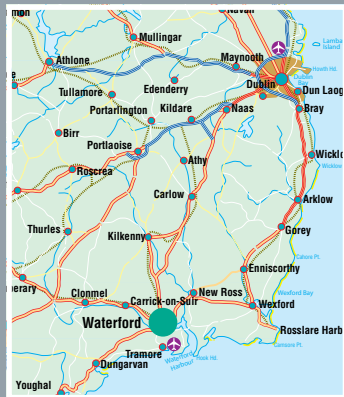




IDA WATERFORD BUSINESS & TECHNOLOGY PARK

c.3,423 m² (c.36,845 ft²)
with c.465 m² (c.5,000 ft²) available

ADVANCE OFFICE BUILDING



IDA
IRELAND



IDA WATERFORD BUSINESS & TECHNOLOGY PARK Aerial overview



Interior

Designed to provide a high quality and flexible working

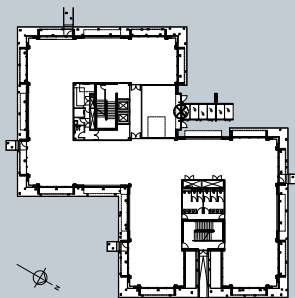
The c.3,423 m² (c.36,845 ft²) Advance Office Building is located on IDA's 28-hectare (69 acre) Business and Technology Park, adjacent to the N25 National Primary Route and 2.4km from Waterford city centre. Positioned on a c.0.44 hectare (c.1.08 acre) landscaped site, the property has ample parking facilities to the front and rear of the building. The building is partly occupied and currently has c.465m² (c.5,000 ft²) of high quality accommodation available.

Waterford City, with a population of 49,213, is strategically located in the South East of Ireland, easily accessed from Dublin via the N7 and from Cork via the N25 (National Primary Routes). Waterford Regional Airport offers daily services to the UK and the international airports of Dublin and Shannon are both within a 2.5 hour drive while Cork International Airport can be reached in 1.5 hours. Waterford benefits from the commercial shipping ports of Belview and Rosslare. Daily rail services are also available connecting to Dublin, Limerick and Rosslare.

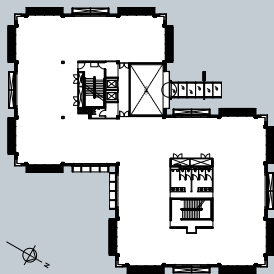
Waterford Institute of Technology, one of the largest Institutes of Technology in Ireland has a student population of 10,000 and a staff of 1,000 offering full and part-time courses and research programmes from Higher Certificate to PhD in Science & Engineering, Business and Humanities.

Specification

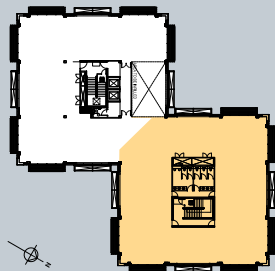
- Precast concrete panels with natural stone facing
- Glazed wall and entrance
- Raised access floors and suspended ceilings in lettable area
- High specification finish to communal and toilet areas
- **Building partly occupied - c.465m² (c.5,000 ft²) of high quality accommodation available on the second floor**



Ground Floor Level



First Floor Level



Second Floor Level



Park Area: 28 hectares (69 acres)
 Zoning: Knowledge Campus
 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. 28 hectare / c. 69 acre Business & Technology Park
- Fully landscaped and serviced
- On-site water, surface/storm water & foul sewer systems in place
- 10kV / 38kV power network available
- Gas Supply: Bulk supply only
- Fully comprehensive communications infrastructure
- Zoning: Industrial
- Adjacent to N25 National Primary Route

Accommodation Schedule*

Ground Floor	1,084 m ²	11,668 ft ²
First Floor	1,067 m ²	11,485 ft ²
Second Floor (c.465 m ² / 5,000 ft ² available)	1,272 m ²	13,692 ft ²
Gross Floor Area	3,423 m²	36,845 ft²

* Lettable area subject to final measurement

PROPERTY MARKETING

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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.