



**Letterkenny Advance Building Solution**

IDA Business & Technology Park,  
Lisnennan,  
Letterkenny,  
Co Donegal



## Building details

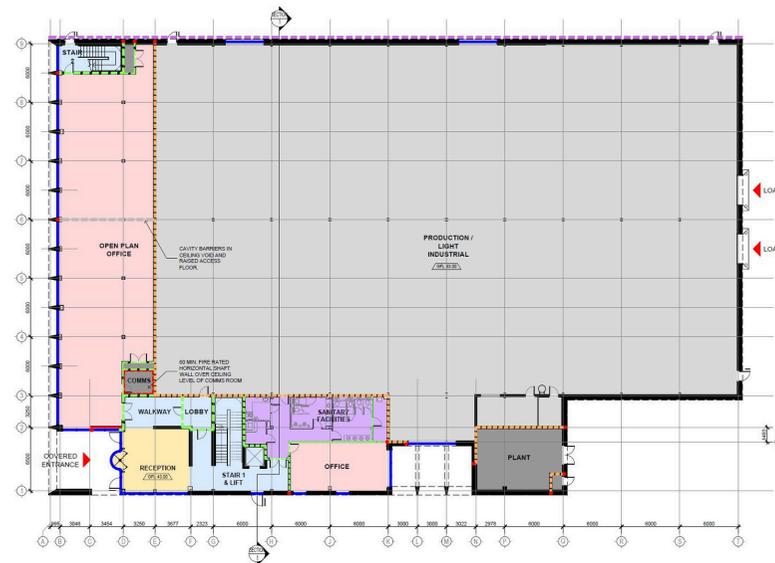
- Advance Building Solution of c. 3,500 m<sup>2</sup> (37,675 ft<sup>2</sup>) on a site area of c.0.97 hectares (c. 4.4 acres)
- Technology/Manufacturing space of 2,205m<sup>2</sup> (c. 23,734 ft<sup>2</sup>) with roller shutter doors to yard
- Ancillary space totalling c. 1,157 m<sup>2</sup> (c. 12,454 ft<sup>2</sup>) including office space over two floors (with raised access floors, suspended ceilings, lighting, air conditioning) showers, toilets and common areas.
- Surface car parking for 70 cars with EV charging terminals and cycle parking onsite

## Sustainability

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

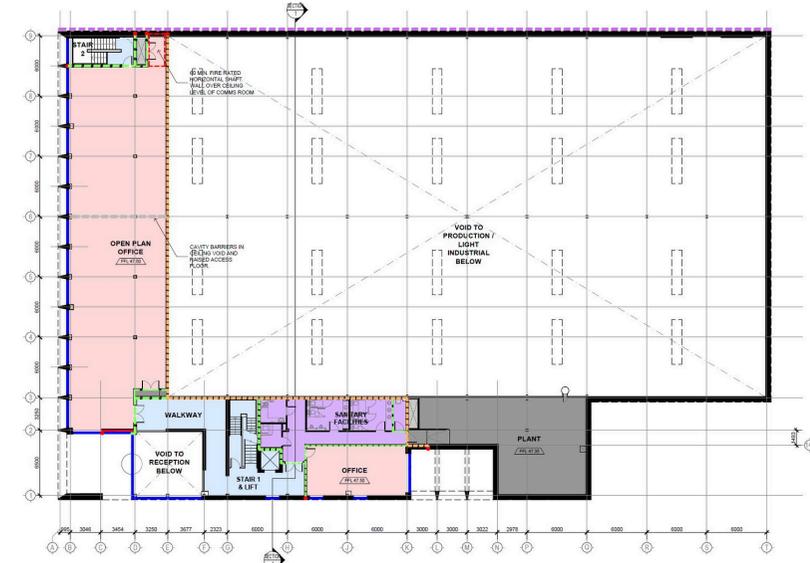
# Specification

### GROUND FLOOR PLAN



**GROUND FLOOR PLAN**  
GROSS GROUND FLOOR AREA - 2963m<sup>2</sup> (incl. 36m<sup>2</sup> ESB & Switchroom on Site)

### FIRST FLOOR PLAN



**FIRST FLOOR PLAN**  
GROSS FIRST FLOOR AREA - 722m<sup>2</sup>



#### Production Space

- c. 2,205 m<sup>2</sup>
- c. 23,734 ft<sup>2</sup>

#### Ground Floor Office

- c. 383 m<sup>2</sup>
- c. 4,122 ft<sup>2</sup>

#### First Floor Office

- c. 393 m<sup>2</sup>
- c. 4,230 ft<sup>2</sup>

#### Total Floor Area

- c. 3,500 m<sup>2</sup>
- c. 37,675 ft<sup>2</sup>

# Accessibility

Dublin city - 229km 180 minutes  
Belfast city - 126km 120 minutes  
Galway City - 249 km 210 minutes  
Limerick City - 332 km 240 minutes

