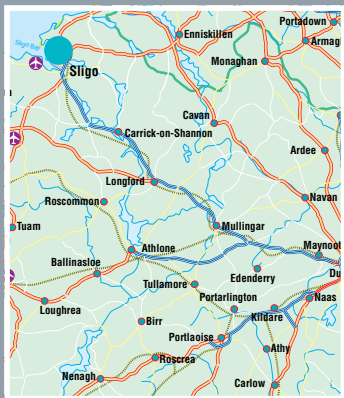
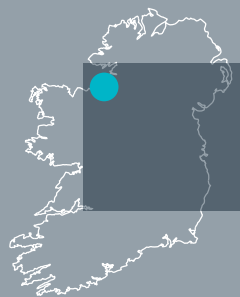




IDA FINISKLIN BUSINESS & TECHNOLOGY PARK, SLIGO

c.2,086 m² (22,453 ft²)

ADVANCE TECHNOLOGY BUILDING





IDA FINISKLIN BUSINESS & TECHNOLOGY PARK, SLIGO Aerial overview



Interior

Designed to provide a high quality and flexible working

This c.2,086 m² (22,453 ft²) Advance Technology Building is situated on IDA's 42 hectare (104 acre) Finisklin Business and Technology Park, Sligo. The building is located on a landscaped site with ample parking facilities.

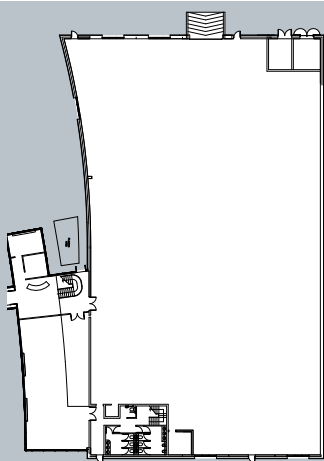
The principal town of the North West, Sligo has a population in excess of 45,000 within a 20 km (12.5 mile) radius. Sligo benefits from two third level colleges offering Higher Certificate, Degree and PhD programmes and has a strong student population of 5,000+.

Sligo Airport has daily flights to Dublin. Ireland West International Airport is 55 km (34 miles) from Sligo and offers daily UK services. The town is well served by daily mainline rail services and the N4 Motorway / Dual Carriageway links Sligo to the national road network.

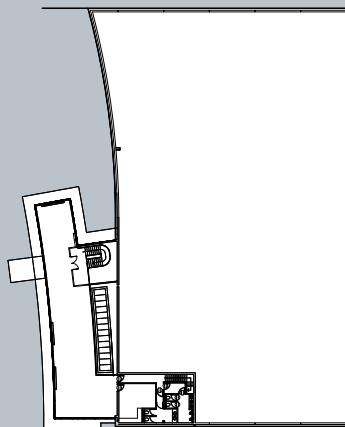
Sligo is located within 200 km (125 miles) of Belfast, 227 km (141 miles) to Dublin and Derry 147 km (91 miles).

Specification

- Reinforced concrete frame
- Thermal break double glazed aluminium windows
- Raised access floors and suspended ceilings in lettable area
- High specification finish to communal and toilet areas
- 69 car park spaces with additional capacity available



Ground Floor Level



First Floor Level



Park area: 42 hectares (104 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. 42 hectare / c. 104 acre Business & Technology Park
- Fully landscaped and serviced
- On-site water, surface/storm water & foul sewer systems in place
- 10kV / 38kV power network available
- Fully comprehensive communications infrastructure
- Zoning: Industrial
- Easy access to Dublin - Sligo N4 Motorway / Dual Carriageway

Accommodation Schedule*

Warehouse area	1,546 m ²	16,641.0 ft ²
Ground floor office	294 m ²	3,164.5 ft ²
First Floor office	246 m ²	2,647.9 ft ²
Gross Floor Area	2,086 m ²	22,453.40 ft ²

* Lettable areas subject to final measurement

PROPERTY MARKETING

IDA Property Department

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Fax: +353 (90) 647 1551

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REGIONAL OFFICE

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