XEROX TECHNOLOGY PARK



Lisney savills

TO LET

AVAILABLE FOR IMMEDIATE OCCUPATION

Building C
Xerox Technology Park

Dundalk, Co. Louth
- A91 PW30

THE PARK OCCUPIES A STRATEGIC POSITION ON IRELAND'S EASTERN SEABOARD, APPROXIMATELY 4 KM SOUTH OF DUNDALK TOWN CENTRE, MIDWAY BETWEEN DUBLIN AND BELFAST.

The park enjoys excellent road access, situated just off the N52 and about 2 km from the M1 Motorway linking Dublin and Belfast. Dundalk is positioned roughly halfway between the two cities—80 km north of Dublin and 90 km south of Belfast—making it an ideal location for logistics management along the M1 Corridor.

Current occupiers within the park include Xerox, PayPal, and The Advanced Manufacturing Training Centre of Excellence. Nearby, other prominent businesses and institutions include WuXi Biologics, MSD, Pentagon Technologies and PCI Packaging, and the Dundalk Institute of Technology creating a strong cluster of technology, manufacturing, and life sciences activity in the area.



VIEW ON GOOGLE MAPS

TRAVEL TIMES

DESTINATION	DISTANCE	TIME
M1 Junction 16	2km	2 mins
Dundalk	4km	8 mins
Drogheda	32km	23 mins
Dublin Airport	72km	45 mins
Dublin Port (Via Port Tunnel)	79km	50 mins
Dublin City Centre	80km	1 hour 10 mins
Belfast	90km	1 hour

dublin belfast economic corridor






THE GATEWAY TO GLOBAL GROWTH.

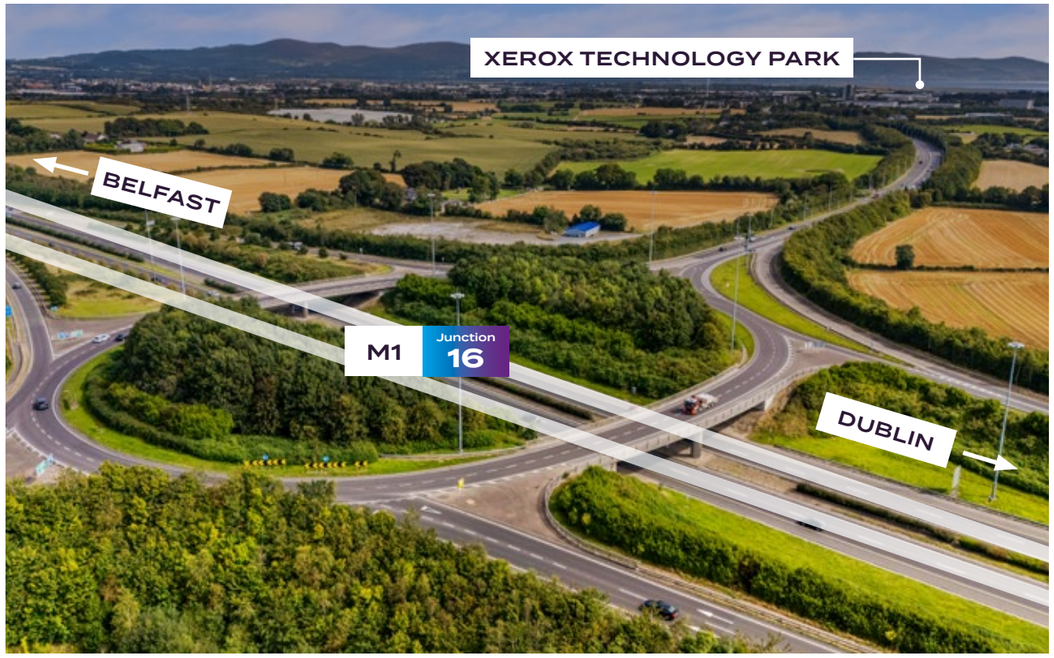
The Dublin Belfast Economic Corridor is a local authority-led cross-border partnership aiming to develop a regional proposition for economic growth. Covering the 100 miles between Dublin and Belfast, with a population of over 2 million, it is Ireland's most important economic region and a great environment for businesses to grow and thrive.

Strategic location with access to UK and EU markets

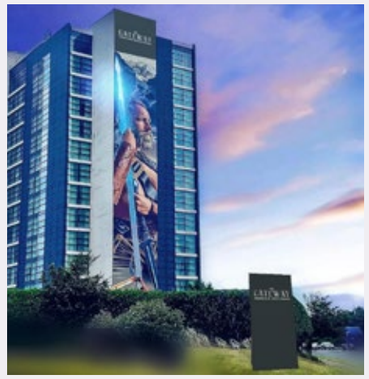
Excellent road and rail networks

Full fibre network and rapidly expanding 5G network

6 Seaports and 2 Airports



A LARGE INDUSTRIAL WAREHOUSE/ TECHNOLOGY FACILITY AVAILABLE IMMEDIATELY WITH CONVENIENCE ACCESS TO THE M1 MOTORWAY






2.751m

Catchment Population (39% of the All-Ireland population)

45%

of all 3rd level students within our region

95%

of population have access to broadband

1GB

Co. Louth is the fastest county in ireland

Typical Occupiers

- IT Firms & Software Development Companies
- Engineering and R&D Teams
- Logistics and Wholesale Distributors
- Pharmaceutical & Medical Technology Companies
- E-Commerce Fulfilment Centres
- Light Manufacturing & Assembly

Transport Links

- Dundalk benefits from easy access to the M1 motorway, connecting to Dublin and Belfast—key for commuting and logistics.
- Dundalk railway station provides direct services to both cities.
- Local and regional buses (e.g., Bus Éireann) serve the area, connecting to towns and cities nearby.

