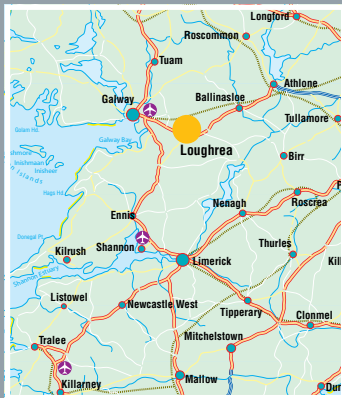
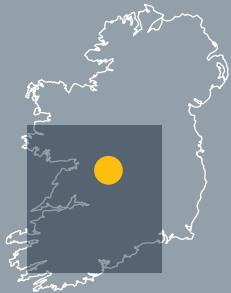




IDA LOUGHREA BUSINESS & TECHNOLOGY PARK

c.2,990m² (c.32,139sq/ft)
Located on a c.1.488ha site

ADVANCED OFFICE FACILITY





IDA LOUGHREA BUSINESS AND TECHNOLOGY PARK

interior



interior

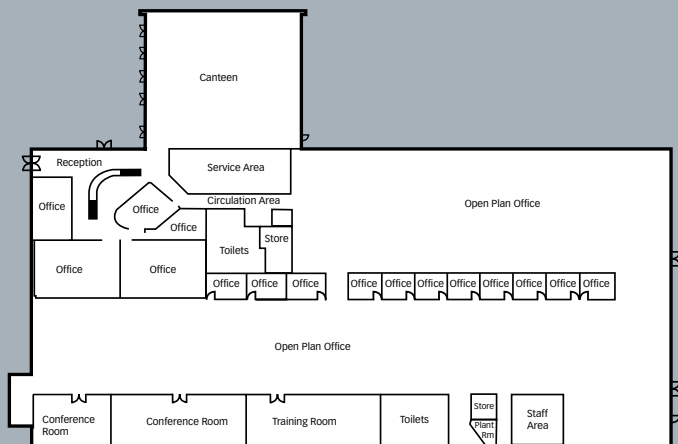
Designed to provide a high quality and flexible working

The c.2,990sqm office building is located on a site of 1.488ha in the IDA Business & Technology Park, Loughrea, Co. Galway. Loughrea is an attractive lakeside town located c.35km from Galway City on the main Dublin-Galway Road (N6). A population of c.23,000 people inhabits the town of Loughrea and its environs while the population of Galway City and its environs amounts to c.110,000 people. The IDA Business & Technology Park in Loughrea is fully serviced, extends over 7.5ha, has ample parking facilities and is located close to the N6.

Two 3rd level colleges, The National University of Ireland Galway (NUIG) and Galway Mayo Institute of Technology (GMIT) with a combined student population of c.24,000 are located in Galway City in close proximity to the town of Loughrea. Courses in the areas of Business, Engineering, Science, Medicine/Health Sciences, Computing/Software, Law, and Arts & Humanities are offered at Certificate, Diploma, Degree, Masters and PhD levels.

Specification

- Steel portal frame
- The side cladding consists of a twin skin insulated system
- Double skin insulated roof construction
- Fully fitted tiled toilet areas
- UPVC windows throughout
- Detailed layout plans available on request



Ground Floor Level



Park Area: 7.5 Ha (18.5 acres)
 Zoning: Industrial
 Ownership: IDA Ireland
 Road Frontage: Old N6

Lease terms: Flexible lease terms available

Rent/Sale Price: Available on application

Viewing: Strictly by appointment

environment.

Site Services

- Water Supply
- Waste Water
- Storm Water
- Electricity Supply
- Gas Supply
- Mains supply
- Public foul sewer
- Surface water sewer
- ESB connected load
- Bulk supply only

Accommodation Schedule*

Main reception area	88 m ²	948 sq/ft
Open Plan Office Area	1,427m ²	15,360 sq/ft
Enclosed Office Space	530m ²	5,705 sq/ft
Canteen	259m ²	2,787 sq/ft
Staff area & Storage	137m ²	1,474 sq/ft
Toilets	86m ²	926 sq/ft
Plant Room	6m ²	65 sq/ft
Service area	62m ²	667 sq/ft
Storage	16m ²	172 sq/ft
Circulation Area	74m ²	797 sq/ft
Mezzanine (Service Deck)	305m ²	3,283 sq/ft
Total Building Size	2,990m ²	32,139 sq/ft

* Lettable areas subject to final measurement

PROPERTY MARKETING

IDA Property Department

Athlone Business & Technology Park
Dublin Road
Athlone
Co. Westmeath

Tel: +353 (90) 647 1500

Fax: +353 (90) 647 1551

www.idaireland.com

email: propertymarketing@ida.ie

REGIONAL OFFICE

IDA Regional Office

Mervue Business Park
Galway

Tel: +353 (91) 735910

Fax: +353 (91) 735911

www.idaireland.com

HEAD OFFICE

IDA Ireland

Wilton Park House
Wilton Place
Dublin 2

Tel: +353 (1) 603 4000

Fax: +353 (1) 603 4040

www.idaireland.com

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.



Transforming Ireland

