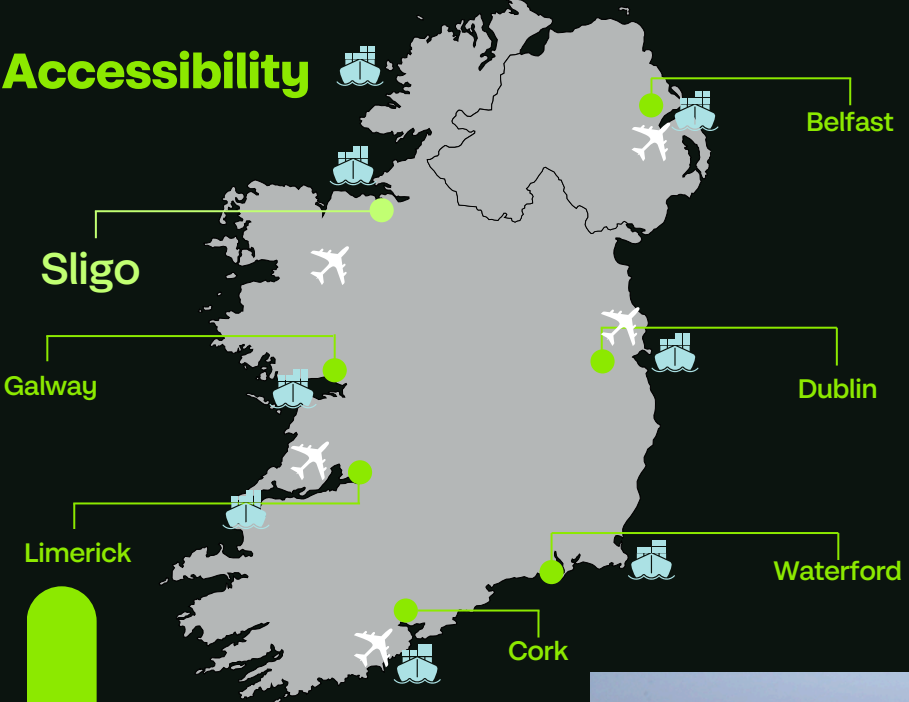




Sligo Advance Building Solution

IDA Business & Technology Park, Oakfield

Accessibility



Galway Port - 138 km (2hrs)
Dublin Port - 220 km (2hrs 30 min)
Belfast Port - 202 km (2 hrs 35 min)
Foynes Port - 253km (3hr)



Dublin Airport - 215 km (2hr 30 min)
Shannon Airport - 206 km (2hr 20 min)
Ireland West International Airport - 54 km (45 min)
Belfast International Airport - 200 km (2hrs 35 min)

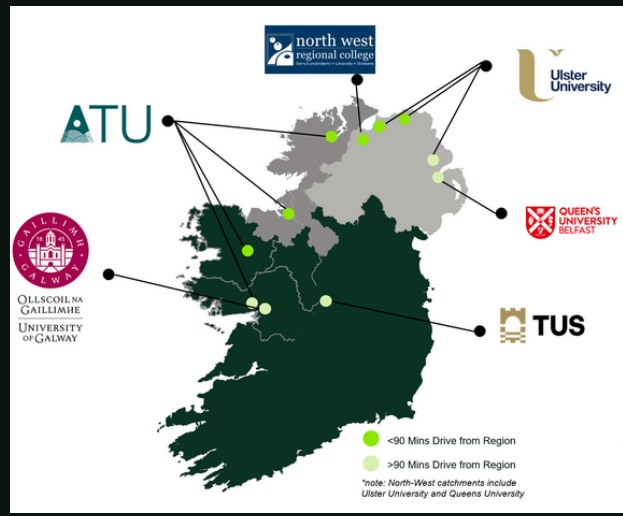


Sligo Town - 4 km (8 mins)
Dublin City - 220 km (2hr 30 min)
Belfast City - 203 km (2hr 40 min)



