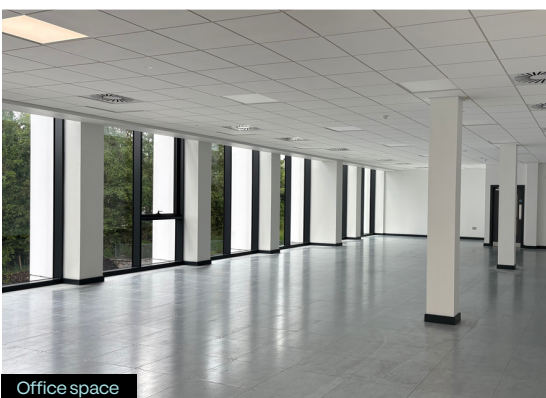




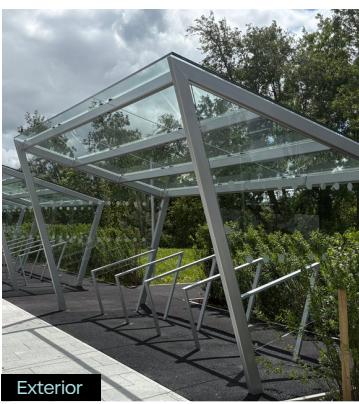
Exterior



Office space



Manufacturing



Exterior



Exterior



Exterior



Letterkenny Advance Building Solution



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



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of Ireland

Tionscadal Éireann
Project Ireland
2040

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Accessibility



Donegal Airport - 47 km
City of Derry Airport – 38 km
Belfast International Airport - 126 km
Belfast Airport - 150 km
Dublin Airport - 229 km



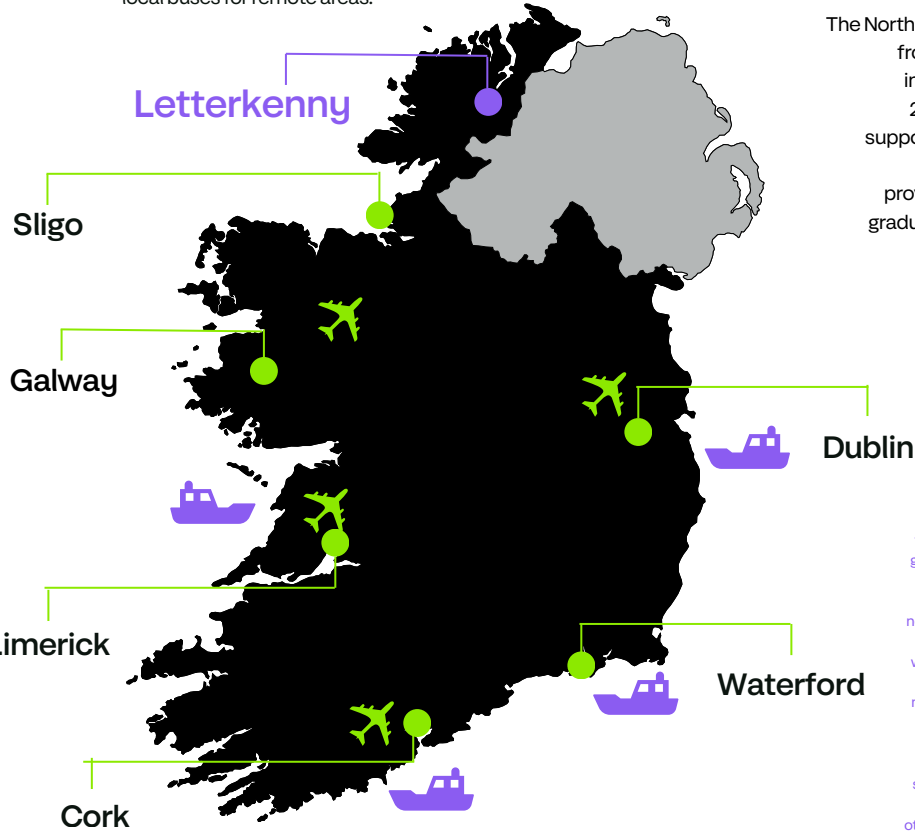
Derry - 36 km
Sligo - 112 km
Belfast - 149 km
Dublin - 239 km



