



Athlone Advance Office Building

Athlone Business &
Technology Park,
Garrycastle

Dublin Road,
Athlone,
Co. Westmeath

 **IDA Ireland**

Building details

- Three storey detached office building with open plan Grade A office space incorporating reception, circulation / access routes, stairs & lift and welfare facilities.
- c. 3,145 m² (33,855 ft²) Gross Internal Area office situated on c. 1.01ha. (2.49 acre) on IDA Business & Technology Park, Athlone
- Finished office space includes raised access floors, suspended ceilings, floor boxes, carpet tile finish, lighting, heating, natural ventilation
- Mains power supply connected, alarm and provision for CCTV.
- 137 car parking spaces with accessibility parking, motorbike and bicycle spaces also available

Sustainability

- Energy Rating (BER) A2
- LEED certified and nZEB compliant

Specification

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Ground Floor Area

- c. 1,035 m² (GIA)
- c. 11,150 ft² (GIA)

First Floor area

- c. 998 m² (GIA)
- c. 10,751 ft² (GIA)

Second Floor Area

- c. 998 m² (GIA)
- c. 10,749 ft² (GIA)

Total

- c. 3,145 m² *
- c. 33,855 ft²

* includes out buildings

Accessibility

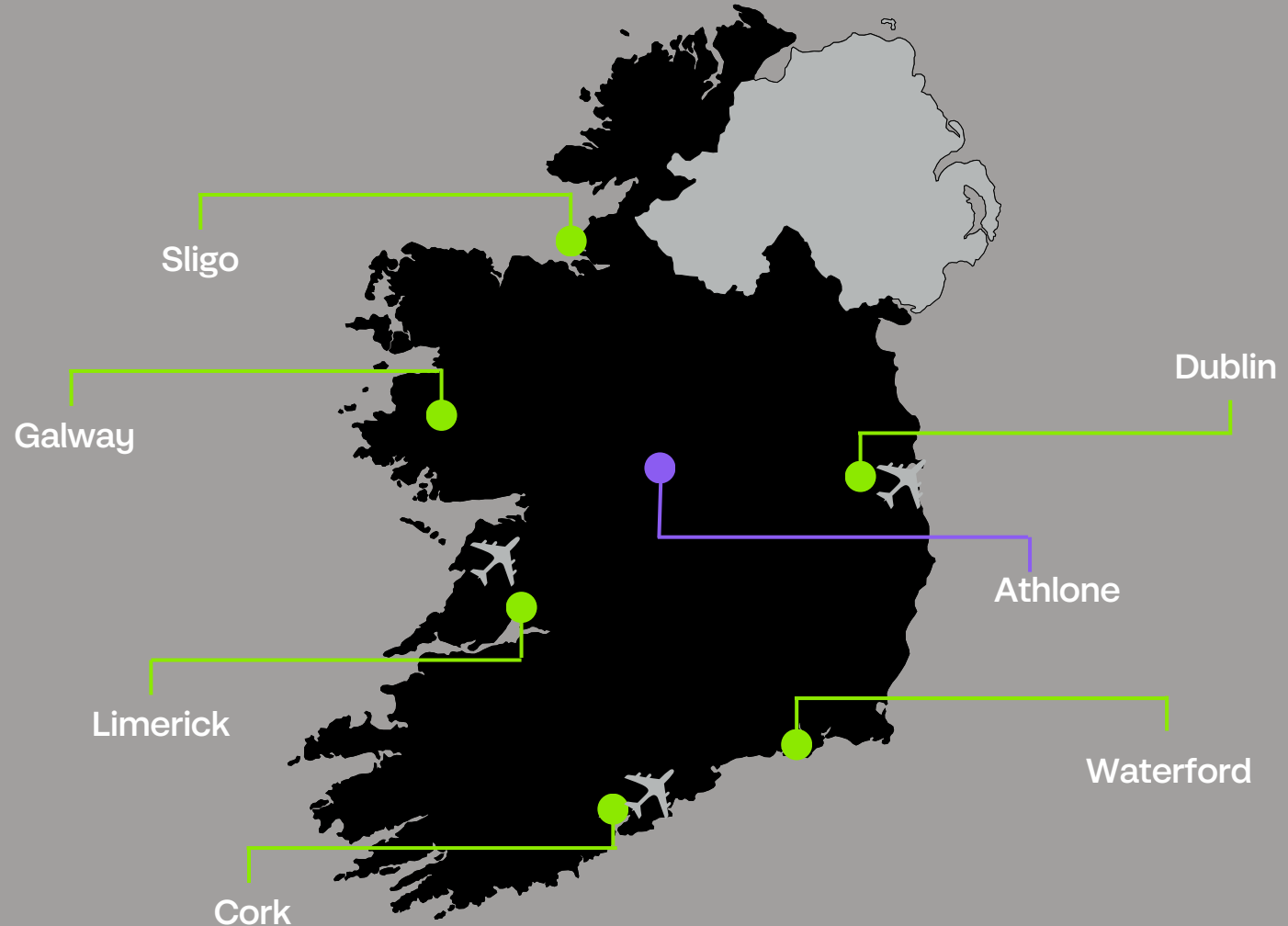
Dublin City – 125 km - 1hr 20 mins
Galway City – 85 km - 1hr
Limerick City – 155 km - 1hr 40 mins
Cork City -250 km -3hrs

Shannon Airport – 141 km (1 hr 25m)
Dublin Airport - 130 km - 1hr 20 mins
Cork Airport - 250 km - 3hrs
Shannon Airport -142 km - 1hr 15 mins

Excellent rail links to Dublin
and Galway

Dublin Port - 137km
Wicklow Port - 173 km
Shannon Foynes Port -188 km

Current tenants on the park include 3M,
Thermofisher, Aerie Pharmaceuticals,
Renew Health, Almac, Teleflex Medical,
EnerMech and IDA Ireland's Midlands
Regional Office.





Exterior



Parking



Aerial



Interior



3D Virtual Tour



IDA Ireland



Contact our team

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