

Advance Building Solution Dundalk

IDA Dundalk
Science &
Technology Park,

Mullagharlin,
Dundalk,
Co, Louth

Dec 2022



Available immediately

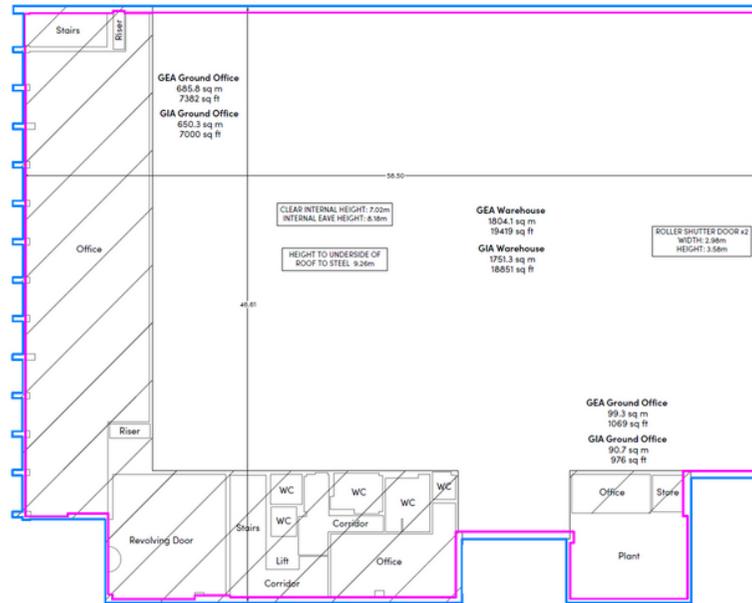
- c. 3,369 sq. m (approx. 36,271 sq. ft) building
- Site area of c. 1.86 hectares (c. 4.45 acres) .
- Opportunity for expansion (subject to planning)
- Flexible office space options available in the region

BUILDING DETAILS

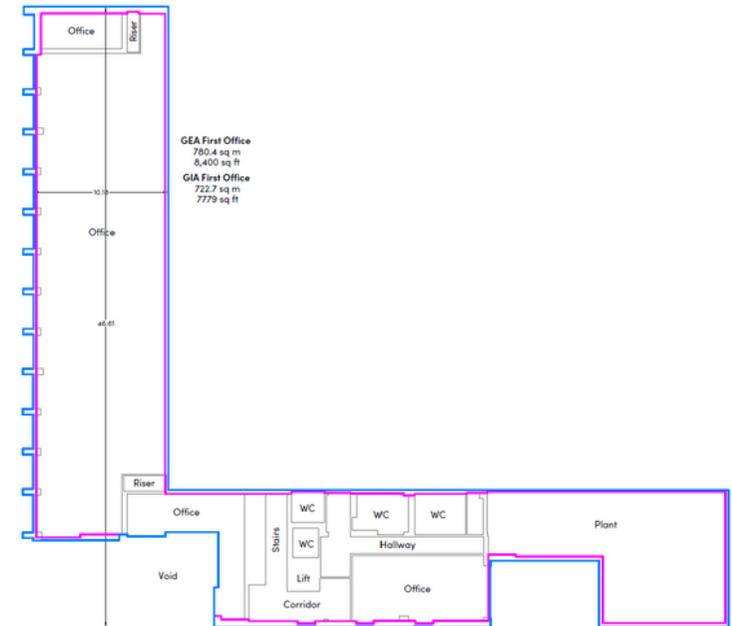
- Detached, production/technology building with accommodation to include technology area, offices, core, plant area, toilets, welfare facilities and reception
- Production area eaves height of c. 7.02 metres (23.3 ft) with 8.18 metres (26.8 ft) at highest internal point
- Office space to be fitted with raised access floors, suspended ceilings, lighting, heating, air conditioning.
- Excellent loading facility via 2 roller shutter doors and service yard with turning space.
- Mains power supply connected, alarmed, keypad entry fire alarm and provision for CCTV
- Two stop passenger lift accessible within reception area
- Surface car parking for 77 cars, 2x EV charging terminals and cycle parking onsite
- ESB substation, switch room, boiler/plant room at ground level

SPECIFICATION

GROUND FLOOR PLAN



SECOND FLOOR PLAN



SUSTAINABILITY

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



Production Space
 • c. 19419 sq. ft
 • (1804 sq. m)

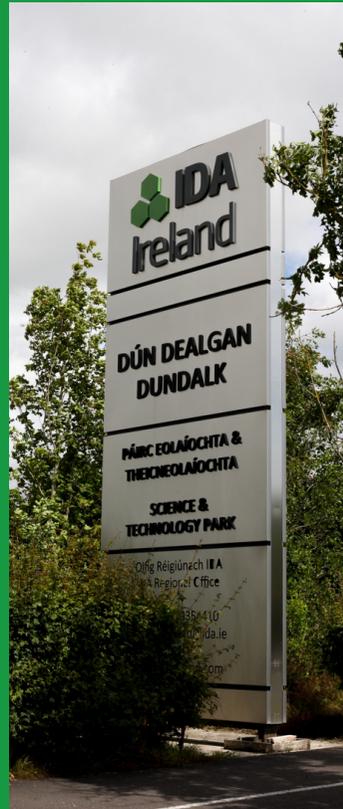
Ground Floor Office
 • c. 8452 sq. ft
 • (785 sq. m)

First floor Office
 • c. 8400 sq. ft
 • (780 sq. m)

Total floor area
 • c. 36271 sq. ft.
 • (c. 3369 sq. m)

IMAGE GALLERY

PARK AREA



REGIONAL INFO



Dublin City - 81 km drive (60 minutes)
Belfast City - 83 km drive (60 minutes)



Dundalk Port - 5 km (10 minutes)
Greenore Port - 25 km (30 minutes)
Drogheda Port - 38 km (30 minutes)
Dublin Port - 83km (60 minutes)



Belfast International Airport - 92 km (75 minutes)
Belfast City Airport - 88km (65 minutes)
Dublin Airport - 74 km (50 minutes)



Access to 7 universities and 2 Institutes of Technology



Companies in the region include WuXi Biologics, Wuxi Vaccines, Wasdell, Almac, ABB, Cargotec, Vesta, National Pen.

Potential expansion lands

Dundalk ABS

Wasdell Group

Contact

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