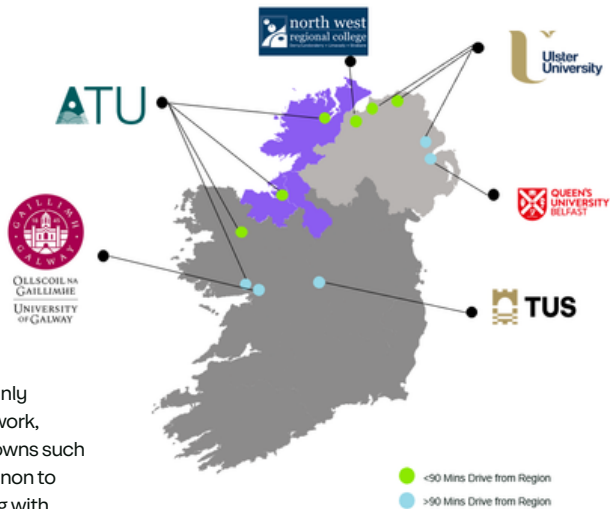
Londonderry - 43 km
Killybegs Port - 71 km
Belfast Harbour - 147 km
Port of Larne - 153 km



Public transport in County Donegal mainly consists of a regional and rural bus network, providing daily services that connect towns such as Donegal, Letterkenny, and Ballyshannon to Dublin, Galway, Derry, and Belfast, along with local buses for remote areas.



Third Level Institutes



The North-West benefits from 6 third level institutes within 2.5 hours' drive, supporting c.119,500 students and providing c.47,500 graduates annually.

The information in this brochure is for guidance purposes only. These particulars should not be construed as forming contract warranty. Maps are not to scale and measurements are approximate. Intending purchasers should satisfy themselves by inspection or otherwise as to their correctness

Building Details

- Advance Building Solution of c. 3,500 m² (37,675 ft²) on a site area of c.1.86 hectares (c. 4.6 acres)
- Technology/ Manufacturing space of 2,205m² (c. 23,734 ft²) with 2 roller shutter doors to yard
- Ancillary space totalling c. 1,157 m² (c. 12,454 ft²) 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

- Targetting an Energy Rating (BER) Certification of A3
- Designed to achieve LEED Certified accreditation
- Designed to achieve nZEB compliance

Technology / Manufacturing

- c. 2,205 m²
- c. 23,734 ft²

Ground Floor Office

- c. 383 m²
- c. 4,122 ft²

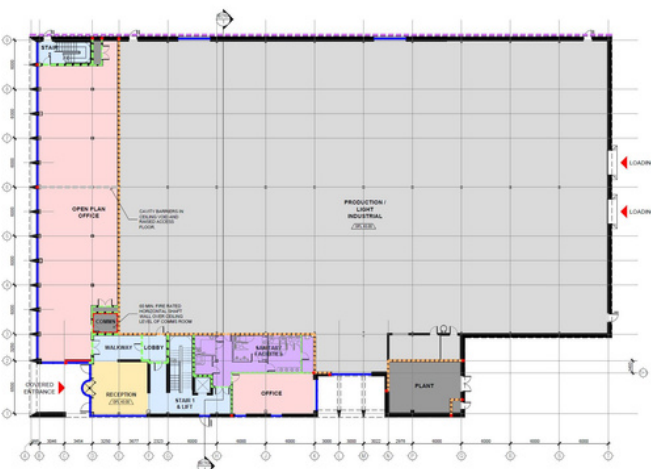
First Floor Office

- c. 393 m²
- c. 4,230 ft²

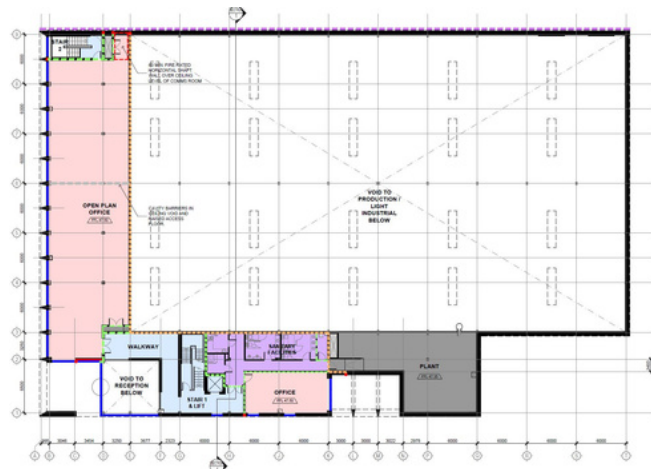
Total GEA

- c. 3,500 m²
- c. 37,675 ft²

Specification



GROUND FLOOR



FIRST FLOOR

