



Dundalk Advance Office Building

Finnabair Business & Technology Park
Dundalk
Co. Louth

 **IDA Ireland**

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
- Sustainably designed building and and nZEB compliant

Specification

GROUND FLOOR PLAN



FIRST FLOOR PLAN



BER B2



*Total Floor Area - includes plant

Ground Floor Area (GIA)

- c. 1,604 m²
- c. 17,268 ft²

First Floor Area (GIA)

- c. 1,513 m²
- c. 16,287 ft²

Total Floor Area (GIA)*

- c. 3,273 m²
- c. 35,234 ft²

Accessibility

Dublin City - 81 km drive (60 minutes)

Belfast City - 83 km drive (60 minutes)

Dublin City- 80 km drive (60 minutes)

Belfast International Airport - 92 km
(75 minutes)

Belfast City Airport - 88km
(65 minutes)

Dublin Airport - 74 km (50 minutes)

Excellent rail links to Dublin's Heuston
Station

Dundalk Port - 5 km (10 minutes)

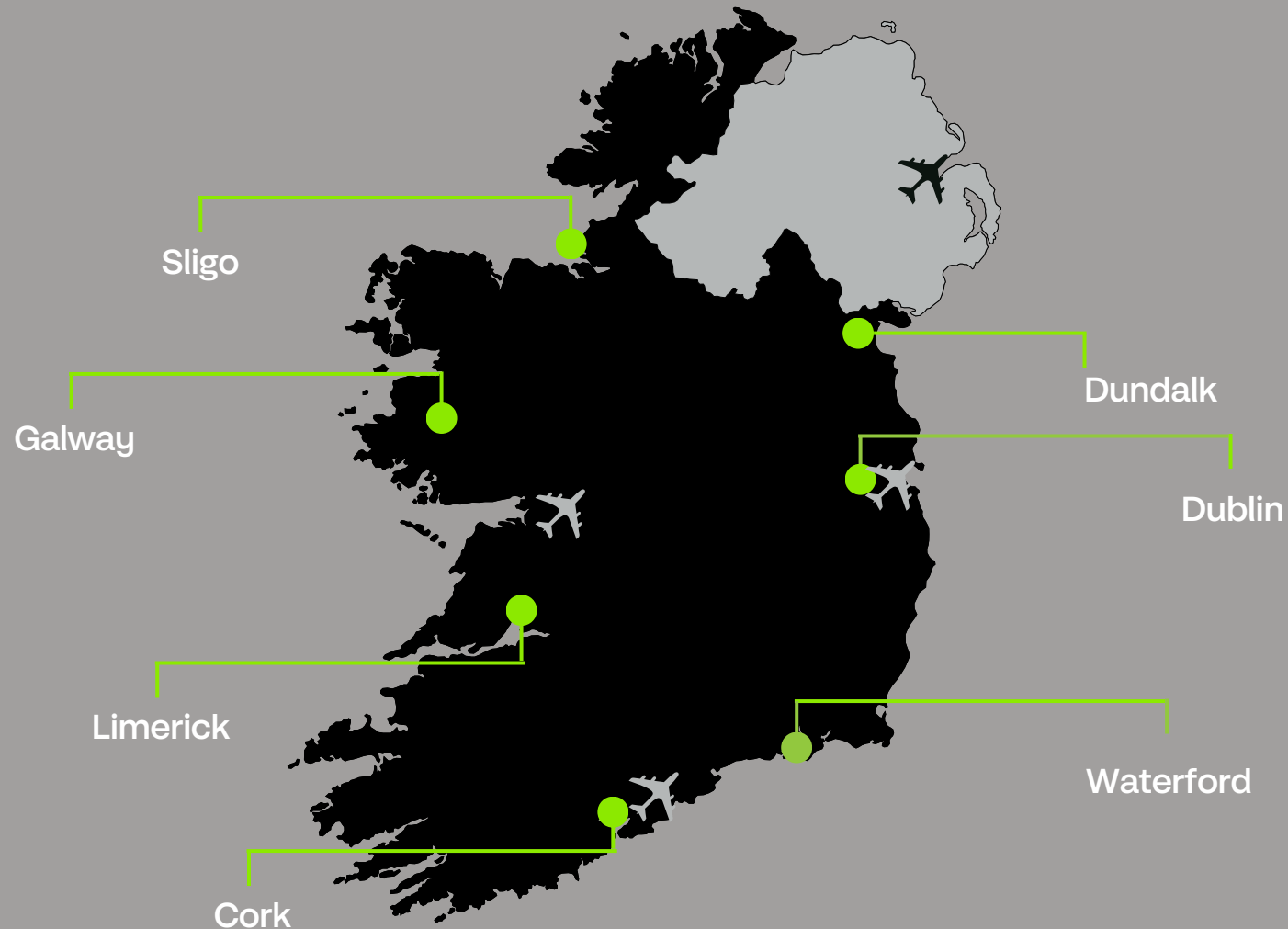
Greenore Port - 25 km (30 minutes)

