

Advance Office Building Athlone

IDA Business &
Technology Park,
Garrycastle

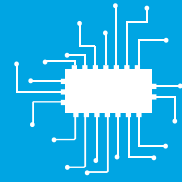
Dublin Road
Athlone
Co Westmeath



For Delivery Q1 2023

- c. 3,075 sq. m (approx. 33,099 sq. ft) building
- Site area of c. 1.01 hectares (c. 2.49 acres) .
- Opportunity for expansion (subject to planning)
- Flexible office space options available in the region

BUILDING DETAILS



c. 3,075 sq m (33,099 sq ft)
GEA facility situated on c. 1.01ha. (2.49 acre) on IDA Business & Technology Park, Athlone



Open plan Grade A office space in two wings over three floors linked by a central core of reception, circulation / access routes, stairs & lift and welfare facilities



Finished office space to include raised access floors, suspended ceilings, lighting, heating, natural ventilation - provision for air conditioning



Designed to achieve LEED CS accreditation and nZEB compliance.



137 car parking spaces with accessibility parking, motorbike and bicycle spaces also available

GENERAL



Offices are designed for an open plan layout on a 7.5 x 7m grid with floor-to-ceiling heights of 2.7m (8.8ft).

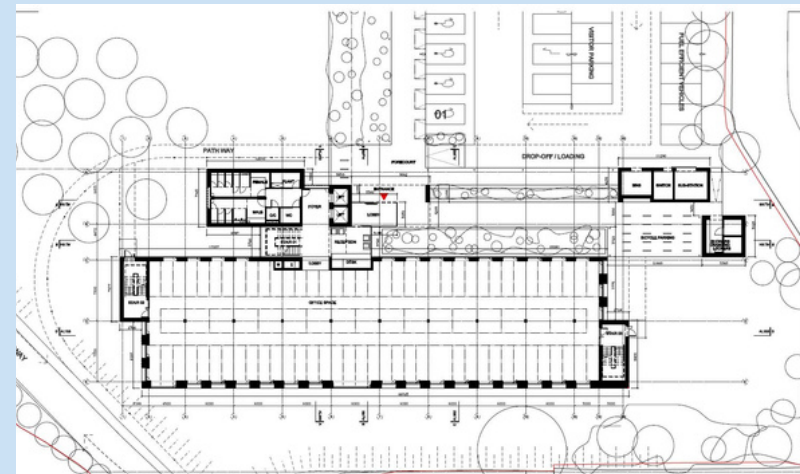


Toilets, showers and lift fitted

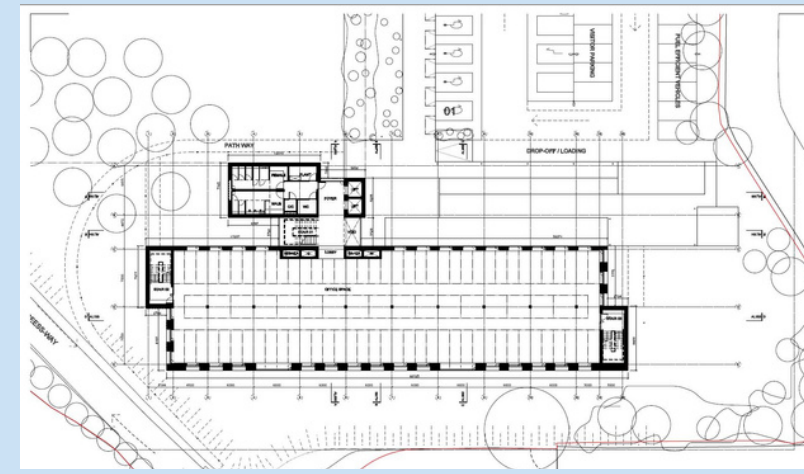


Sale or lease subject to IDA board approval

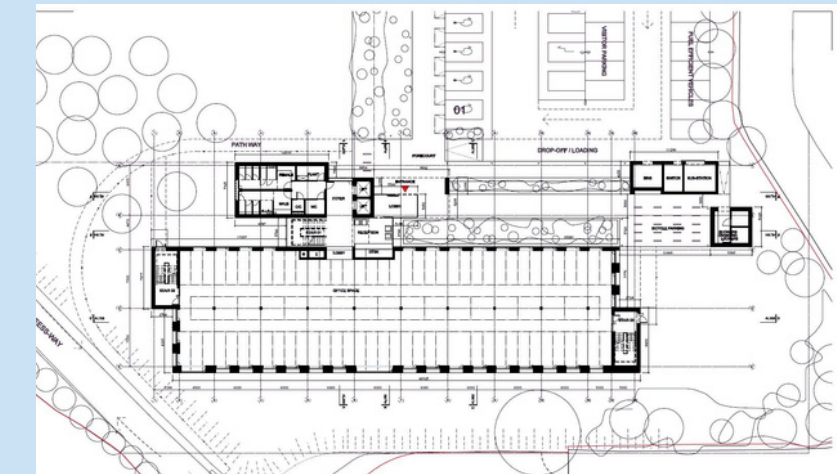
GROUND FLOOR PLAN




FIRST FLOOR PLAN




SECOND FLOOR PLAN




	Ground Floor area	First floor area	Second Floor area	Total floor area
	<ul style="list-style-type: none">c. 8,961 sq ft(832.5 sq m)	<ul style="list-style-type: none">c. 8,961 sq ft(832.5 sq m)	<ul style="list-style-type: none">c. 8,961 sq ft(832.5 sq m)	<ul style="list-style-type: none">c. 33,099 sq. ft.(c. 3,075 sq. m)




Easy access to Dublin city, both Dublin and Belfast international airports and major seaports.


Dublin Port – 138 km
Shannon Foynes Port – 188 km
(Drogheda Port – 169 km
Wicklow Port – 173 km)


Dublin City – 125 km
Galway City – 85 km
Limerick City – 155 km

Contact

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