid in the center.

Residential

Phase 1A – Residential Typical Floor Plan



The Fitzwilliam Group have developed and actively managed over 500 residential projects since they were established in 1975



150
Residential Units
(50 Phase 1)



Car Parking &
EV Charge
Points



Access to
Navan Town
Park



Landmark Location
Navan Town Centre
5 Minute Walk



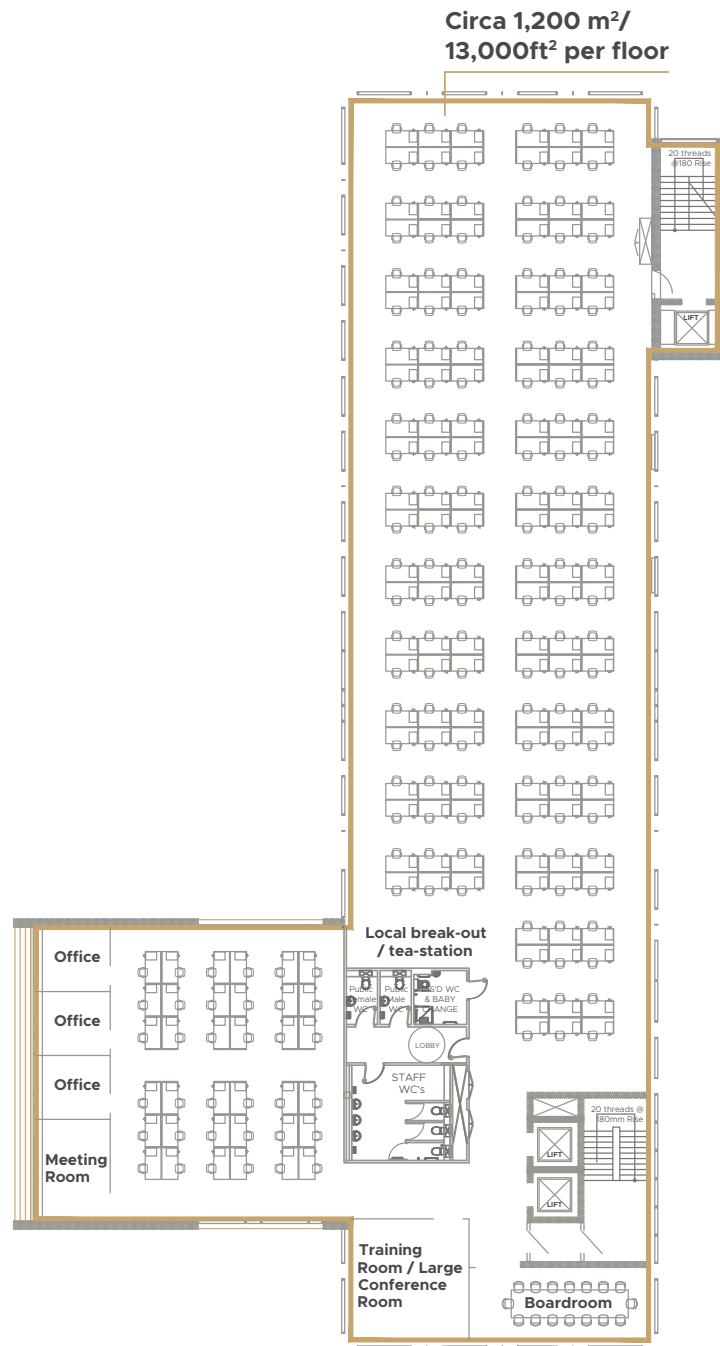
Supermarket, Restaurant,
Coffee Shop, Creche and
Leisure facilities on site



Easy Access
to the
M3

Office

Phase 2 – Balmoral Central



Fitzwilliam Group has a strong track record of working with companies such as Facebook & LinkedIn, delivering projects to exact end-user requirements.



