



For Sale

Premium turnkey three-storey office building in established IDA park presenting exceptional investment or owner occupier opportunity.

- Turnkey Office Building
- Available with Vacant Possession
- Recently Refurbished Throughout
- 390 surface car parking spaces

IDA Business & Technology Park

Rosslare Road, Wexford, Y35 VY03

31,982 sq ft

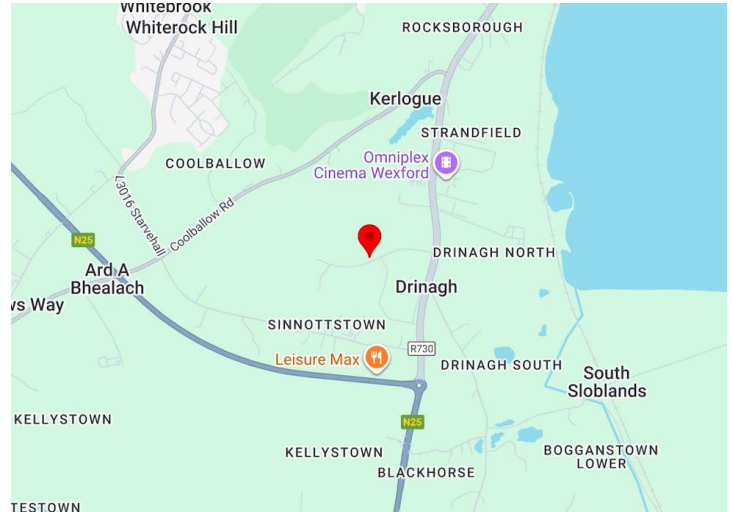
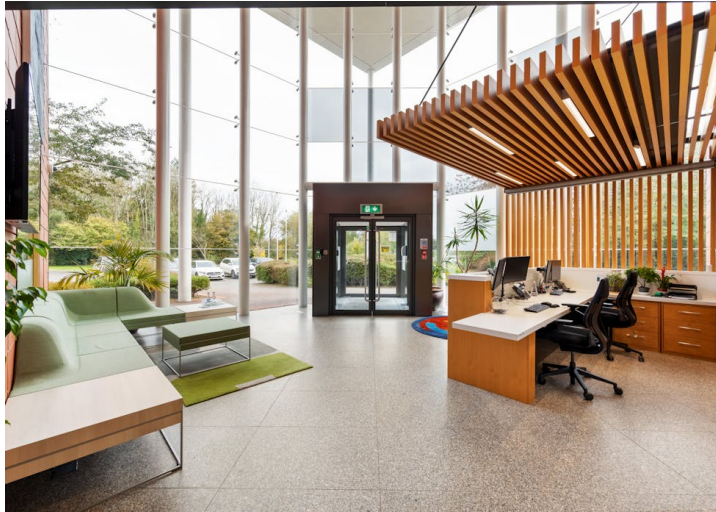
2,971.23 sq m

Reference: #334522

BER C2

IDA Business & Technology Park

Rosslare Road, Wexford, Y35 VY03



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 a 4.1 acre site, providing 390 car parking spaces. The building is approximately 20 years old and has undergone extensive upgrades over its lifespan to maintain it in a quality condition.

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 on 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 hours drive from Drinagh.

Location 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 and Meadows & Byrne and The Farmers Kitchen Hotel offers food truck and in-hotel dining options.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	11,017	1,023.51	Available
1st	10,478	973.44	Available
2nd	10,487	974.27	Available
Total	31,982	2,971.22	

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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

Viewings

By appointment only. Contact JLL to arrange an inspection.

