

TO LET

*...a proven and strategic base for
International success...*



Established Office Park on M1 Corridor

**Finnabair Business & Technology Park,
Finnabair Industrial Park,
Dundalk,
County Louth.**

BER B3

**REA
GUNNE**

“Finnabair Business & Technology Park” is located on a high-profile site fronting onto Dundalk’s Eastern Bypass / Inner relief road, strategically positioned midpoint between Dublin and Belfast along the “M1 Economic Corridor”.

Serviced by unrivalled infrastructure, the park has ease of access to the M1 Motorway via Junction 16 with a travel time to Dublin Airport of approximately 45 minutes and Belfast is approximately 1 hour. Dundalk is exceptionally well serviced by very regular private and public bus operators and rail service to Dublin’s Conolly Station is approx. 55 mins.



Located opposite is “Dundalk Institute of Technology” (DKIT), which has a student population in excess of 5,500 and offers multiple courses including Business Science, Computing, Creative Media and Engineering.

Other notable companies in the immediate area include Anord Mardix, WUXI, PayPal, National Pen, ABB, Multihog, Almac, Irish Life, Ovelle, Uniquely, SuMi Trust, Prometric, Intact, BoyleSports, XOCEAN and many more.

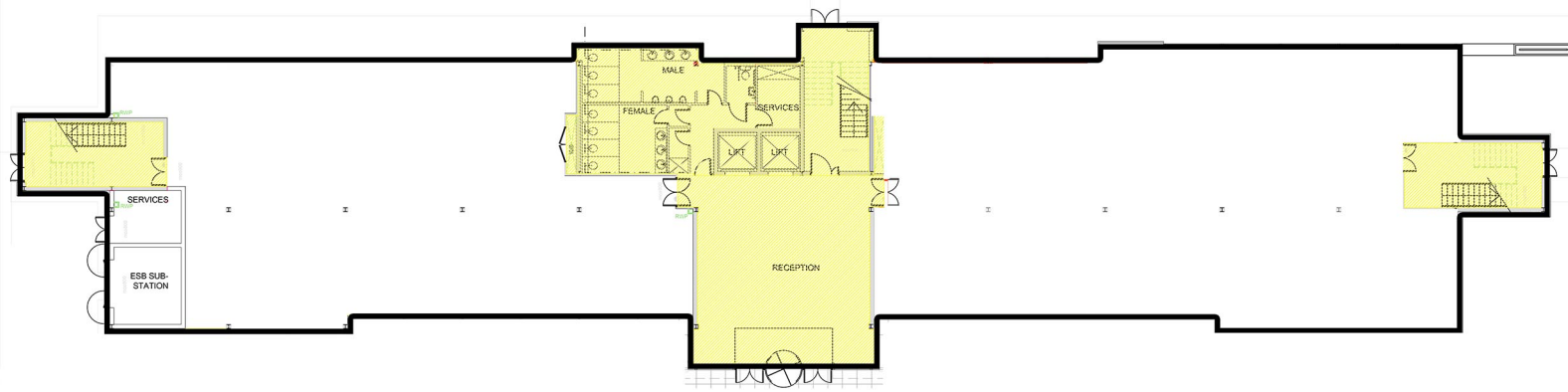


The “M1 Corridor” continues to offer businesses unrivalled access to talent and infrastructure, is an Investment ready region and Ireland’s most populated area with 1 in 3 persons under the age of 25. Dundalk offers more affordable living together with superb social, leisure and shopping activities.

Ideal for NI & UK companies to locate to have an EU base for accessing European Markets.

Finished to a very high standard, specifications includes:

- Steel frame building with brick cladding and double glazed windows.
- Lifts to all floors.
- Dual Cassette air conditioning.
- Raised access floors with carpet tile finish.
- Energy efficient lighting.
- Suspended ceilings in lettable areas.
- High spec finish in all common areas.
- c.80 Car parking spaces per building.
- Fully landscaped.
- Strong Communications infrastructure including access to the Metropolitan Area Broadband Network.



Typical Layout





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Conditions to be noted:

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