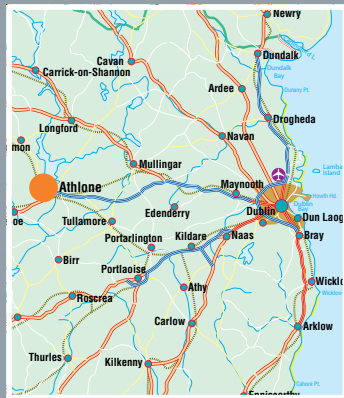




IDA ATHLONE BUSINESS AND TECHNOLOGY PARK

c.512 m² (c.5,510 ft²)

ADVANCE TECHNOLOGY UNIT 3



 **IDA**
IRELAND



IDA ATHLONE BUSINESS AND TECHNOLOGY PARK Aerial overview



Interior

Designed to provide a high quality and flexible working

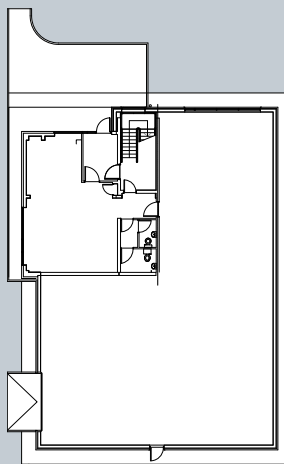
This 512 m² (c.5,510 ft²) Advance Technology Unit is located in a campus style development of similar units on IDA's Business and Technology Park, Athlone. The unit comprises of office accommodation and a production area with an eaves height of approximately 6 metres (20 feet). Subject to planning, there may be possibilities for both internal and external expansion.

Athlone, with a population of c.17,500, is Ireland's most central town and located on the banks of the River Shannon. The town has excellent infrastructure and also has easy access to Dublin via the M6 motorway. Athlone has a strong student population, with c.6,000 students attending higher certificate, degree, masters and PhD courses at the Athlone Institute of Technology.

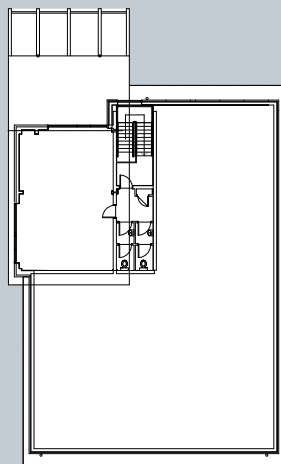
IDA Ireland's Athlone Business and Technology Park is c.40 hectares (c.100 acres) and is within minutes drive of the town centre. It has been landscaped and designed to a high standard offering accommodation for both manufacturing and international services clients. The park has greenfield sites available for future development.

Specification

- Reinforced concrete frame
- Double glazed aluminium windows
- Roller shutter door in production area
- Office areas on both upper and lower floors
- Internal and external expansion potential (subject to planning)
- Bathroom and reception areas finished to high standard



Ground Floor Level



First Floor Level



Park Area: ida.ie
 Zoning:
 Ownership:
 Tenure:

c. 40 hectares (c.100 acres)
 Industrial
 IDA Ireland
 Leasehold

Lease terms: Flexible lease terms available

Rent/Sale Price: Available on application

Viewing: Strictly by appointment

environment.

Site Details

- c. 40 hectare / c. 100 acre Business & Technology Park
- Fully landscaped and serviced
- On-site water, surface/storm water & foul sewer systems in place
- 10kV / 38kV power network
- Zoning Industrial
- Adjacent to M6 Motorway & N6 National Primary Route

Accommodation Schedule*

Ground Floor/Production Area	382 m ²	4,111 ft ²
First Floor Offices	93 m ²	1,001 ft ²
Reception, Toilets, Stairs	37 m ²	398 ft ²
Gross Floor Area	512 m ²	5,510 ft ²

* Lettable areas subject to final measurement

PROPERTY MARKETING

IDA Property Department

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Co. Westmeath

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REGIONAL OFFICE

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