

Advance Office Building Sligo

IDA Business &
Technology Park

Finisklin,
Sligo



Available immediately

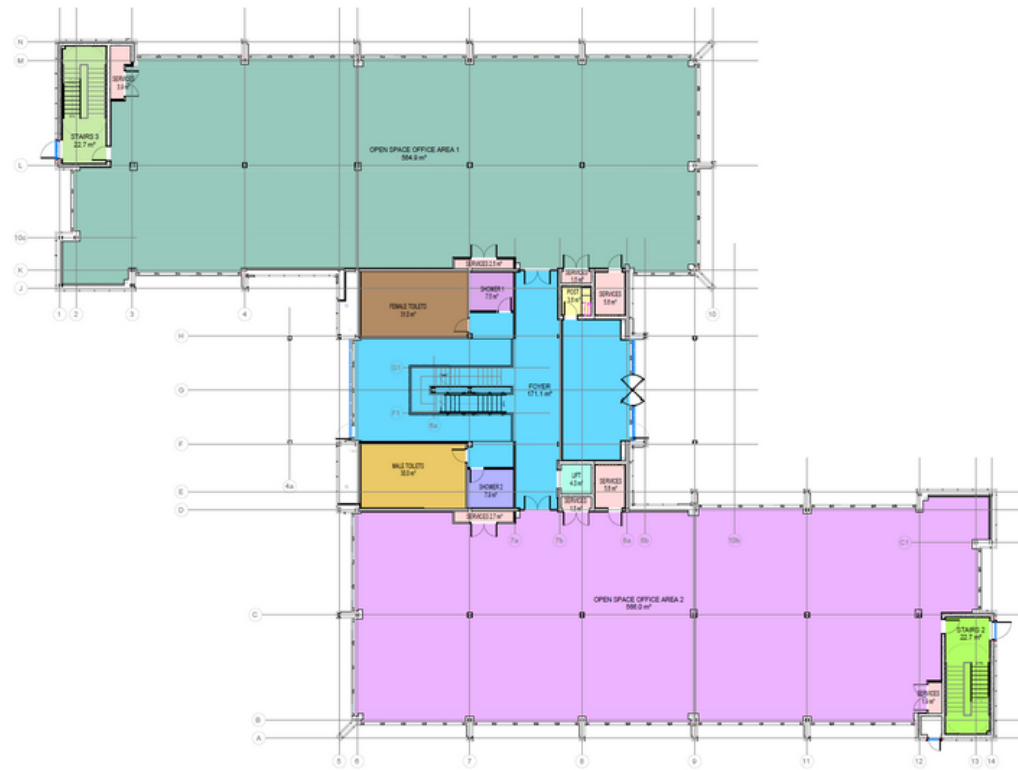
- c. 4,497 sq. m (approx. 48,406 sq. ft) building
- Site area of c. 1.25 hectares (c. 3.08 acres)
- Opportunity for expansion (subject to planning)
- Landing space available in region

BUILDING DETAILS

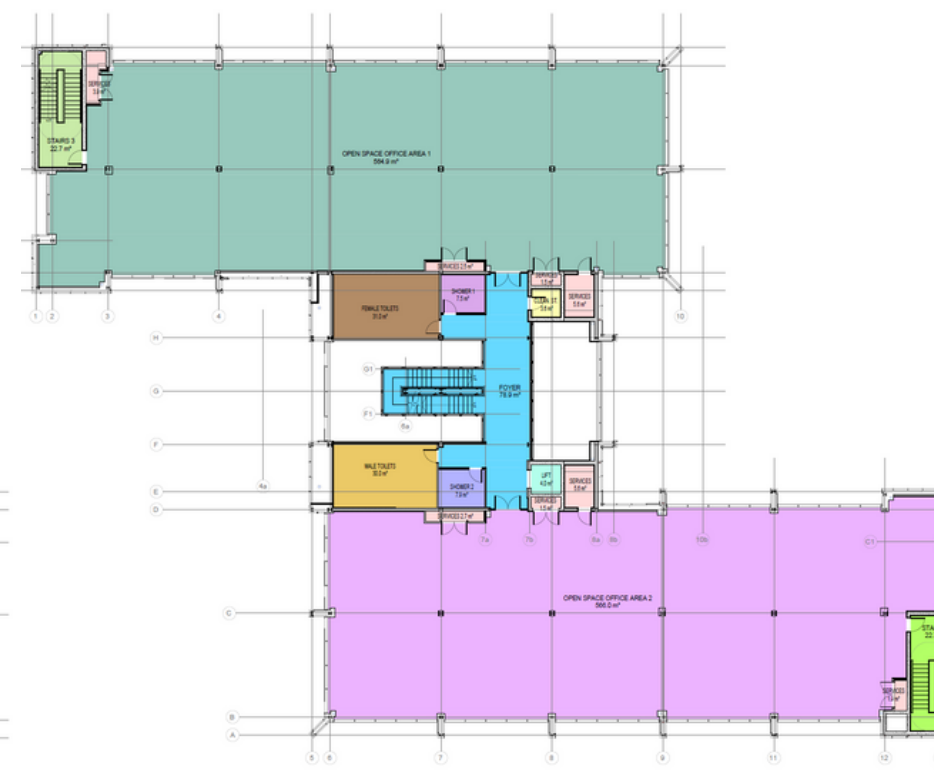
- Impressive three storey, detached office building with open plan Grade A office space over three floors, linked by a central core of reception, circulation / access routes, stairs & lift and welfare facilities
- 114 car parking spaces with x3 e-car charging spaces with terminals and dedicated bicycle storage
- Raised access floor, suspended ceilings, stairs and lift, lighting and air conditioning
- Toilets and showers available on each floor. Cat 6 cabling to Comms room
- Provision for canteen/staff facilities

