



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
Total	3,853
<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 W7O2

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/m²/yr

Enquiries

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