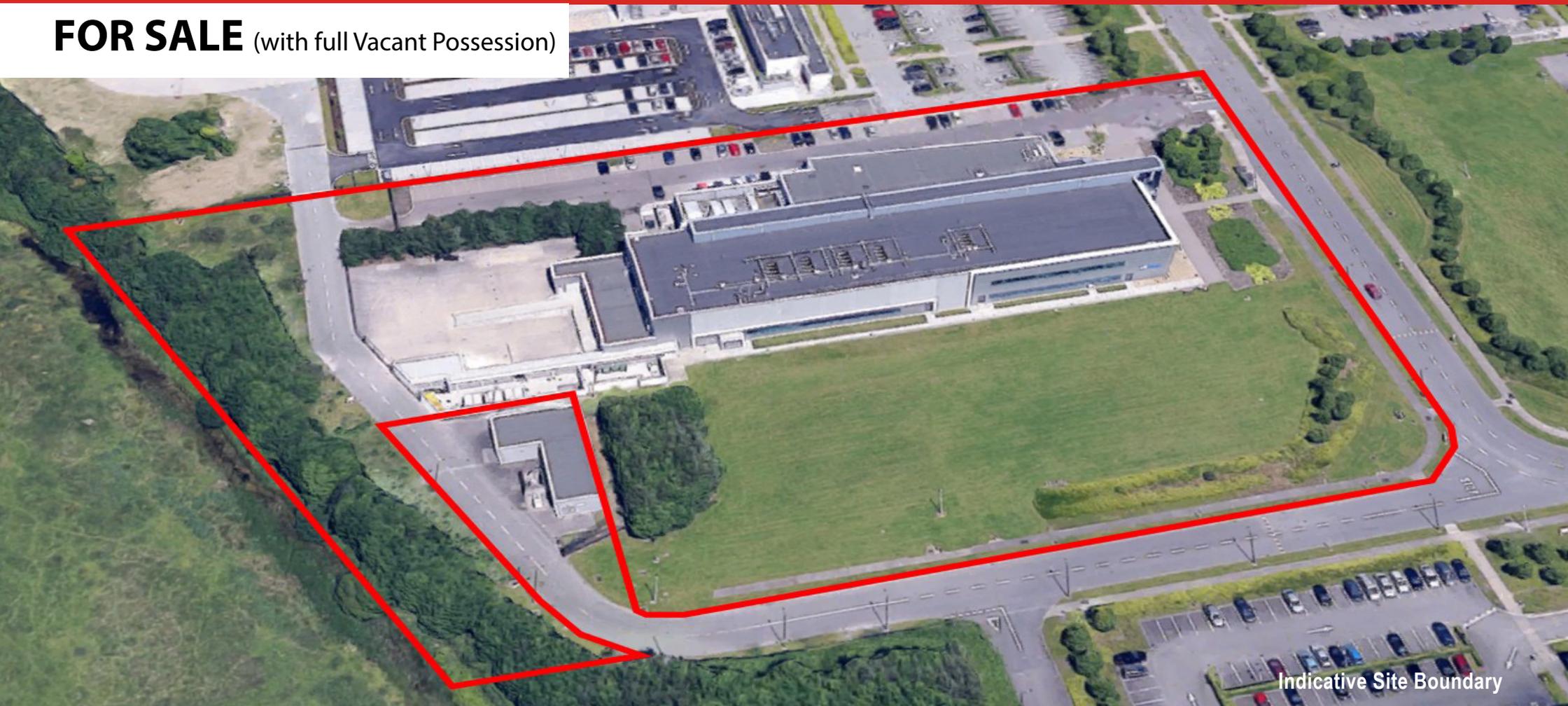


Detached Office/R&D Facility with Expansion Capability

Approx. 55,712 Sq Ft on 4.5 Acres

BER C2

FOR SALE (with full Vacant Possession)



BUILDING B, XEROX TECHNOLOGY PARK, DUNDALK, CO LOUTH, IRELAND

TITLE OF PROPERTY



Location

Xerox Technology Park is situated on the western side of the R132 approximately 3km south of Dundalk town and a short distance east of the M1 motorway.

Dundalk is approximately 84 km north of Dublin City and approximately 84 km south of Belfast.

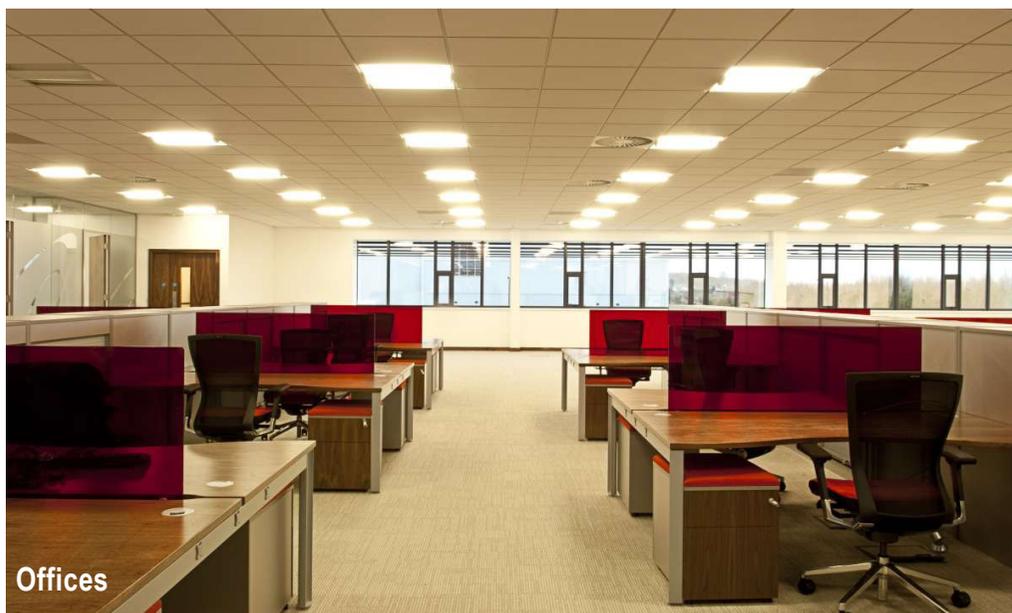
Dundalk is located on the N52 national primary route which connects to the M1 motorway linking Belfast with Dublin. It is also served by the inter city rail network which provides access to the cities of both Dublin and Belfast.