Circa 800 Staff
(200 Workspaces
per floor)



A3 BER
Rating



Fibre Optic –
Data Centre
Capability



Floor to Ceiling
Height 2.9m

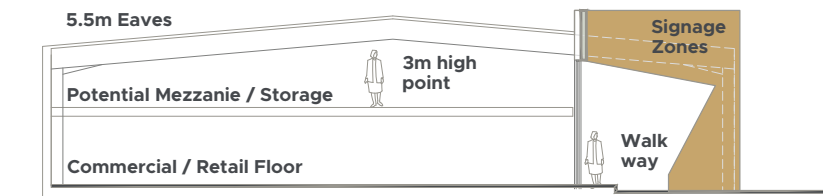
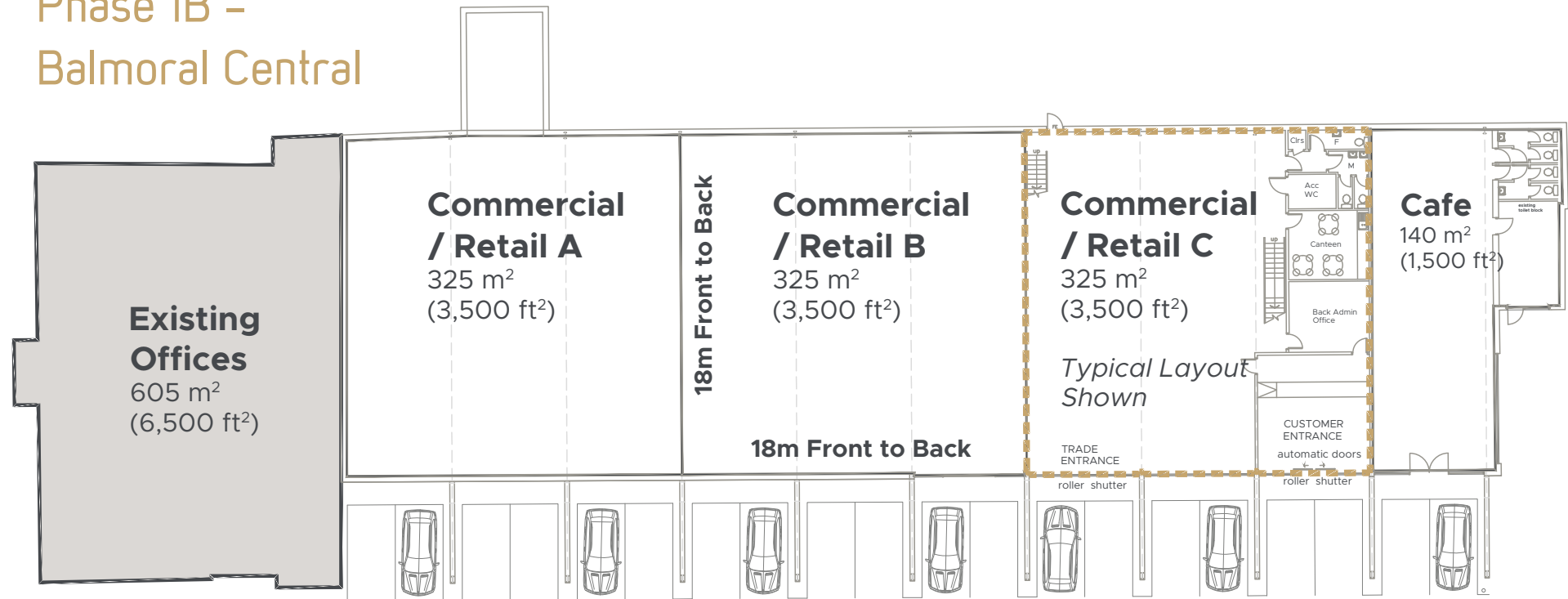


Flexible design
and floor plate
options



20 Showers &
100 Bike Bays

Phase 1B – Balmoral Central



Fitzwilliam Group has the in-house capability to deliver a Commercial / Retail unit from initial design to Client handover.



5.5 metre
Eaves



Mezzanine
Storage



Multi Use
(Commercial
/ Retail)



Café with
River View



Convenient
Parking



Direct Town
Park Access



Navan Town Centre

School

Bridge to Navan
Town Park

M3

Balmoral Central

Navan Town Park

Park Trail

River Blackwater



Balmoral Central

Balmoral, Navan, Ireland

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