BUILDING C

BER C3

Ready for immediate occupation

The property is a detached manufacturing facility of steel frame construction extending to a gross floor area of approximately 113,089 sq.ft. (10,506 sq.m)

The building comprises a metal deck roof, reinforced concrete floors and an aluminium-clad exterior. Warehouse access is provided via 6 dock levellers and 3 grade-level roller shutter doors.

The warehouse offers clear internal heights of approximately 7.5–11.5 metres, with a reinforced concrete mezzanine area served by two industrial lifts. A secure loading yard to the rear and side provides a depth of approximately 35–48 metres, accessed via electric gates.

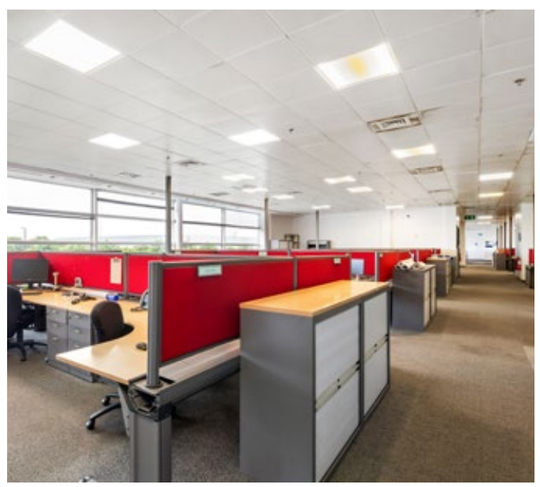
Two-storey office accommodation is located to the front, mainly open plan with meeting rooms, locker rooms, showers, toilets and canteen facilities. Offices are finished to a high standard with plastered walls, suspended ceilings and recessed lighting.

The site includes extensive front car parking, potential for additional parking, and a wraparound access road providing strong HGV circulation. Substantial mechanical and electrical infrastructure supports advanced manufacturing, processing and industrial uses.

Level Area	Description	Size (SQ.M)	Size (SQ.FT)
Ground Floor	Warehouse	6,046	65,083
	Office	950	10,227
	Total Ground Floor	6,997	75,310
First Floor	Warehouse	2,546	27,405
	Office	964	10,374
	Total First Floor	3,510	37,779
Overall Building Total		10,506	113,089
Mezzanine (Ground Floor)		2,171	23,373
Mezzanine (Top Floor)		349	3,752
External Rooms		151	1,622

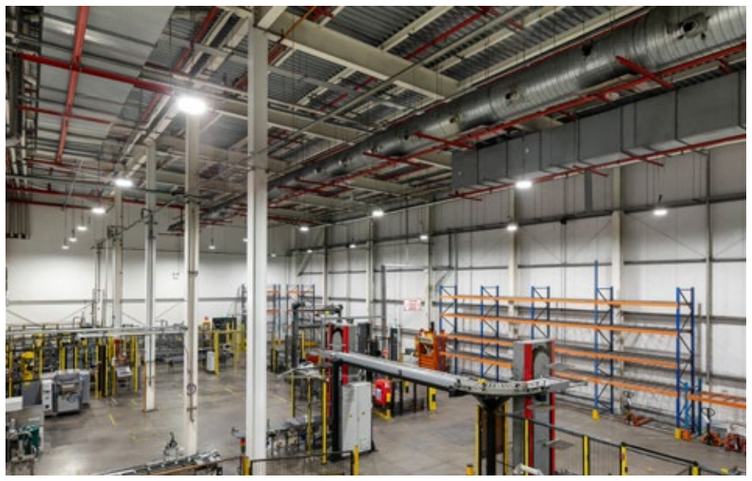


















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The park benefits from excellent road connectivity, lying just off the N52 National Primary Route and approx. 2 km from the M1 Motorway, the key arterial link between Dublin and Belfast.

POWER

The campus is built to cater for energy intensive operations. The site comes with the benefit of a direct supply from the Eirgrid Transmission System (Mullagharlin 110kv Station) which is located only 500m from the Technology Park.

ALL MAIN SERVICES, INCLUDING, WATER, ELECTRICITY, DRAINAGE AND FIBRE CONNECTIVITY, ARE CONNECTED TO XEROX TECHNOLOGY PARK.

GAS

Available direct from Bord Gais Energy

Power

The campus has an MIC of 6.5 MVA available, with ESB Networks Demand Capacity Heatmap indicating a further significant capacity available in the 110kV substation (May 2025).