The county also benefits from the Dundalk Institute of Technology which is a large 3rd level institution positioned close to the facility.

International companies situated within Dundalk include Pay Pal, Heinz, Digiweb, Irish Life and Xerox.

Description

- The property comprises a detached office/ R&D facility of steel frame construction, extending to a gross external floor area of approximately 55,712 sq ft on 4.5 acres affording considerable expansion opportunities, subject to Planning Permission
- The building incorporates a metal deck roof supported on a steel truss frame. There is a reinforced concrete floor throughout
- The property has the benefit of one grade level loading door
- Externally the property is an aluminium clad facility with double glazed aluminium windows
- Internally the offices are fitted to a high quality specification
- There is considerable potential to expand the existing office accommodation into shell storage or laboratory areas
- Vehicular access to the Park is available directly from the N52 and the R132



Accommodation Schedule

The approximate gross internal floor areas (GIA) are as follows:

Ground Floor	Sq Ft
Office/Staff Facilities	11,703
Lab Space	19,449
Storage Plant Areas	3,993
Total	35,085
First Floor	
Office/Staff Facilities	12,819
Storage/Plant Areas	3,540
Office Expansion Space	4,269
Total	20,627
Overall	55,712
Interstitial Floor	4,673

*The entire is situated on a regular shaped site of approximately 4.5 acres
All intending purchasers are specifically advised to verify the floor areas*

Services

We have been informed that all mains services are available to the facility

Building Energy Rating

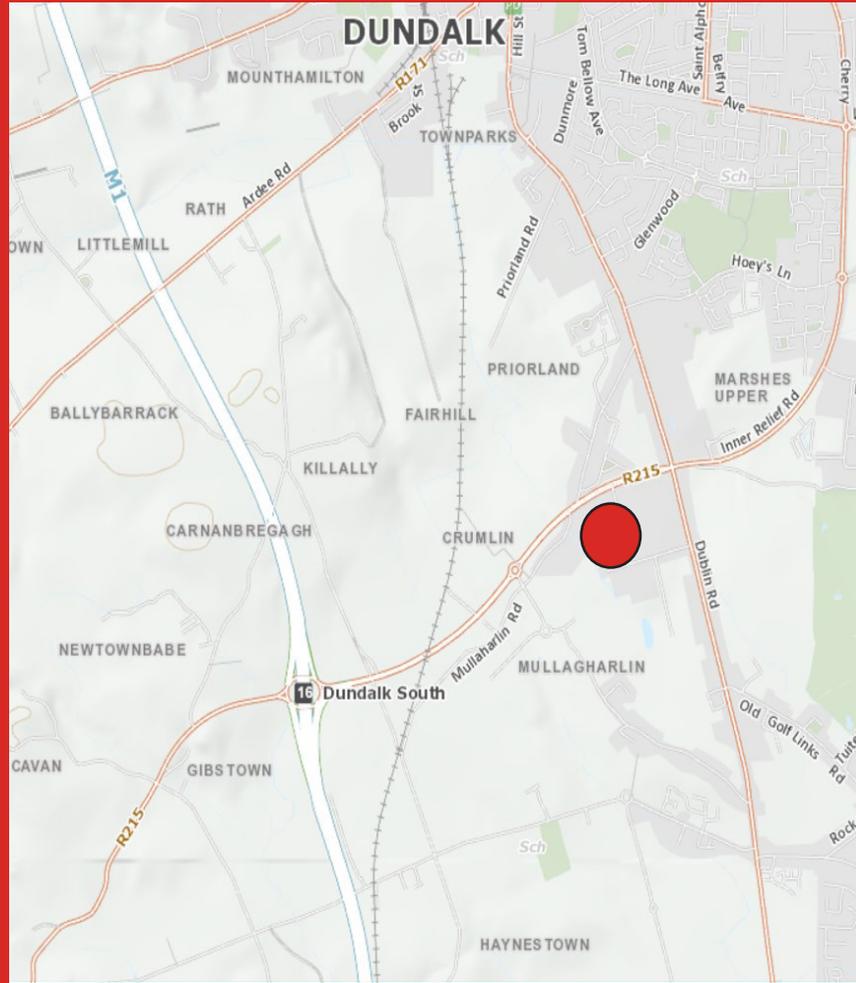
BER: C2
BER No.: 800571903
EPI: 338.55

Terms

For Sale with full vacant possession. Expected end of Q2 2018.



Estate Entrance



Car Park



01 6731600

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