SPECIFICATION

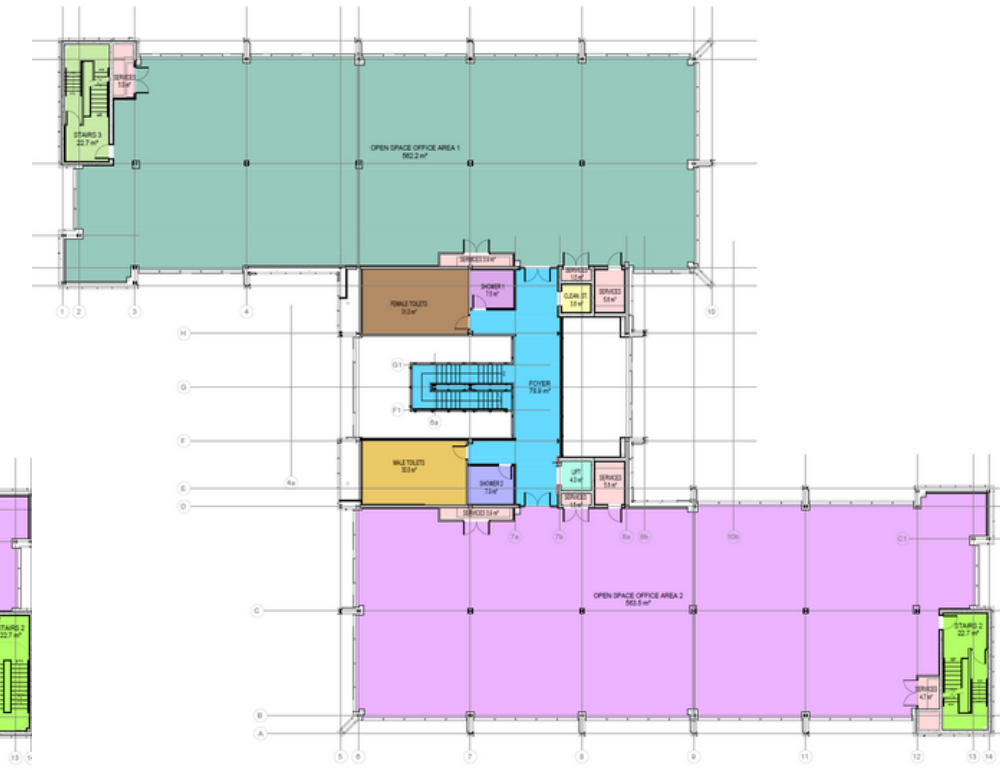
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SUSTAINABILITY

- Energy Rating (BER) Certification TBC
- Designed to achieve LEED CS accreditation and nZEB compliance



Ground Floor area

- c. 16,100 sq ft
- (1,495 sq m)

First floor area

- c. 14,883 sq ft
- (1,382 sq m)

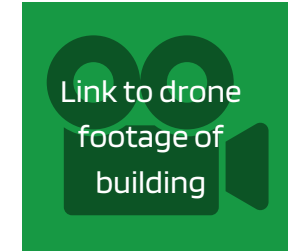
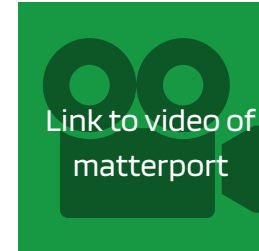
Second floor area

- c. 14,848 sq ft
- (1,379 sq m)

Total floor area

- c. 48,406 sq. ft.
- (c. 4,397 sq. m)

IMAGE GALLERY



BUILDING AREA



REGIONAL INFO



Sligo - 3km (7 minutes)

Dublin City - 210 km (2hr 40m)

Belfast City - 202 km (2hr 35m)

Galway City - 141 km (2hr)



Sligo Port - 4 km (10m)

Killybegs Port - 95 km (1hr 15m)

Dublin Port - 222 km (2hr 40m)

Shannon Foynes Port - 256 km (3hr)



Knock Airport - 56km (50m)

Donegal Airport - 135km (2hr)

Dublin International Airport -

217km (2hr 30m)

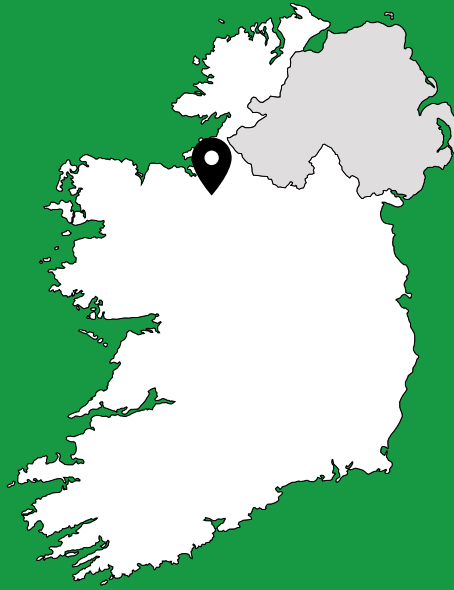
Belfast Airports - 201 km (2h 15m)



Access to 2 Universities and 4
Institutes of Technologies



Current tenants on the park
include leading multinational
companies such as GSK Sligo,
Enterprise Ireland Regional
Office and Abbott Ireland



Aerial photo
Finisklin, Sligo



Advanced Office
Building Sligo

Contact

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