



SITA

SITA BUILDING

IDA Business & Technology Park,
Letterkenny, Co. Donegal, F92 XEP3

Stand-alone, recently
re-gearred, modern office
investment opportunity

.....

Comprising approximately
2,028.1 sq m (21,830 sq. ft.)
on c.1.75 acres

.....

(Tenant Not Affected)



BER B2

Executive Summary



Modern stand-alone office investment comprising approximately 2,028 sq m (21,830 sq ft)



BER B2 rated office building completed in 2015

SITA

Single let to SITA Information Networking Computing Ireland Ltd.



Current passing rent of €371,110 p.a. with just under 7 years term certain. Significant landlord fit-out.



Modern building held under an FRI lease.



Large 1.75 acre site with 175 car spaces. Site offers scope for further development, spp.





Location



Letterkenny is the business, employment, education, service, health and retail hub for the north-west of the Rep. of Ireland.



The town is the base for several large business employers including; Tata Consultancy Services (c.1,400 employee), PGIM, Zeus, Optibelt and SITA (all within Letterkenny IDA Business Park), as well as Vertiv, Optum and FinTrU.



Letterkenny has a large education campus for the Atlantic Technological University (Letterkenny student population of over 4,000).



Letterkenny University Hospital and the Department of Social Welfare are other large employers and service providers in the town.



City of Derry Airport is within a 35-minute drive. Donegal Airport at Carrickfinn (west Donegal) is within an hour's drive.

Distances to main urban centres

Derry City	34 kms (21 miles)
Sligo	110 kms (69 miles)
Belfast	147 kms (92 miles)
Dublin	237 kms (148 miles)



Letterkenny IDA Business & Technology Park

The SITA building is located within Letterkenny IDA Business Park, off the N56 / Business Park Road which acts as a busy relief road around the north-east of Letterkenny.

SITA is positioned towards the northern side of the park, along the main internal road that runs through the estate giving it good visibility and easy access for employees.

The park is designed as a hub for technology, manufacturing, and service-oriented companies.

Many tenants are export-focused or high-value-added businesses, including tech firms, software developers, and light industrial companies.

The park is part of IDA Ireland's broader strategy to attract foreign direct investment (FDI) to regional Ireland, helping create high-quality jobs outside the main urban centres.



Letterkenny
- location for an increasing number of tech and pharma industries



The Building & Site



Modern, high profile, 3-storey office building constructed in 2014/2015.



Extends to approximately 2,028.1 sq. m (GIA) over 3 floors



Prominent position close to the main entrance of the IDA Business Park in Letterkenny.



Steel frame structure. Double glazed windows within aluminium curtain walls. Remainder of external walls comprise a block outer leaf.



Flat roof with a Trocal finish. Direct pedestrian access from stairs onto roof.



Finishes include raised access floors, suspended acoustic tiled ceilings and air-conditioning.



Each of the three floors accommodates cellular and open plan accommodation.



Clear floor to ceiling height on each floor of 3 metres.



Stairs on each gable. An 8 person/630 kg Orona Lift services the three office floors.



The building has a strong BER rating of B2.

The Building & Site

Fit-out

The original 2015 letting (recently expired) comprised the entire of the first and second floors and the front section of the ground floor. This area comprised a total of approximately 18,230 sq. ft which was provided close to turn-key by the lessor, i.e. floor, wall and floor finishes, toilets, air-conditioning, internal partitioning etc.

The new 2025 letting now includes the above element and the balance of the ground floor, which is an additional approximate 3,600 sq. ft. This additional area was provided with a raised floor, but otherwise in warm shell. The lessee has now fitted out this 3,600 sq. ft and incorporated it into the original ground floor. The demise now comprises the entire building, held under a single lease.



