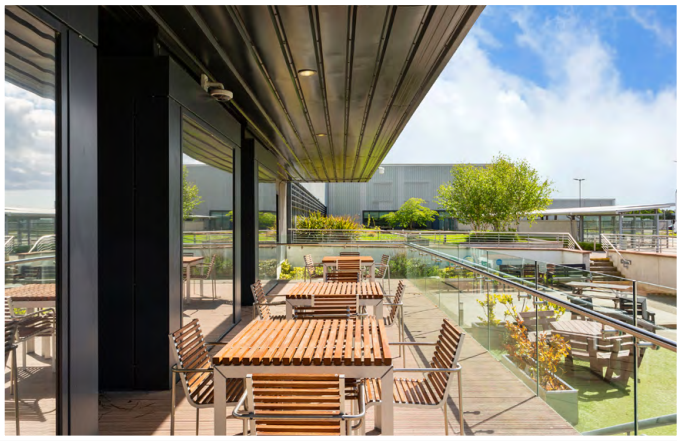


**TO LET:** AVAILABLE BY WAY  
OF SUBLEASE OR ASSIGNMENT



**BUILDING A  
XEROX TECHNOLOGY PARK,  
DUNDALK, CO. LOUTH**





OUTDOOR DINING AREA



BICYCLE PARKING



BREAKOUT AREA



TRAINING ROOM

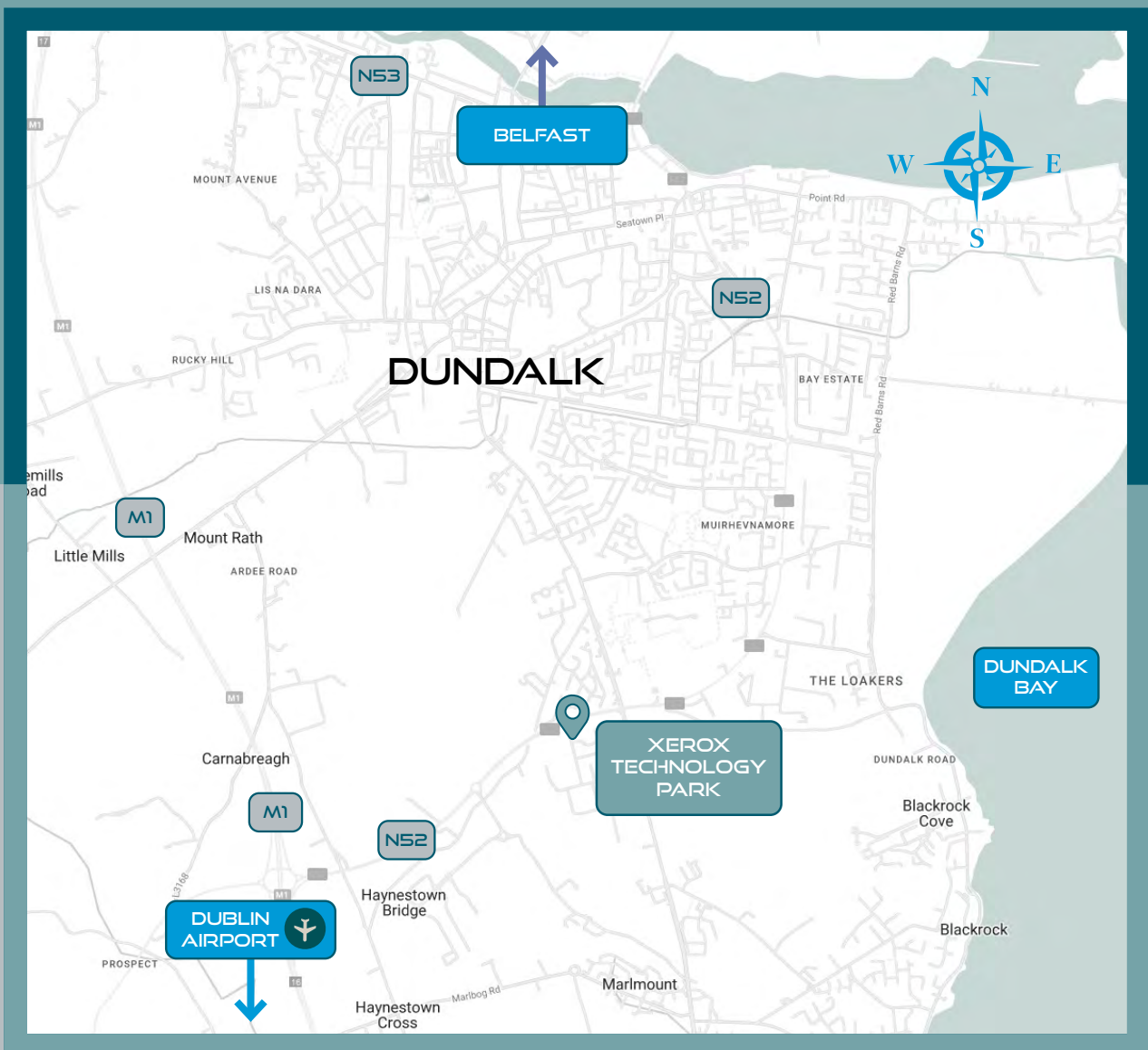
## SUMMARY

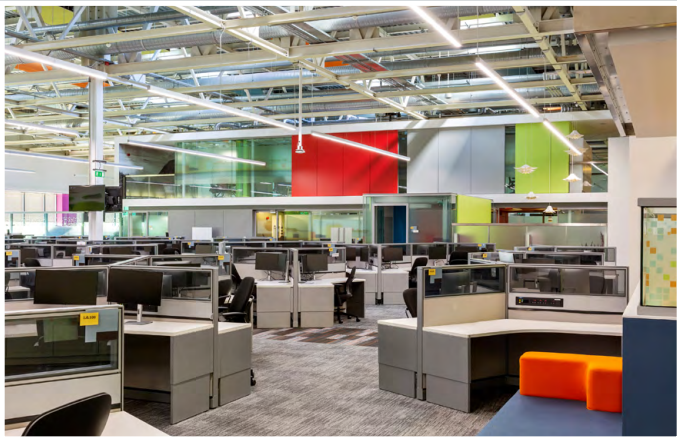
- Lease commencing in July 2012 with an extension to the 30th June 2027
- Extensive car parking with approximately 637 car parking spaces available
- Includes 4 backup generators
- Data centre catering for a 1,100 kW load

## LOCATION

Xerox Technology Park is located 2.6km South of Dundalk Town, just off the N52 and approximately 2km from the M1 and N52 intersection. The park offers excellent connectivity to both Dublin and Belfast within a 50 minute drive of Dublin City Centre.

The Building occupies a prime site within the Technology Park with excellent profile and visibility from the N52. The Technology Park is home to a number of well known occupiers including Kasaya and Xerox while other occupiers located in close proximity include Boylesports, SalesSense, Wasdell and Wuxi.