James Lynn

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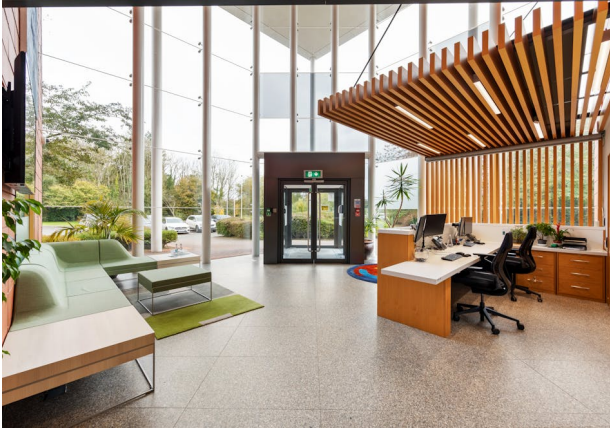
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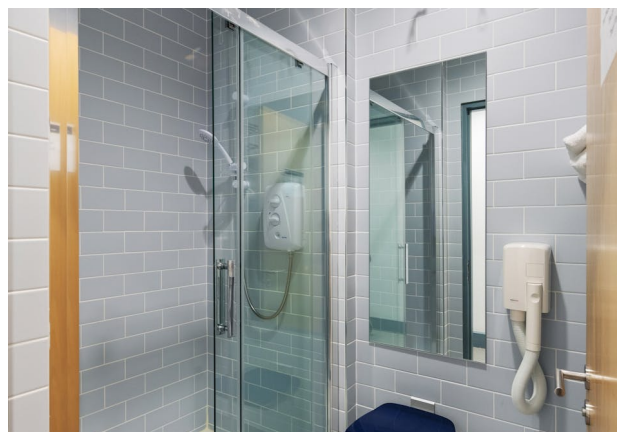
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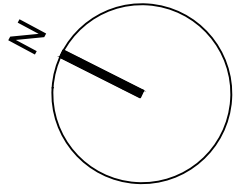




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All sub-structure, structural steelwork and reinforced concrete to structural engineer's design, detail and specification. Structural precast concrete elements by specialist subcontractor. Any inconsistencies between structural and architectural drawings to be brought immediately to the architect's attention.



ICON	LEGEND	No.
	Steelcase Ology Bench Electric H650-1250 D1700 1500x800x740	30 Units / 60 Desks
	Steelcase Ology Desk Electric H650-1250 1500x800x740	13 Units / 13 Desks
	Total 73 Desks	
	2x3 Bisley Locker Unit MySpace LD0835LS3B Combination Lock 800Wx470Dx1187-1211H	6 Units / 36 Lockers
	4x2 Locker Unit with MySpace LD1050LSB2G Combination Lock 1000Wx470Dx1643H	4 Units / 32 Lockers
	Total 68 Lockers	
	3 Shelf Bisley Storage Unit Lateral File 08D43 800Wx470Dx1187-1211H	16 Units
	Total 16 Units	
	4 Shelf Bisley Storage Unit ToolStor BIS404231W 1000Wx550Dx2000H	3 Units
	4 Shelf Bisley Storage Unit ToolStor BIS404227W 1000Wx550Dx1000H	1 Unit
	Total 4 Units	
	Recycling	1
	Coat Storage	2
	Orangebox Coze-W03 Soft Collaborative Seating	1
	Focus Room Furniture and Fixtures To Match Existing	4
	800x1600 Interview Room Table Orange Box - Pars MR-02	1
	1000x2000 Meeting Room Table Orange Box - Pars MR-04	1
	Meeting Room Chair New Design Group - Mi Chair Cantilever Frame Medium Back Upholstered Finish	9

D	30/01/20	NS	JM	Issued for Information
C	15/01/20	DD	JM	Issued for Information
B	09/12/19	DD	JM	Issued for Construction
A	02/12/19	DD	JM	Issued for Review
-	14/10/19	DD	JM	Issued For Construction
Client: BNY Mellon				
Project: BNY Mellon - Wexford				
Drawing title: Proposed Ground Floor Plan				
Job number: 19028				
Drawing number: 050		Stage:		AC
Drawing reference: 19028 AC 050 Rev D				
Scale: 1:100 @ A1		Revision:		D
Date created: 09/06/19		Author:		DD

CONSTRUCTION

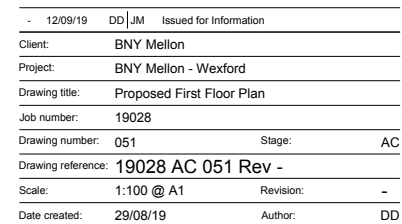
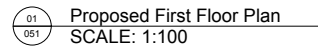
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01
050
Proposed Ground Floor Plan
SCALE: 1:100

