



TO LET / FOR SALE – PRIME RETAIL UNITS

CITYWEST, DUBLIN 24



PSRA No: 002233

OVERVIEW

Citywest is a fast growing suburb located South-West of Dublin. Although originally developed as a business campus, the area has an expanding residential element with over 8,000 residents.

Citywest Business Campus, which is situated just 1km from the development, is an award-winning business park and is home to over 200 companies.

Citywest Shopping Centre is located just 200m from the available units which generates a footfall of over 2.4 million people annually.

The total development will include c.750 residential units split between a previous phase of circa 350 units and the current phase of circa 400 units, including 4 commercial units split between retail & offices use.

The retail units will trade at ground floor level and will face on to Fortunestown Luas Stop.

The available units range in size from 176 sq.m. to 373 sq.m. and include a number of car park spaces.

TRAVELLING TO CITYWEST

BY CAR: The M50, N7 and N82 provide a direct link from Dublin City Centre to Citywest taking around 40 minutes.

BY LUAS: Citywest is located just 50 metres from the Fortunestown Luas Station, providing direct connection links into Dublin City Centre and beyond.

BY BUS: Dublin Bus provides multiple services to and from Citywest. The main routes being 65, 65b, 69 and 77a. The Ard Mor Drive bus stop is located just 350m from the development.



View from Fortunestown LUAS Stop.

ACCOMMODATION SCHEDULE

Unit	Area (Sq.ft.)	Area (Sq.m.)
Unit A – Tramway Lane	1,894	176
Unit B – Tramway Lane	2,766	257
Unit C – Tramway Lane	4,015	373
Unit A – The Mill	3,014	280