OFFICE SPACE



CANTEEN FACILITY



GYMNASIUM



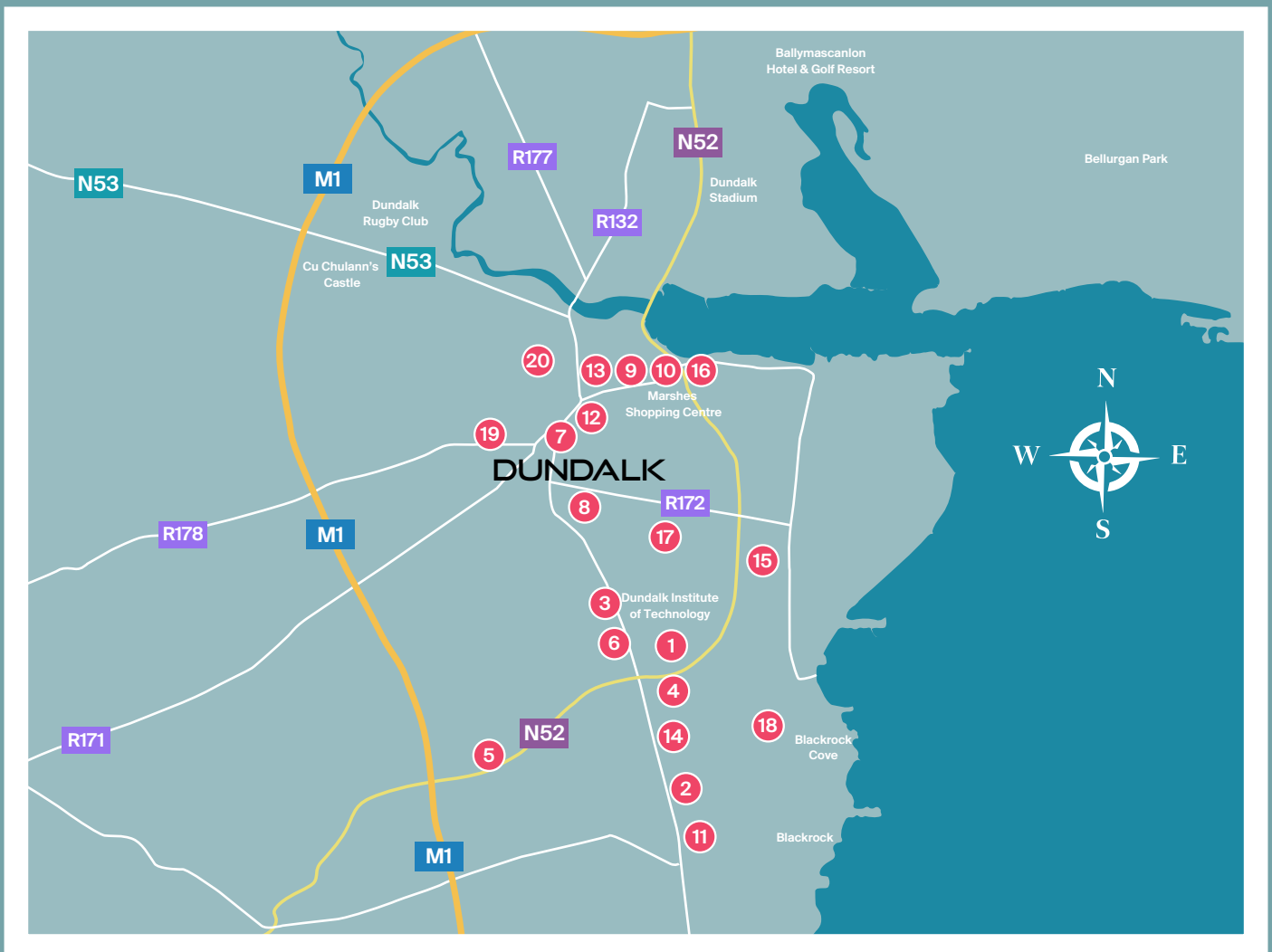
TOWN HALL

## DESCRIPTION

The building originally a warehouse has been converted at significant cost to the current occupier to incorporate approximately 146,500 sq.ft. GIA of predominantly ground floor modern office space. The available accommodation is to be LET by way of sublease up to June 2027.

The available accommodation consists of fully fitted office space, a 200 person canteen with kitchen, gymnasium, breakout areas, data centre, physio room, and games room. The building is updated to a modern high-end standard with Cat-6 cabling throughout and air-conditioning via both chiller air handler units on the ground floor and VRF systems at mezzanine level.

To the exterior of the building there is space for approximately 637 cars and 4 backup generators capable of supporting the entire plant contained within the building.



## AMENITIES

### HOTELS / B&B

1. Crowne Plaza Hotel
2. Fairways Hotel
3. Rosemount B&B
4. Fairlawns B&B
5. Heritage B&B

### FOOD & BEVERAGE

6. Zambrero
7. Windsor Bar and Restaurant
8. The Malt House
9. Atami Japanese Cuisine
10. Europa Restaurant
11. Sextons Bar & Restaurant
12. Grande Restaurant
13. The Townhouse

### FITNESS & LEISURE

14. Felda Health, Spa & Fitness
15. DKIT Sport
16. Aura Dundalk Leisure Centre
17. Dundalk Sports Centre
18. Dundalk Golf Club
19. Oriel Park
20. Icehouse Hill Park