Excellent rail links to Dublin with 8 daily services

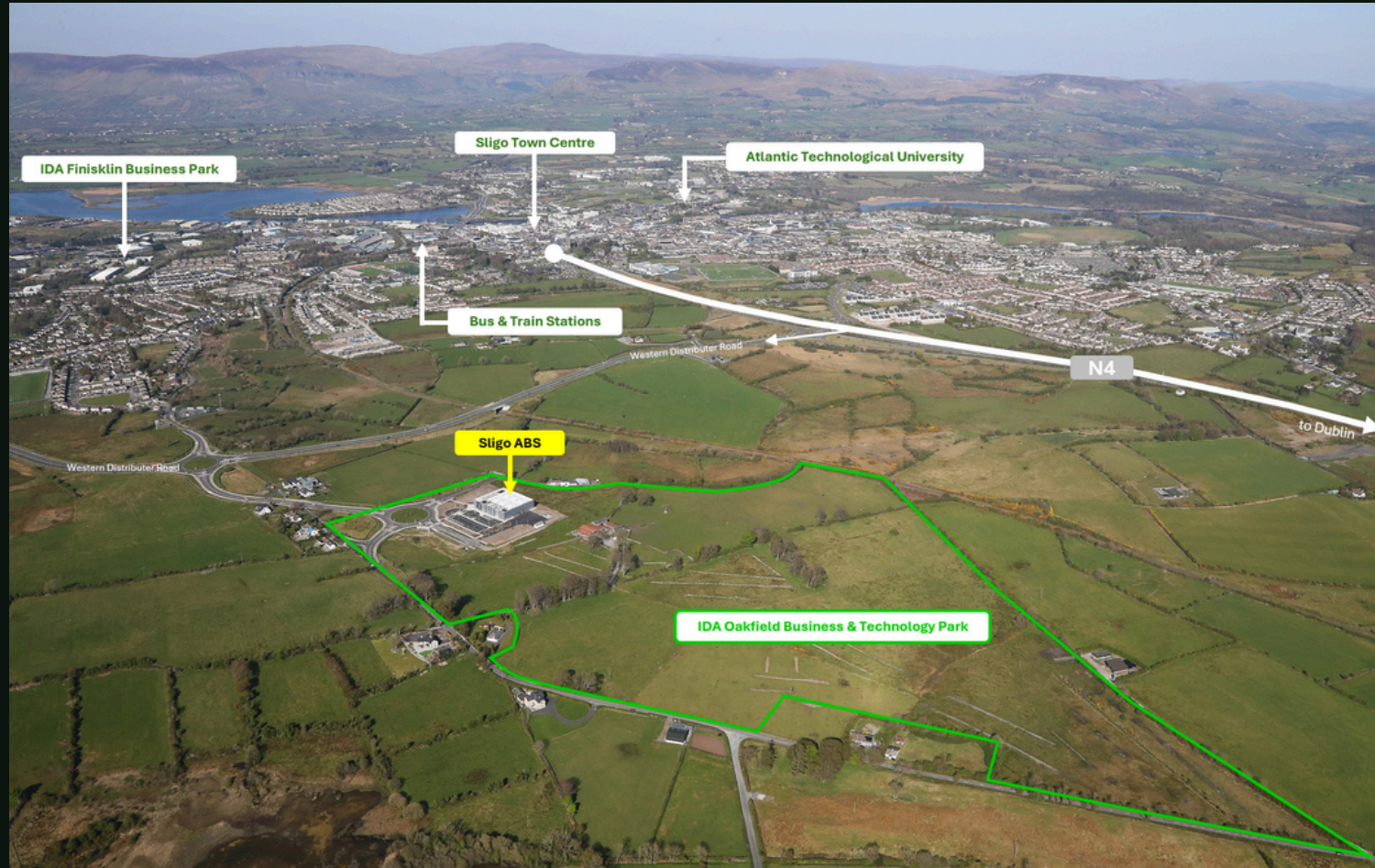
North-West Region



The North-West benefits from 6 third level institutes within 2.3 hour drive supporting over 120,400 students and providing 43,600+ graduates annually.

There are 55 FDI client companies employing over 9,000+ people in the North-West region.

Key business and technology clients include:
Abbott Ireland, AbbVie, Nolato, Phibro, AT Innovate, PGIM, SITA, Abtran, Beyond (Overstock), Tata Consulting Services, Optum United Heath Group, Freudenburg Medical (Vistamed),



Building Overview

Advance Building Solution comprising approximately 3,150 sq m (33,905 sq ft) Gross External Area (GEA) on a site area of 1.4 hectares (3.46 acres), with opportunity for expansion on adjoining IDA lands (subject to planning and land acquisition)

Technology/Manufacturing space of approximately 1,619 sq m (17,423 sq ft) with internal eave height of 7.8m (25.6 ft) and 2 no. roller shutter doors to yard area

Bright and efficient office accommodation comprising 806 sq m (8,675 sq ft) over Ground and First Floors, finished to modern Grade A specifications including raised access floors, suspended ceilings, LED lighting, air conditioning and comms room

Impressive double height reception area, lift access, BMS system, accessible WC and shower facilities

Generous car parking allocation for 64 cars with EV charging terminals and cycle bays

Impressive landscaped grounds within IDA managed park

Sustainability

Fully electric building

Solar PV panels at roof level

Targeting BER A3 certification

Designed to achieve LEED CS accreditation

nZEB compliant

Landscaping with native planting



Total GEA

3,150 sq m (33,905 sq ft)

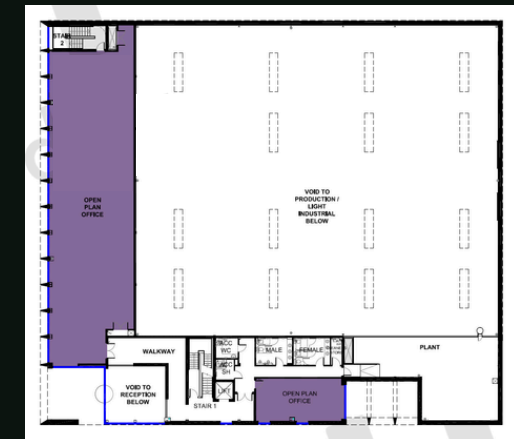
Area Schedule

- **Manufacturing Space**
1,619 sq m (17,423 sq ft)
- **Ground Floor Office**
405 sq m (4,360 sq ft)
- **First Floor Office**
401 sq m (4,315 sq ft)

Ground Floor



First Floor



Floor plans not to scale / for indicative purposes only.

Thank You!

If you have any queries or would like to discuss a project, please feel free to contact the Property Sales and Marketing team.

Contact Us

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