Site and Parking



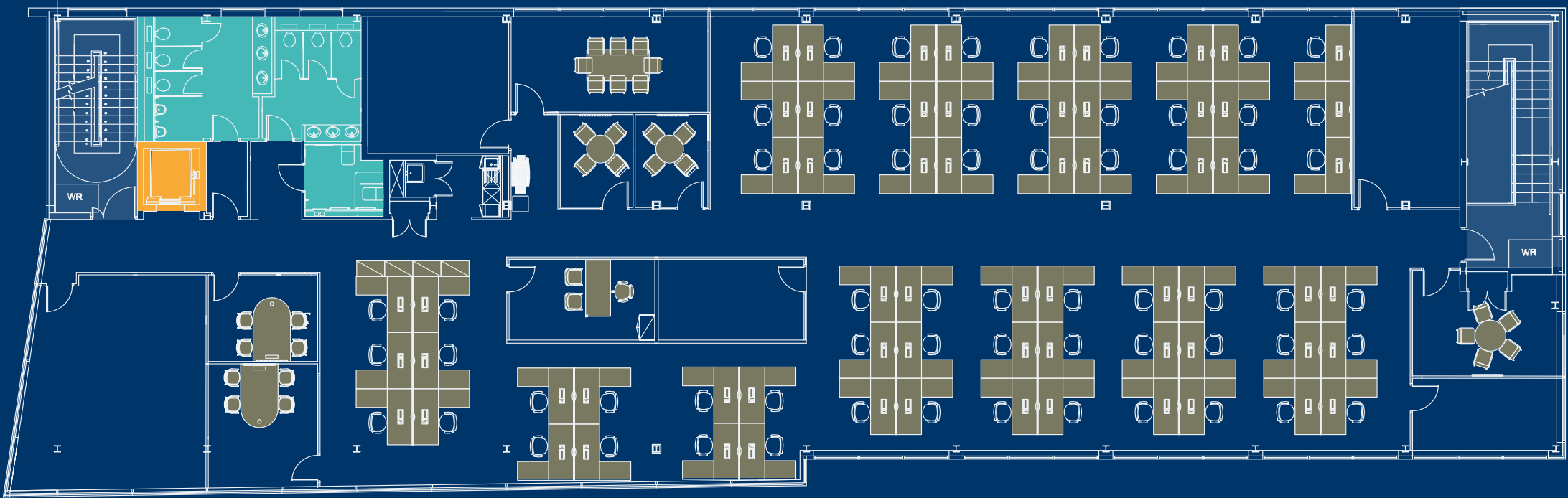
Site area extends to approximately 0.71 hectares (1.75 acres).



Demise has parking for 175 spaces.

Floor Plan

Typical floorplate



Plans are for illustrative purposes only.

Covenant & Lease

The Covenant

SITA

SITA Information Networking Computing Ireland Limited provides advanced software and communications engineering to support the air transport industry. Their headquarters are located in Geneva.

Sita has traded in Letterkenny since 2003. It has occupied the subject property since 2015

SITA has a positive D&B rating of 2A.

The Lease

The entire property is leased to SITA Information Networking Computing Ireland Limited.

Original 10-year lease from 1st August 2015 expired in July 2025, following which SITA recently signed a new lease for a term of 6 years and 11 months commencing 1st August 2025 (expiring 30th June 2032).

Rent review on 31st July 2030.

The tenant is currently paying €371,110 p.a. which is based on €17.00 psf with nil currently analysed on the extensive parking..



SITA BUILDING

Dataroom

www.letterkennyofficeinvestment.com

Title

Long Leasehold - Folio DL2477L

Viewings

Strictly by prior appointment through the sole selling agent Bannon.

Agent



Paul Doyle

pdoyle@bannon.ie
00353 86 863 2928

PSRA: 0018300-002128

Rod Nowlan

rnowlan@bannon.ie
00353 86 173 4455

PSRA: 0018300-002131

Brian Morton

bmorton@bannon.ie
00353 83 172 1206

PSRA: 0018300-010016

Solicitor

McCloughan & Company
3 Lower Main Street, Letterkenny,
Co. Donegal, F92 HNN2

Marshall McCloughan

074 912 98811

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that - (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of their employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 © Government of Ireland.

Bannon PSRA: 001830

