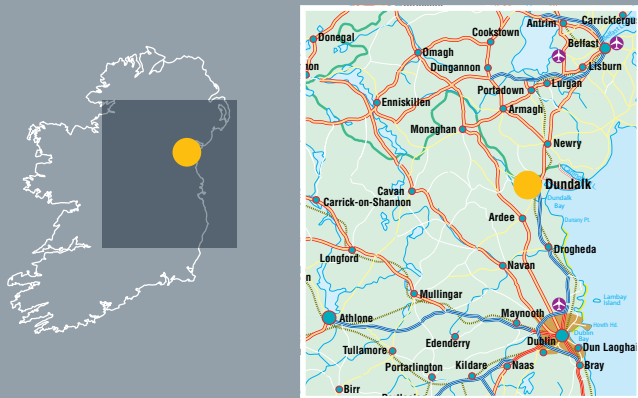




IDA FINNABAIR BUSINESS PARK, DUNDALK

c. 2,871 m<sup>2</sup> (c. 30,900 ft<sup>2</sup>)

## ADVANCE OFFICE BUILDING





## Designed to provide a high quality and flexible working

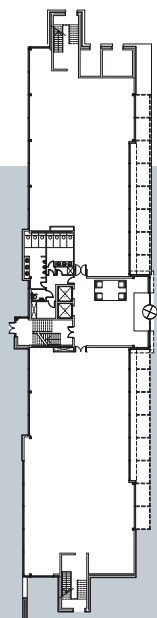
This is a three storey office building set in a campus style development on IDA's Finnabair Business Park, Dundalk, Co Louth. The building extends to c.2,871 m<sup>2</sup> (c.30,900 ft<sup>2</sup>) and is capable of subdivision to suit individual requirements. The offices are finished to a very high standard and provide potential occupiers flexibility in internal layout and design.

Dundalk, with an urban population of over 35,000, is well served by a selection of broadband providers. The IDA Park located off the M1/A1 Dublin to Belfast corridor, is 45 minutes from Dublin International Airport, 1 hour from Belfast International Airport and 1 hour from the respective city centres of Belfast and Dublin. Dundalk is also well connected by both bus and rail services.

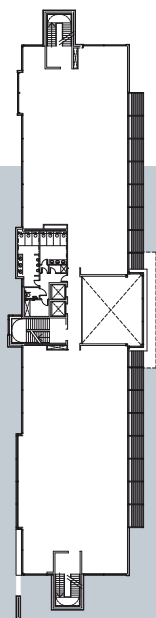
The IDA Park is adjacent to Dundalk Institute of Technology (DkIT) which has a student population of approx. 5,000 and offers courses in Business, Science, Computing, Creative Media and Engineering. DkIT is particularly interested in industry collaboration through research, and designing courses to cater for industry needs.

### Specification

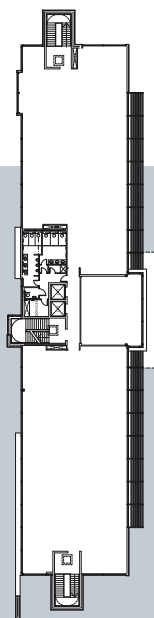
- Steel frame building, brick clad and double glazed
- Lift to all floors
- Heating controlled through air conditioning system
- Carpet tile finish with energy efficient lighting
- Raised access floors and suspended ceilings in lettable area
- High spec finish to communal and toilet areas
- Circa 80 car parking spaces



Ground Floor Level



First Floor Level



Second Floor Level



Park Area: 37 hectares (c. 90 acres)  
 Zoning: Industrial  
 Ownership: IDA Ireland  
 Tenure: Leasehold

**Lease terms:** Flexible lease terms available

**Rent/Sale Price:** Available on application

**Viewing:** Strictly by appointment

## environment.

### Site Details

- c. 37 hectare / c. 90 acre Business Park
- Fully landscaped and serviced
- Strong communications infrastructure (including access to Metropolitan Area Broadband Network)
- Adjacent to M1 Motorway

### Accommodation Schedule\*

Ground Floor	977 m <sup>2</sup>	10,510 ft <sup>2</sup>
First Floor	922 m <sup>2</sup>	9,923 ft <sup>2</sup>
Second Floor	972 m <sup>2</sup>	10,467 ft <sup>2</sup>
Gross Floor Area	2,871 m <sup>2</sup>	30,900 ft <sup>2</sup>

\* Lettable areas subject to final measurement

## PROPERTY MARKETING

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Athlone  
Co. Westmeath

Tel: +353 (90) 647 1500  
Fax: +353 (90) 647 1551

[www.idaireland.com](http://www.idaireland.com)  
email: [propertymarketing@ida.ie](mailto:propertymarketing@ida.ie)

## REGIONAL OFFICE

**IDA Regional Office**  
Finnabair Business Park  
Dundalk  
Co. Louth

Ph: +353 (42) 935 4410  
Fax: +353 (42) 935 4411

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## HEAD OFFICE

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Wilton Park House  
Wilton Place  
Dublin 2

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