0m 5m 10m 15m 20m

GENERAL NOTE

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DMOD
ARCHITECTS

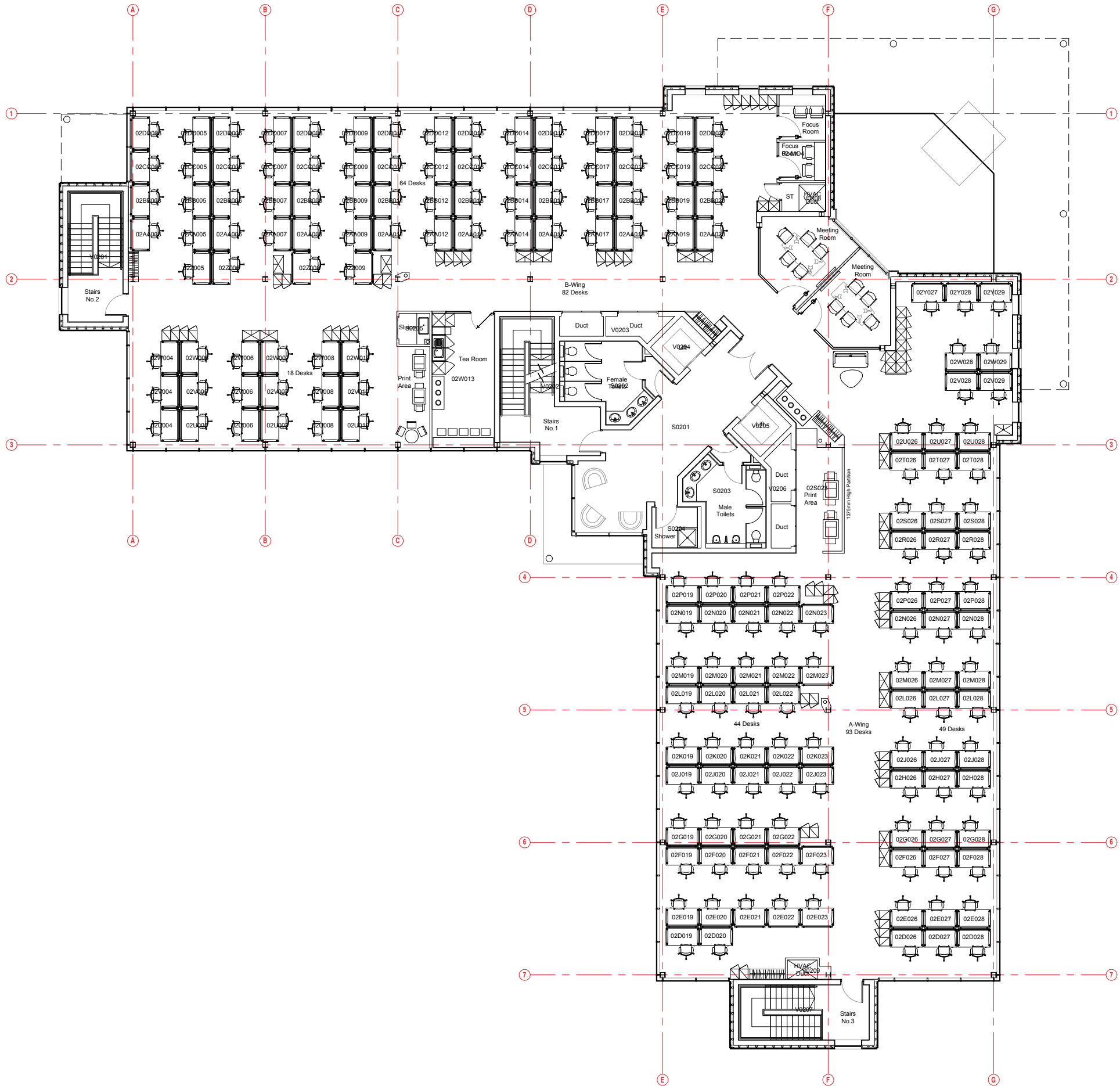
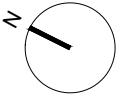
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01
052
Proposed Second Floor Plan
SCALE: 1:100



-	12/09/19	DD	JM	Issued for Information
Client:	BNY Mellon			
Project:	BNY Mellon - Wexford			
Drawing title:	Proposed Second Floor Plan			
Job number:	19028			
Drawing number:	052	Stage:	AC	
Drawing reference:	19028 AC 052 Rev -			
Scale:	1:100 @ A1	Revision:	-	
Date created:	02/09/19	Author:	DD	

CONSTRUCTION