

FOR SALE WITH VACANT POSSESSION

HQ Office Building

IDA Business & Technology Park
Rosslare Road, Drinagh, Wexford, Y35 VY03

PREMIUM TURNKEY THREE-STOREY OFFICE BUILDING
IN ESTABLISHED IDA BUSINESS PARK



HQ Office Building

BUILDING HIGHLIGHTS



Located in established IDA business park



Extends to 31,752 sq ft (GIA) on an approx. 4.1 acre site



390 surface car parking spaces



Turnkey office building



Recently refurbished throughout



Available with vacant possession





LOCATION

The IDA Business and Technology Park in Drinagh, Co. Wexford, is one of Ireland's most established and successful business hubs, offering a dynamic environment for companies to thrive in the heart of the country's "Sunny South-East." Key occupiers include Coca-Cola European Refreshments, Waters Technologies, Celtic Linen and Equifax.

The Park is well located for accessibility, situated just off the N25 and provides a direct link to the

M11 motorway. Rosslare Europort is a 20-minute drive away and the journey to Dublin is less than a two hour drive from Drinagh.

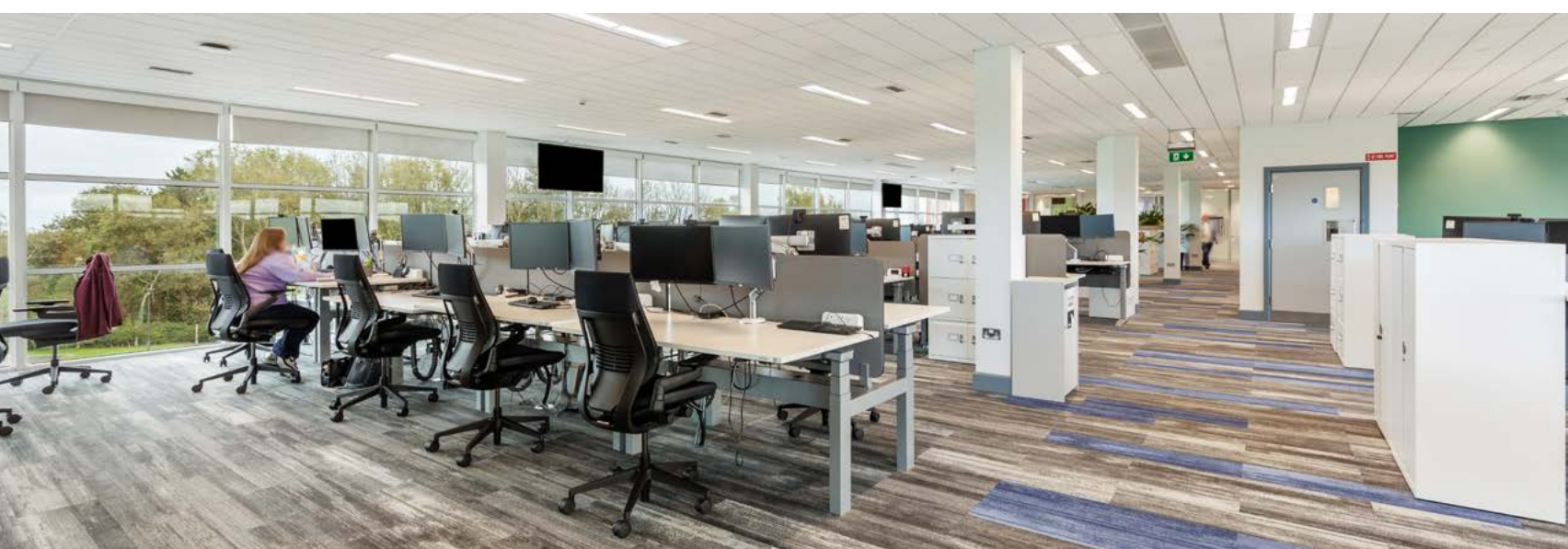
Located on the edge of Wexford Town, there is a range of amenities within easy reach. The nearby Drinagh Park hosts a range of retail options including Kelly's Cafe, McDonald's, Meadows & Byrne and The Farmers Kitchen Hotel offers food truck and in-hotel dining options.





DESCRIPTION

A premium three-storey office building in the established IDA business park presenting an exceptional investment or owner occupier opportunity to acquire the freehold interest. The property offers high-quality accommodation with extensive recent upgrades and strong sustainability credentials. The building will be offered to prospective buyers in plug and play condition with the previous tenants fit out remaining in situ.



The building extends to 31,752 sq ft gross internal area across three floors and is situated on an approximately 4.1 acre site, providing 390 car parking spaces. The building has undergone extension recent refurbishments and upgrades to provide the highest quality space sought by occupiers.



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ACCOMMODATION







The accommodation comprises the following GIA floor areas:

Floor	sq.ft	sq.m
Ground	11,017	1,024
1st	10,478	973
2nd	10,487	974
Total	31,982	2,971

All intended purchases are advised to carry out their own due diligence in relation (but not limited) to floor areas.

SPECIFICATION

Specification includes:

-  Raised access floors
-  Suspended ceilings
-  LED lighting
-  Air-Conditioning
-  Carpeted floors
-  2 x passenger lifts

FIT-OUT

The premises is fitted and furnished to a high standard throughout, to include:

- Reception area
- 392 workstations
- Large canteen & kitchenettes
- Large boardroom
- Various sized meeting rooms throughout
- Ancillary spaces such as scanning room, archive room, mail room etc
- Shower facilities

GROUND FLOOR



FIRST FLOOR



- Meeting room
- Ancillary Space
- Canteen/kitchenette
- Lift lobby, toilets, showers or stairs

SECOND FLOOR



- Meeting room
- Ancillary Space
- Canteen/kitchenette
- Lift lobby, toilets, showers or stairs

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AGENTS

Contact sole agents JLL for further
information or to arrange an inspection.



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