



Exterior CGI



Indicative Manufacturing area



Site area with expansion



Interior - CGI



Reception - CGI



Office - CGI



Mullingar Advance Building Solution



marketing.property@ida.ie



+353 90 6471500



IDA Business & Technology Park,
Ardmore, Mullingar



www.idaireland.com



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

IDA Ireland

Accessibility



Belfast International Airport - 202 km
Dublin Airport - 88 km
Shannon Airport - 201 km



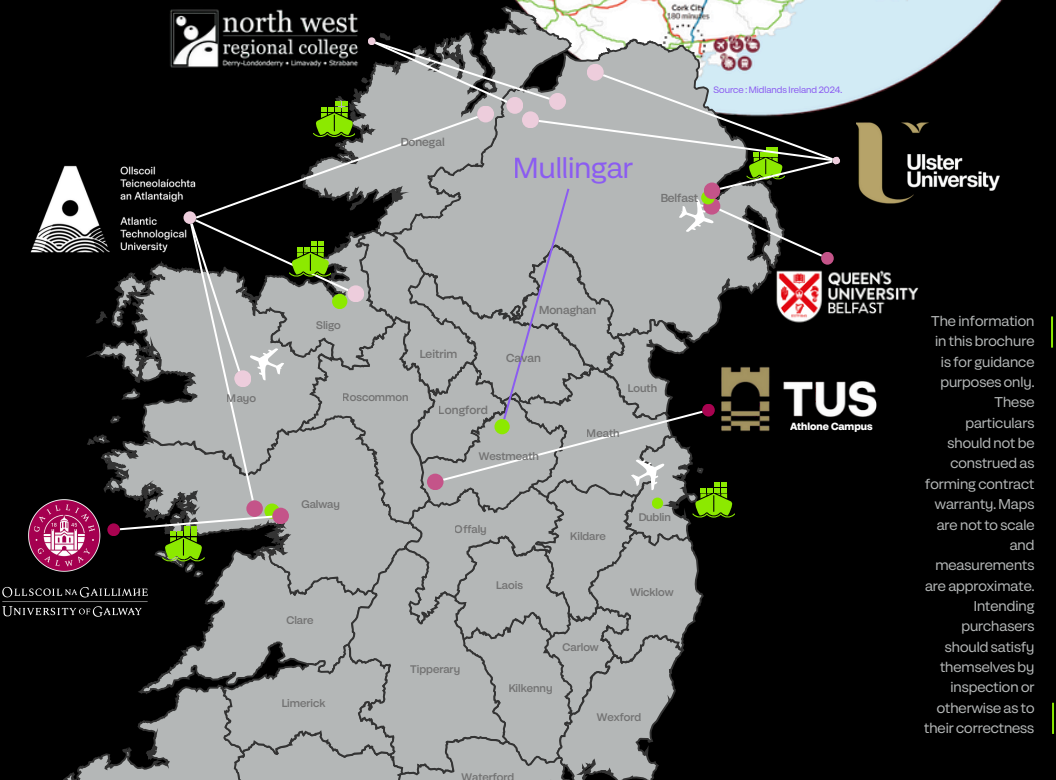
Dublin City - 79 km
Galway City - 144 km
Athlone - 62 km
Dundalk - 94 km



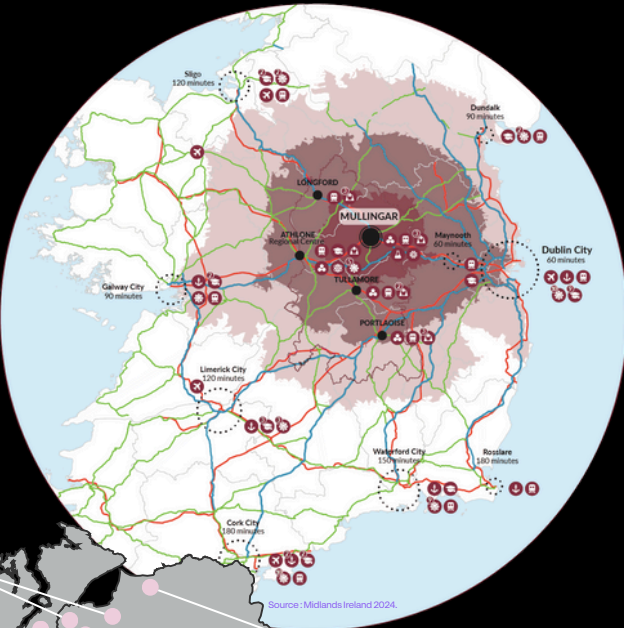
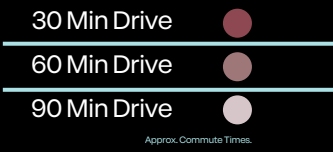
Drogheda Port - 79 km
Dun Laoighaire Port - 80 km
Dublin Port - 91 km
Galway Port - 142 km
Shannon Foynes Port - 192 km



Excellent national rail and bus links



Commute Drive Time - Mullingar



Building Details

- Advance Building Solution of c. 4,650 m² (50,000 ft²) with opportunity for expansion subject to planning
- Technology/Manufacturing space totalling c. 3,496 m² c. 37,630 ft² with roller shutter doors to yard and eaves height of c. 10 m
- Ancillary space totalling c. 987 m² (c. 10,624 ft²) including office space with raised access floors, suspended ceilings, lighting, air conditioning. Showers, toilets in common areas
- Surface car parking for 87 cars with EV charging terminals and cycle parking

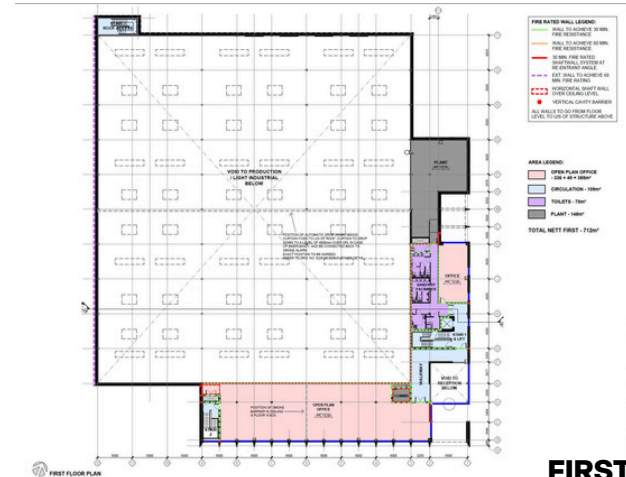
Sustainability

- Targeting (BER) Certification of A3
- Designed to achieve LEED Certified accreditation
- Designed to achieve nZEB compliance

Specification



GROUND FLOOR



FIRST FLOOR



Technology / Manufacturing

- c. 3,496 m²
- c. 37,630 ft²

Ground Floor Office

- c. 184 m²
- c. 1,980 ft²

First Floor Office

- c. 385 m²
- c. 4,144 ft²

Total GEA

- c. 4,650 m²
- c. 50,000 ft²