



Exterior



Office area



Exterior



Interior



Office area



Exterior



Dundalk Advance Office Solution



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IDA Finnabair Business Park,
Dundalk



www.idaireland.com



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

 IDA Ireland

Accessibility



Dublin Airport – 81 km
 Belfast City Airport - 83 km
 Belfast International Airport - 80 km



Dublin City - 81 km drive
 Belfast City - 83 km drive



Dundalk Port - 5 km
 Greenore Port - 25 km
 Drogheda Port - 38 km
 Dublin Port - 83 km

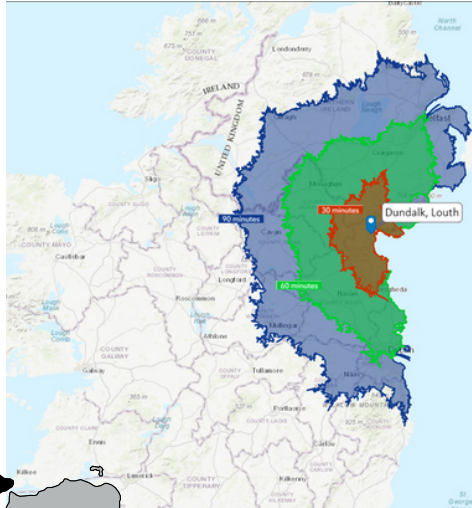


Companies in the region include
 Allard, ABB, Cargotec, Wuxi, MSD,
 Almac, Vesta, SMT, Paypal

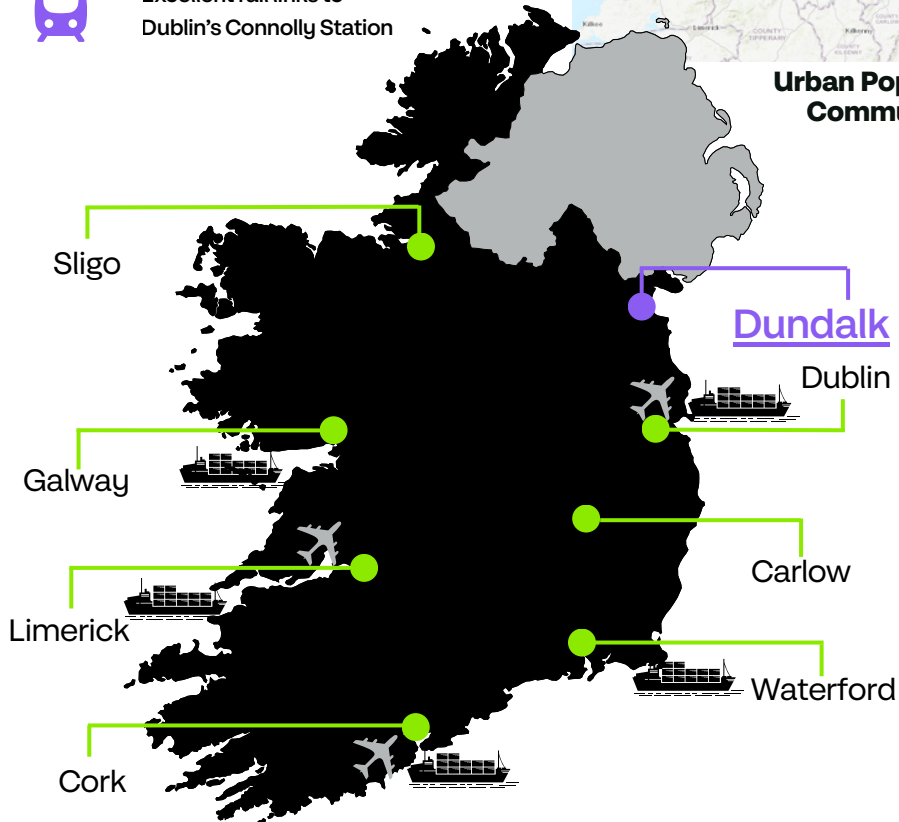


Excellent rail links to
 Dublin's Connolly Station

Commute Time Dundalk Town	Population
30 Min Drive	148,761
60 Min Drive	1.1m
90 Min Drive	2.28m



Urban Populations & Commuting Times



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

Building Details

- Impressive two storey detached office building of 35,234 ft² (3,273 m²) GIA 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, air conditioning and floor to ceiling windows providing an abundance of natural light.
- Mains power supply connected, alarm and provision for CCTV. Additionally 166 x 50 kVa solar panels on the roof
- Toilets and showers fitted, Comms / Data room, 2 x No. 8 person lifts
- Surface car parking for 150 cars with EV charging terminals and cycle parking onsite

Sustainability

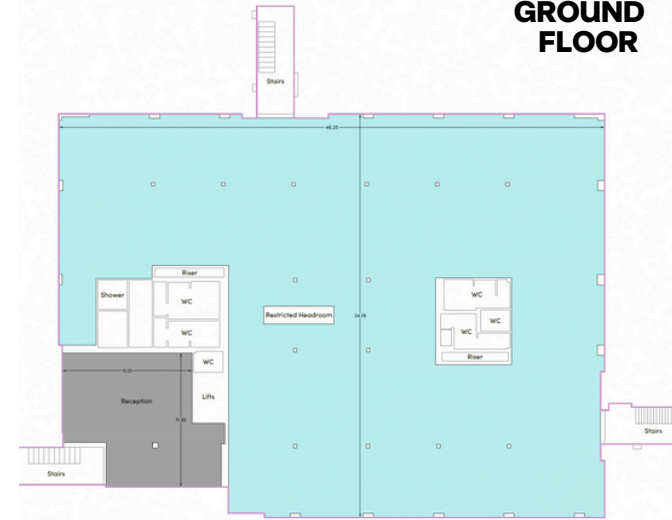
- Energy Rating (BER) Certification B2
- Designed to achieve nZEB compliance



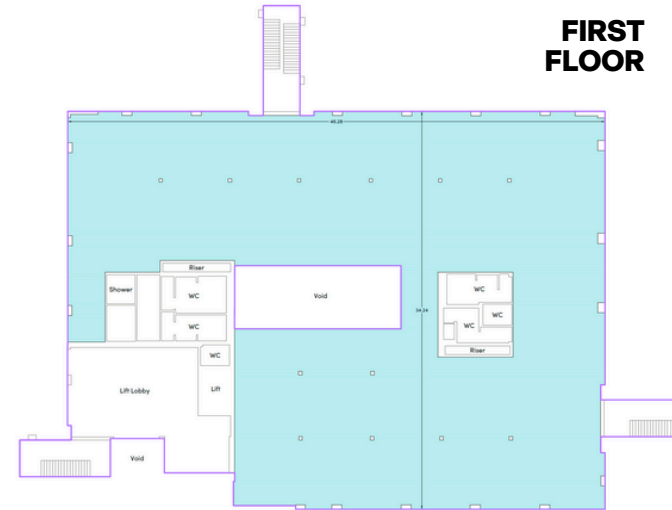
BER B2

Specification

GROUND FLOOR



FIRST FLOOR



Ground Floor Office	First Floor Office	Total GEA
• 1,604 m ²	• 1,513 m ²	• 3,273 m ²
• 17,268 ft ²	• 16,287 ft ²	• 35,234 ft ²