FULLY FITTED OFFICE SPACE



GYMNASIUM



AMPLE CAR PARKING



200 PERSON CANTEEN



ONSITE DATA CENTRE



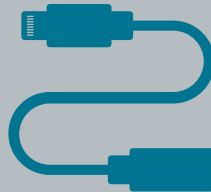
AIR-CONDITIONING



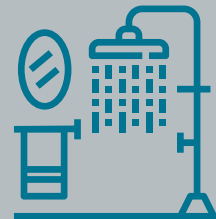
EXCELLENT CONNECTIVITY



CAT 6 CABLING



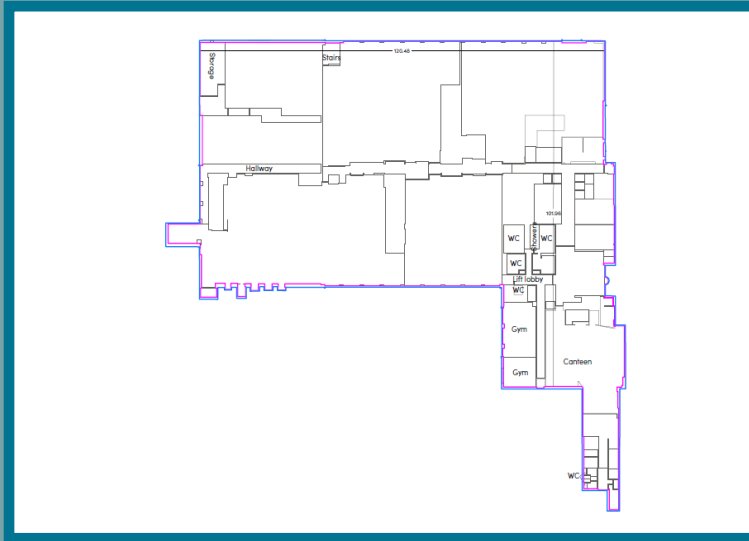
EXCELLENT END OF TRIP FACILITIES



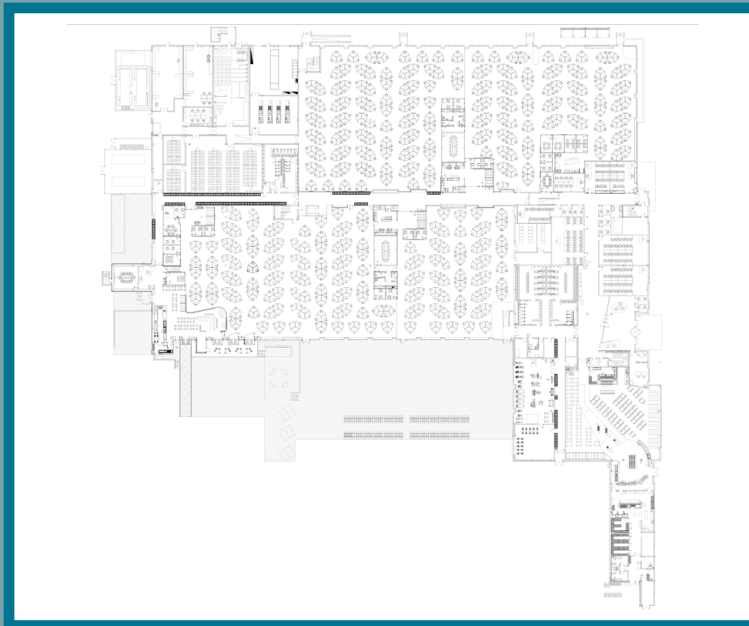
## SPECIFICATION

- Fully fitted office accommodation
- Exposed ceiling services
- Air conditioning
- LED lighting
- 200 Person canteen with fully fitted kitchen
- 1,600 Lockers
- 1,207 Desks
- CAT 6 Cabling
- 637 Car parking spaces
- 2 Passenger lifts
- 4 Electric charging points
- Fully fitted gym
- Shower & changing facilities
- 4 Backup generators
- Schneider Electrics hot / cold isle containment units
- Data Centre catering for a 1,100 kW load
- 3 Interconnecting town halls

# FLOOR PLANS



GROUND FLOOR PLAN



GROUND FLOOR FIT-OUT

For identification purposes only, not to scale.

- 1 Cellular office
- 51 Meeting rooms
- 51 Boardrooms
- 3 Kitchenettes
- 7 Breakout areas
- 6 Storage rooms
- 3 Town halls
- 5 Comms rooms
- 12 Male toilet facilities
- 22 Female toilet facilities
- 5 Male showers
- 5 Female showers
- 60 Bicycle spaces
- 637 Car parking spaces
- 1 Post room
- 1 Medical room
- 4 Training rooms (14-30 person)

## ACCOMMODATION

FLOOR	GIA SQ. M	GIA SQ. FT
Ground Floor	10,186.9	109,651
First Floor	3,431.9	36,940
<b>TOTAL</b>	<b>13,618.8</b>	<b>146,591</b>

## RENT

On Application

## LEASE

The building is available by way of sublease / assignment

## VIEWING

Viewing is strictly appointment only with the sole agents Knight Frank

## RATES

Available on request

## SERVICE CHARGE

Available on request

## BER



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 [KnightFrank.ie](http://KnightFrank.ie)    

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