Fire Protection

The property has a full fire sprinkler system together with two rain water storage tanks to the rear.

Fibre Connectivity

The Campus has direct fibre optic connectivity with multiple national commercial fibre networks connected to the park or adjacent to the property.

Security

The park benefits from remotely monitored CCTV coverage throughout, along with a security hut at the entrance, which is controlled by a barrier system.

Service Charge

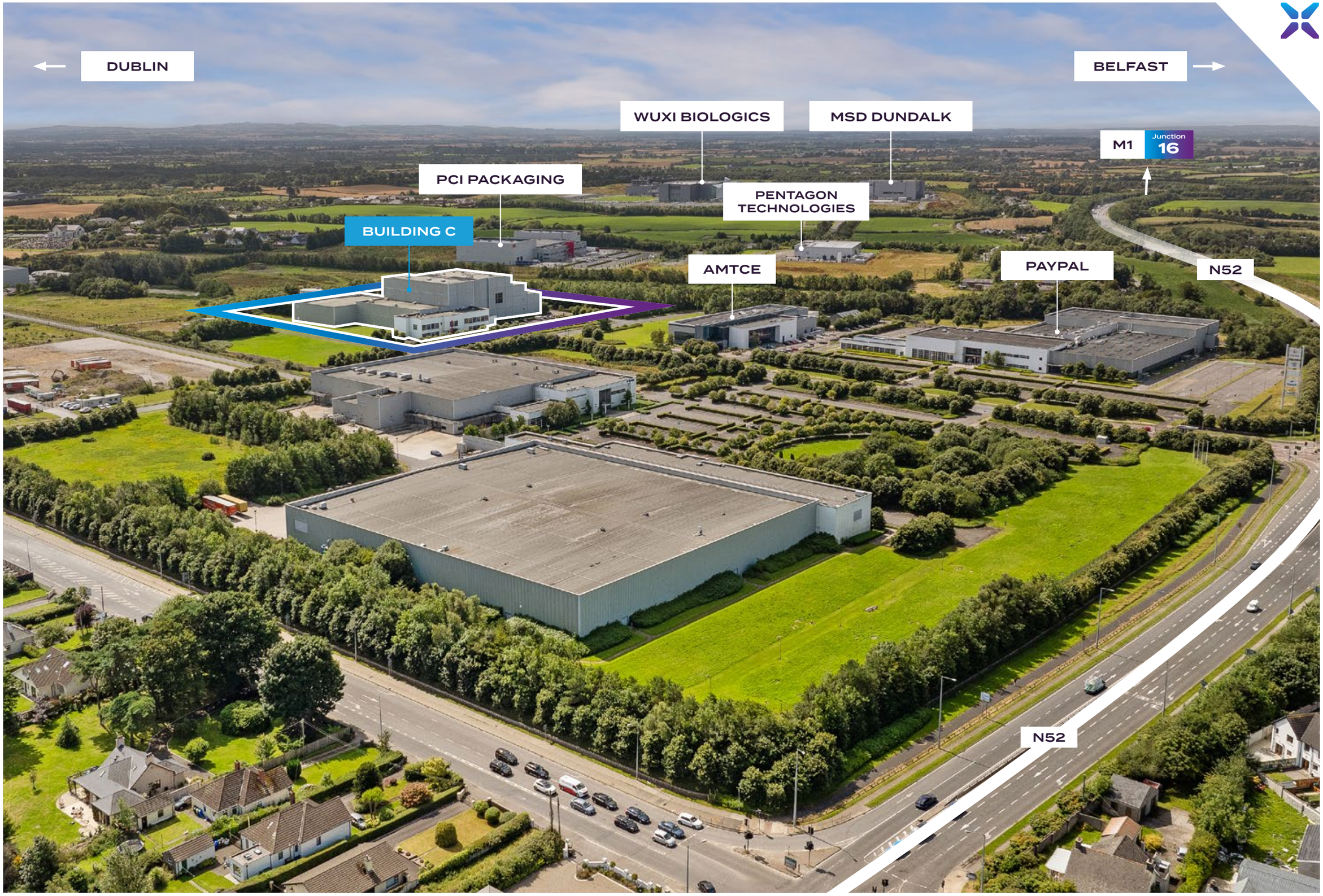
To be confirmed

Business Rates

Building C - €117,561 per annum
(Based on 2026 ARV)

Lease Terms

Long lease terms available. Further information on request.


DUBLIN
BELFAST
WUXI BIOLOGICS
MSD DUNDALK
M1
Junction 16
PCI PACKAGING
PENTAGON TECHNOLOGIES
BUILDING C
AMTCE
PAYPAL
N52
N52

WHERE INNOVATION TAKES PLACE

Building C is an exceptional industrial property situated in Xerox Technology Park

Viewing is strictly by arranged appointment only with either Lisney or Savills

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Every care has been taken in the preparation of these particulars. Interested parties should satisfy themselves as to the accuracy of the information provided. These details do not form part of any contract and are issued on the strict understanding that all negotiations are conducted through the joint agents. All measurements and distances are approximate. Prices/ rents quoted are exclusive of VAT (unless otherwise stated). September 2025.