Drogheda Port - 38 km (30 minutes)

Dublin Port - 83km (60 minutes)

Companies in the region include

Paypal, ABB, Xerox, Vesta, National
Pen, Cargotec, Coca Cola





Exterior



Interior



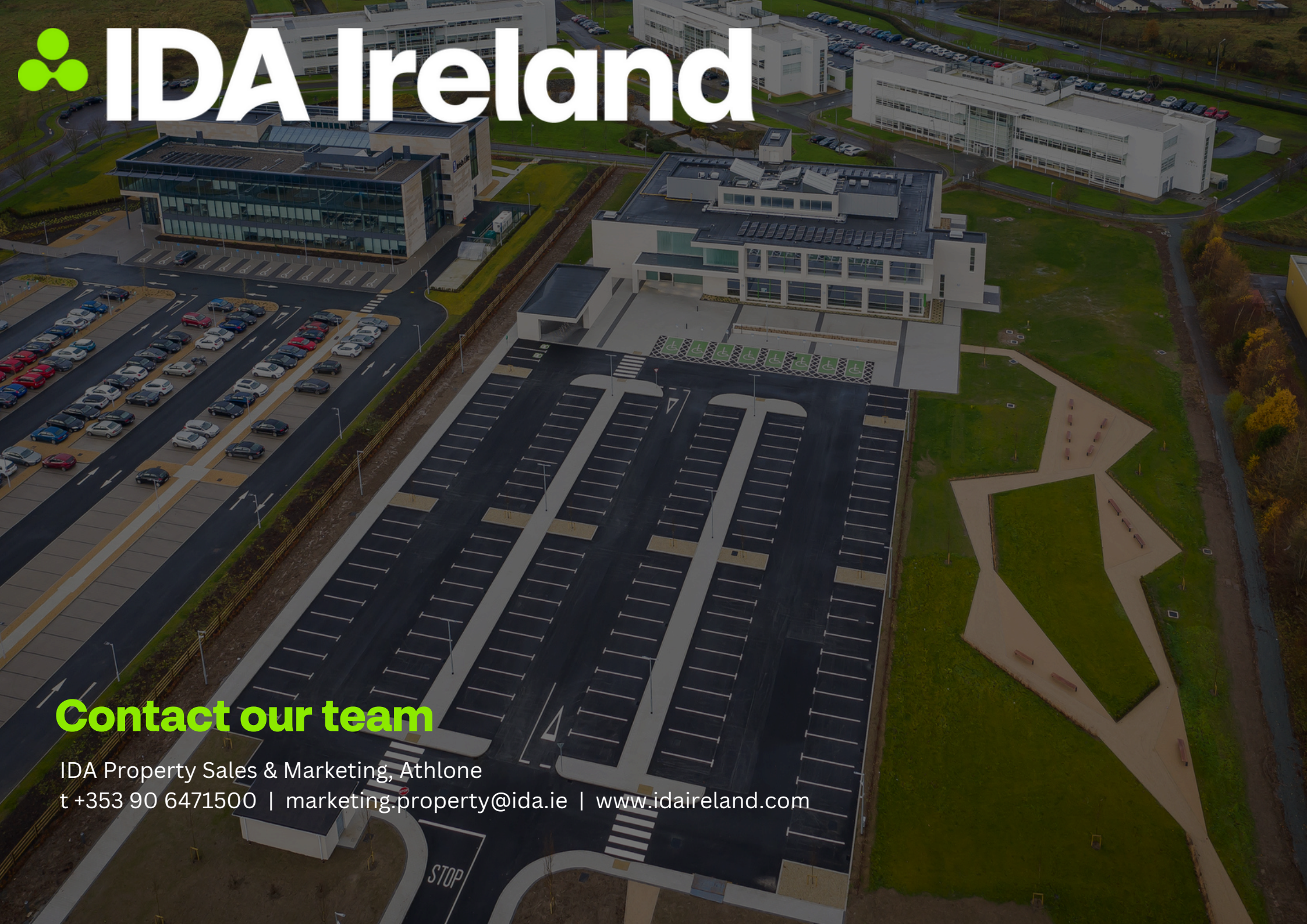
Reception



Exterior



3D Virtual Tour



Contact our team

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