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Derry Airport - 48 km - 45 minutes  
Belfast Airport - 126 km - 120 minutes  
Donegal Airport - 57 km - 60 minutes  
Dublin Airport - 229 km - 180 minutes  
Knock Airport - 165 km 140 minutes

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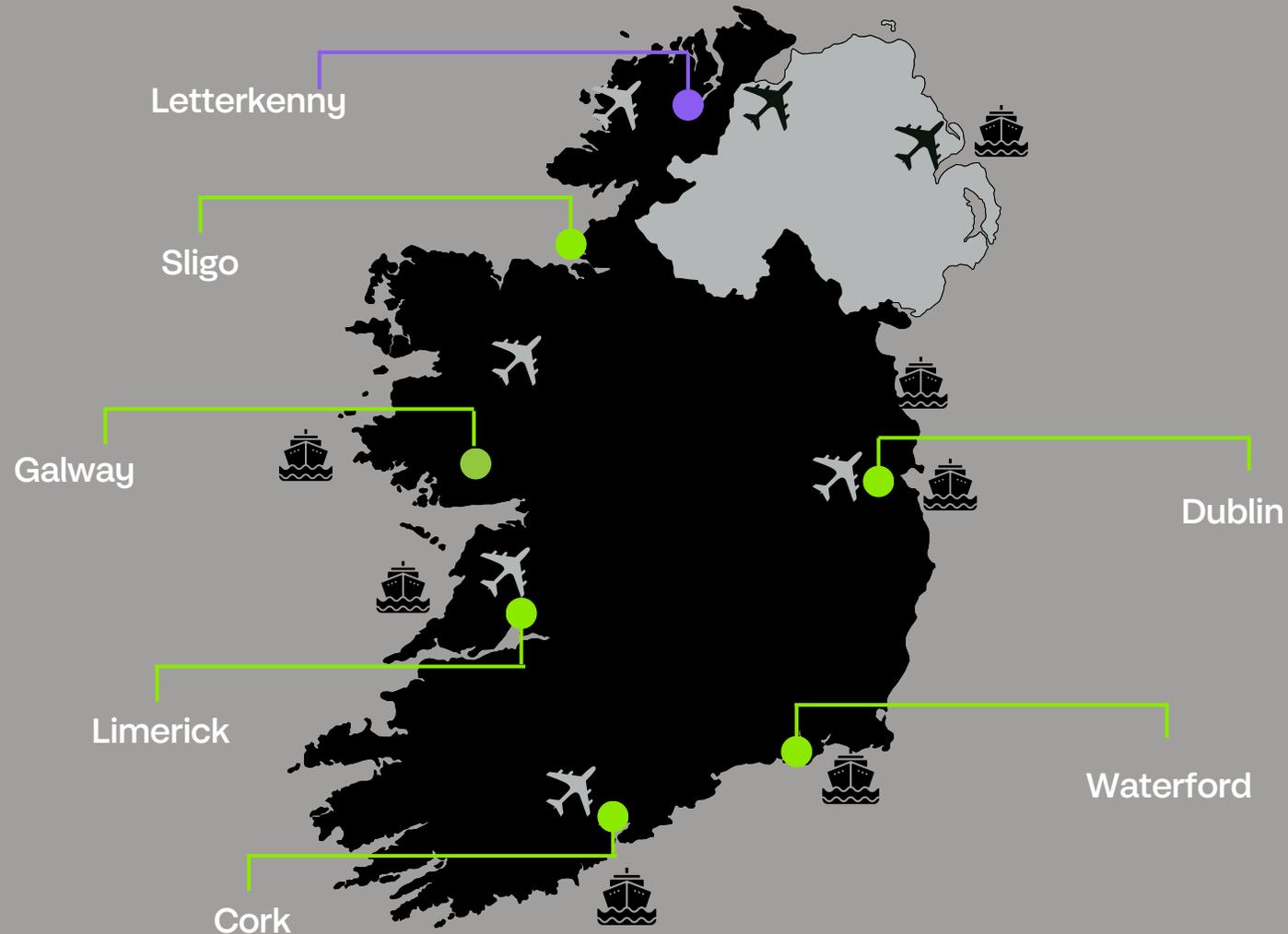
The North-West benefits from 6 third level institutes within 2.5 hours' drive, supporting c.121,000 students and providing c.39,575 graduates annually.

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Belfast Port - 126 km 120 minutes  
Drogheda Port - 192 km 150 minutes  
Dundalk Port - 167 km - 130 minutes

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Companies in the region include:  
Abbott, Philipsmedsize, Zeus,  
Electroroute, Vertiv, Fintru, PGIM,  
Optum, Sita, Tata, Zinworks, Druva  
and Travizory





Exterior



Exterior



Exterior



Site Plan

ADVANCED BUILDING SOLUTION  
SITE AREA: 3.48 ha  
GROSS INTERNAL FLOOR AREA: 3675 sq.m  
(incl ESB & SWITCHROOM)  
No. OF CAR SPACES: 70



# IDA Ireland

## Contact our team

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