



# To Let

**Unit 10 Orchard Business Centre, Orchard Avenue, Citywest Business Campus, Dublin 24, D24 W7O2**  
Modern light industrial / enterprise unit in campus style development extending to approx. 3,853 sq ft

**BER D1**

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## Location

- The property is situated in Citywest Business Campus, which is one of Dublin's most well regarded business locations, accommodating such notable occupiers as SAP, Unilever, BT, Sanofi, Abbvie, Pfizer, GSK, Uniphar, Takeda, Boots and Glanbia
- Orchard Business Centre is a cluster of 13 own door, light industrial / enterprise units, which are accessed directly from Orchard Avenue
- The scheme is a mere 3 mins from the N7 (Junction 3 Citywest interchange), with the M50 (Junction 9 Red Cow interchange) capable of being reached in 6 mins. The area is well served by public transport with various bus routes servicing the area and the LUAS Red Line stop, is within walking distance

## Travel Distance

	M50 Motorway Junction (N7)	–	3 minutes
	M50 Motorway Junction (N4)	–	6 minutes
	Naas	–	17 minutes
	Dublin Airport	–	24 minutes
	Dublin Port Tunnel	–	29 minutes
	Dublin City Centre	–	40 minutes



## Accommodation

The approximate gross external area (GEA) is as follows:

	SQ FT
Warehouse	964
Ground Floor Office and Reception	1,059
First Floor Office	976
Ground Floor Office Extension	854
<b>Total</b>	<b>3,853</b>
<i>Mezzanine</i>	<i>834</i>

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence



## Description

- Mid-terrace, modern light industrial / enterprise unit
- Steel portal frame construction incorporating insulated metal deck roof
- Power floated concrete warehouse floor
- One grade level roller shutter door
- Eaves height of 6.9 m
- Office specification includes solid concrete carpeted floors, plastered and painted walls, suspended ceilings with acoustic ceiling tiles, recessed lighting set in ceiling grid, perimeter trunking, electric storage heating, kitchenette and WC facilities



**Unit 10 Orchard Business Centre  
Orchard Avenue  
Citywest Business Campus  
Citywest  
Dublin 24 D24 W702**

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**Terms**

Available To Let under a new long lease

**Rent**

On Application

**Viewing**

Strictly by appointment only with the sole agents

**Building Energy Rating**

BER: D1

BER No: 800793168

EPI : 239.14 kwh/m<sup>2</sup>/yr

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**Enquiries**

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