

Advance Office Building Dundalk

IDA Finnabair
Business &
Technology Park

Dundalk
Co. Louth

MAY 2023



Available immediately

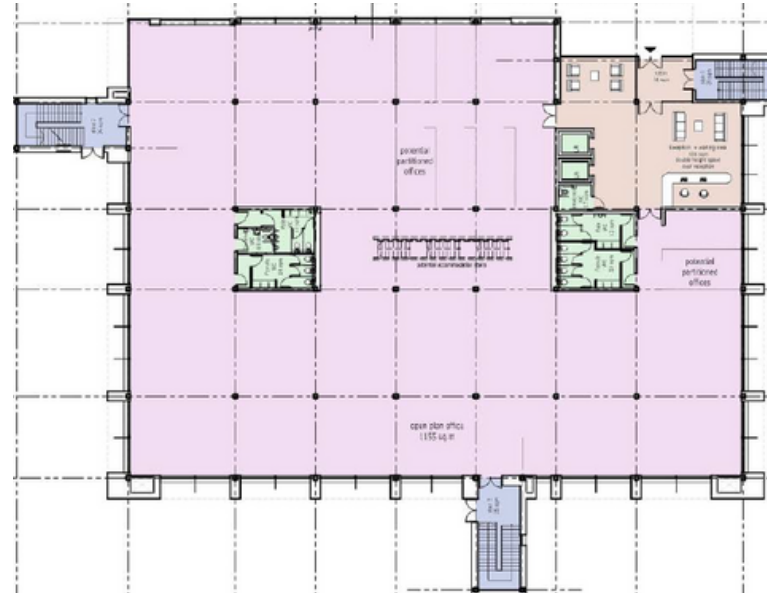
- c. 3,232 m² (c. 34,778 ft²) building
- Site area of c. 1.7 hectares (c. 4.2 acres)
- Opportunity for expansion (subject to planning)
- Flexible office space options available in region

BUILDING DETAILS

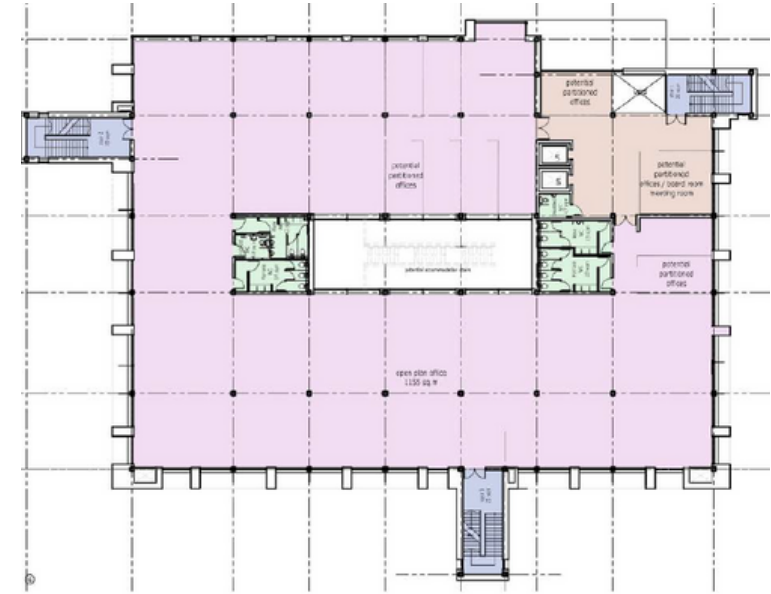
- Impressive two storey detached office building with open plan Grade A office space incorporating reception, circulation / access routes, stairs & lift and welfare facilities.
- This quality office space offers raised floors and suspended ceiling, and the floor to ceiling windows provide an abundance of natural light.
- Mains power supply connected, alarm and provision for CCTV. Additionally 166 x 50 kVa solar panels on the roof
- Surface car parking for 150 cars with EV charging terminals and cycle parking onsite
- Toilets and showers fitted, Comms / Data room, 2 x No. 8 person lifts

SPECIFICATION

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SUSTAINABILITY



- Energy Rating (BER) Certification B2
- Designed to achieve LEED CS accreditation and nZEB compliance

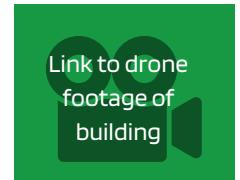
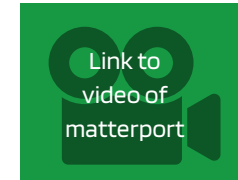


Ground Floor area
• c. 1,438 m²
• c. 15,472 ft²

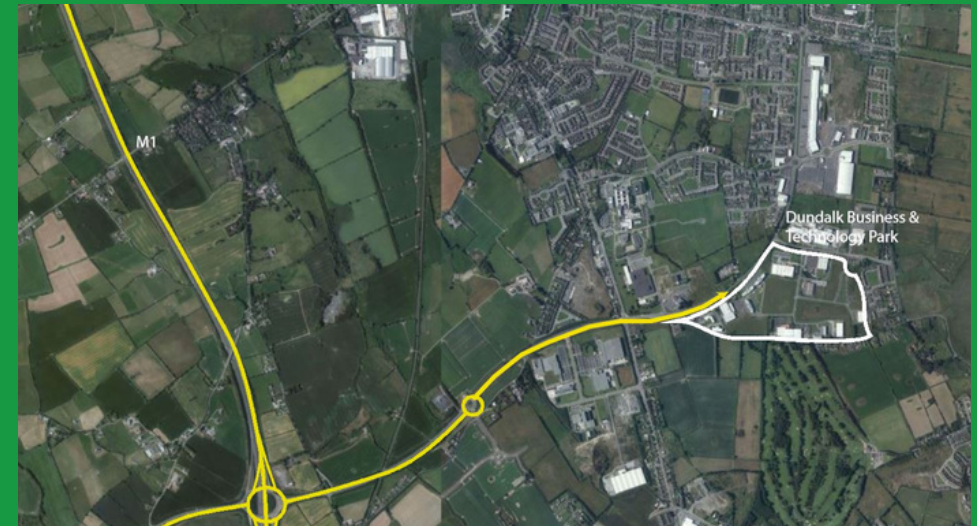
First floor area
• c. 1,438 m²
• c. 15,472 ft²

Total floor area
• c. 3,232 m²
• c. 34,778 ft²

IMAGE GALLERY



PARK AREA



REGIONAL INFO



Dublin City - 81 km drive (60 minutes)
Belfast City - 83 km drive (60 minutes)



Dundalk Port - 5 km (10 minutes)
Greenore Port - 25 km (30 minutes)
Drogheda Port - 38 km (30 minutes)
Dublin Port - 83km (60 minutes)



Belfast International Airport - 92 km (75 minutes)
Belfast City Airport - 88km (65 minutes)
Dublin Airport - 74 km (50 minutes)



Access to 7 universities and 2 Institutes of Technology



Companies in the region include WuXi Biologics, Wuxi Vaccines, Wasdell, Almac, ABB, Cargotec, Vesta.



Dundalk IT

SEAI

Irish Life

Dundalk AOB

Horseware

Contact

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