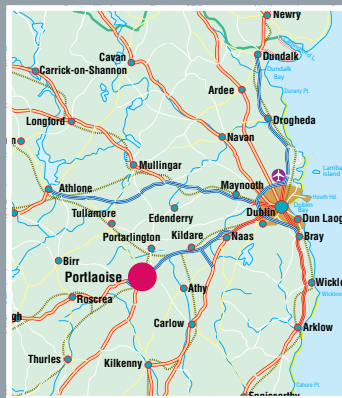
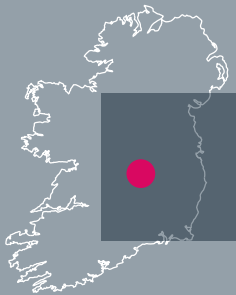




IDA PORTLAOISE BUSINESS AND TECHNOLOGY PARK

c. 1,588 m² (c. 17,092 ft²)

ADVANCE OFFICE BUILDING



 **IDA**
IRELAND



IDA PORTLAOISE BUSINESS AND TECHNOLOGY PARK Aerial overview



Interior

Designed to provide a high quality and flexible working

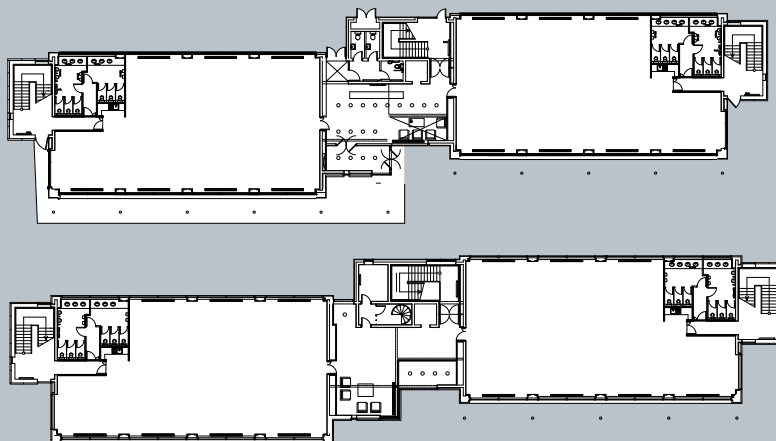
This c.1,588 m² (c.17,092 ft²) Advance Office Building is located on IDA's c.18.6 hectare (c.46 acre) Business and Technology Park, just outside Portlaoise Town. Fully landscaped and serviced, the park has ample lands available for future development. Located on a c.0.61 hectare (c.1.52 acre) site, the property has parking facilities to the front and side.

Portlaoise, with a population of c.14,600 and 532,000 people living within a 60 km (37 mile) radius, is the principal town and commercial centre of County Laois. It benefits from easy access to both Athlone and Carlow Institutes of Technology with a combined student population in excess of 12,000. The colleges offer both full & part time courses in Business, Engineering, Science and Humanities leading to higher certificate, degree, masters and PhD qualifications.

Portlaoise is strategically located at the junction of the Dublin/Cork (N8, N7) and the Dublin/Limerick (M7) national primary routes and is well served by excellent public and freight transport with 14 trains linking the town daily. Portlaoise is approx 85 kms (53 miles) from Dublin Airport and city and 136 kms (85 miles) from Shannon International Airport.

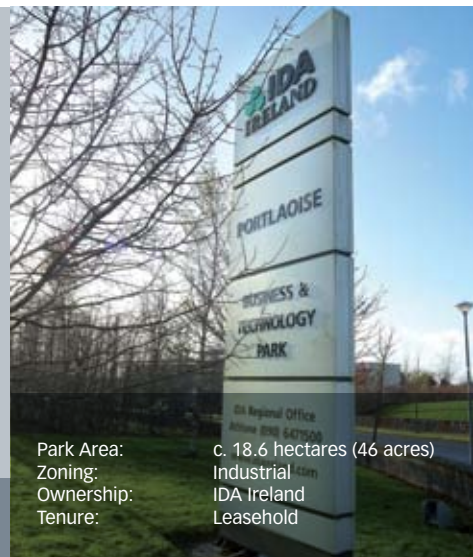
Specification

- Structural steel frame with cavity wall construction
- Reinforced concrete slab roof construction
- Raised access floors and suspended ceilings in office areas
- High specification finish to communal and toilet areas
- Powder coated aluminium window system with double glazing and aluminium curtain walling to entrance area



Ground Floor Level (Top)

First Floor Level (Bottom)



Park Area: c. 18.6 hectares (46 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. 18.6 hectare / c. 46 acre Business & Technology Park
- Fully landscaped and serviced
- On-site water, surface/storm water & foul sewer systems in place
- 120 KVA supply provided. Additional supply available if required.
- Gas Supply: Natural Gas
- Zoning: Industrial
- Easy access to N7 & N8 Dublin / Cork national primary routes and M7 Dublin / Limerick motorway

Accommodation Schedule*

Ground Floor Offices	520 m ²	5,597 ft ²
Reception, Toilets, Stairs	234 m ²	2,519 ft ²
First Floor Offices	520 m ²	5,597 ft ²
Reception, Toilets	218 m ²	2,346 ft ²
Plant Room	96 m ²	1,033 ft ²
Gross Floor Area	1,588 m²	17,092 ft²

* Lettable areas subject to final measurement

PROPERTY MARKETING

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REGIONAL OFFICE

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The information contained in this brochure is for guidance purposes only. These particulars should not be construed as forming a contract or part of a contract warranty. Maps and plans are not to scale and measurements are approximate. Intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.