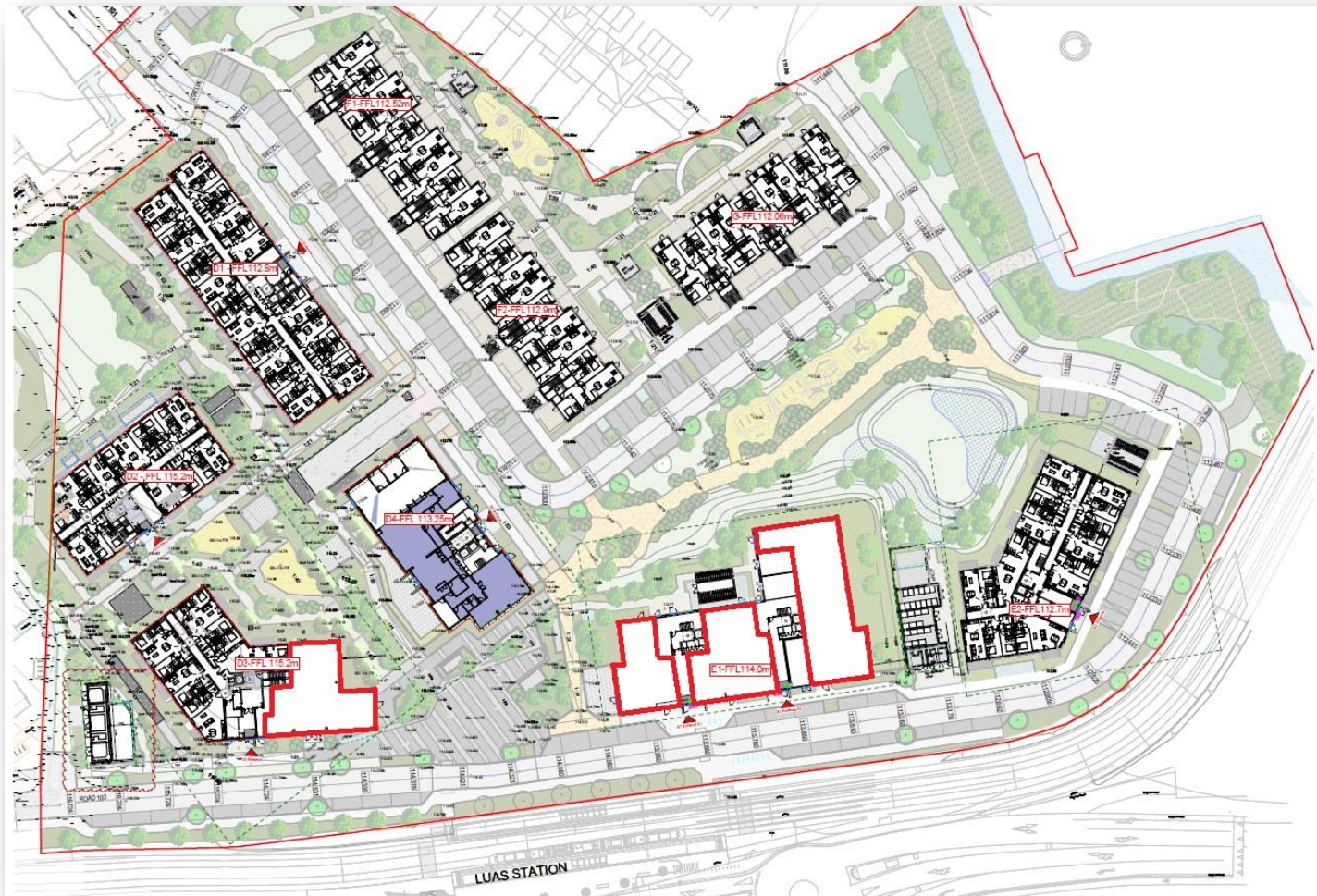
* Reserved

All parties are advised to satisfy themselves as to the accuracy of the floor areas provided.



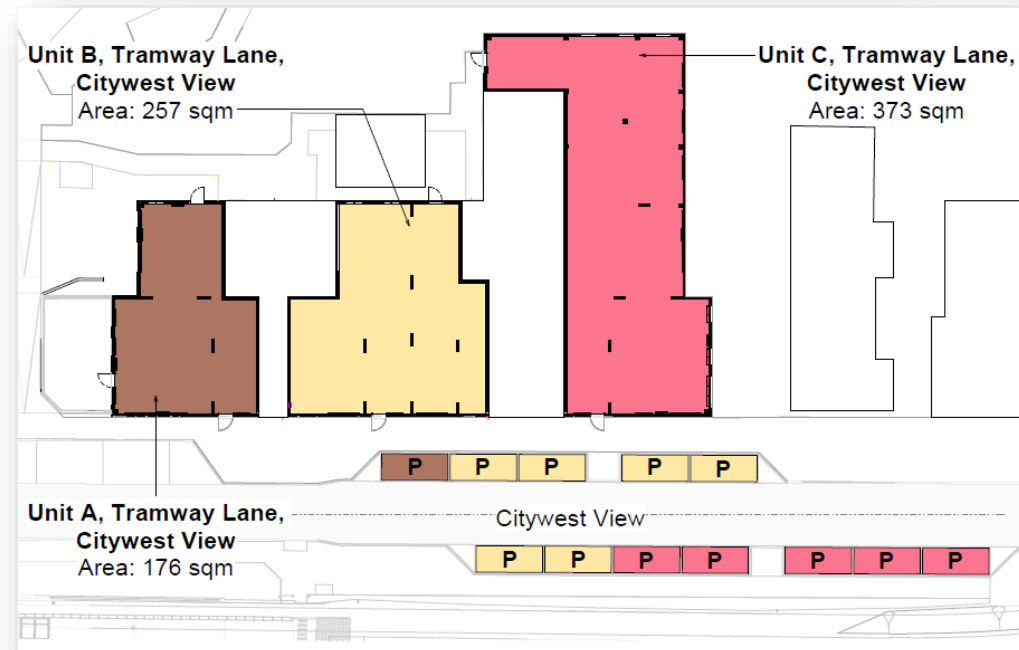
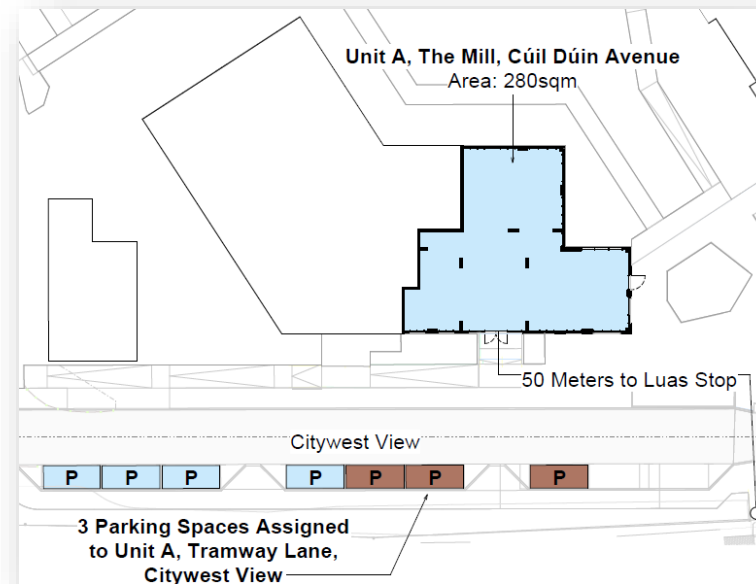
View from West Communal Courtyard towards Block D4.

SITE MAP

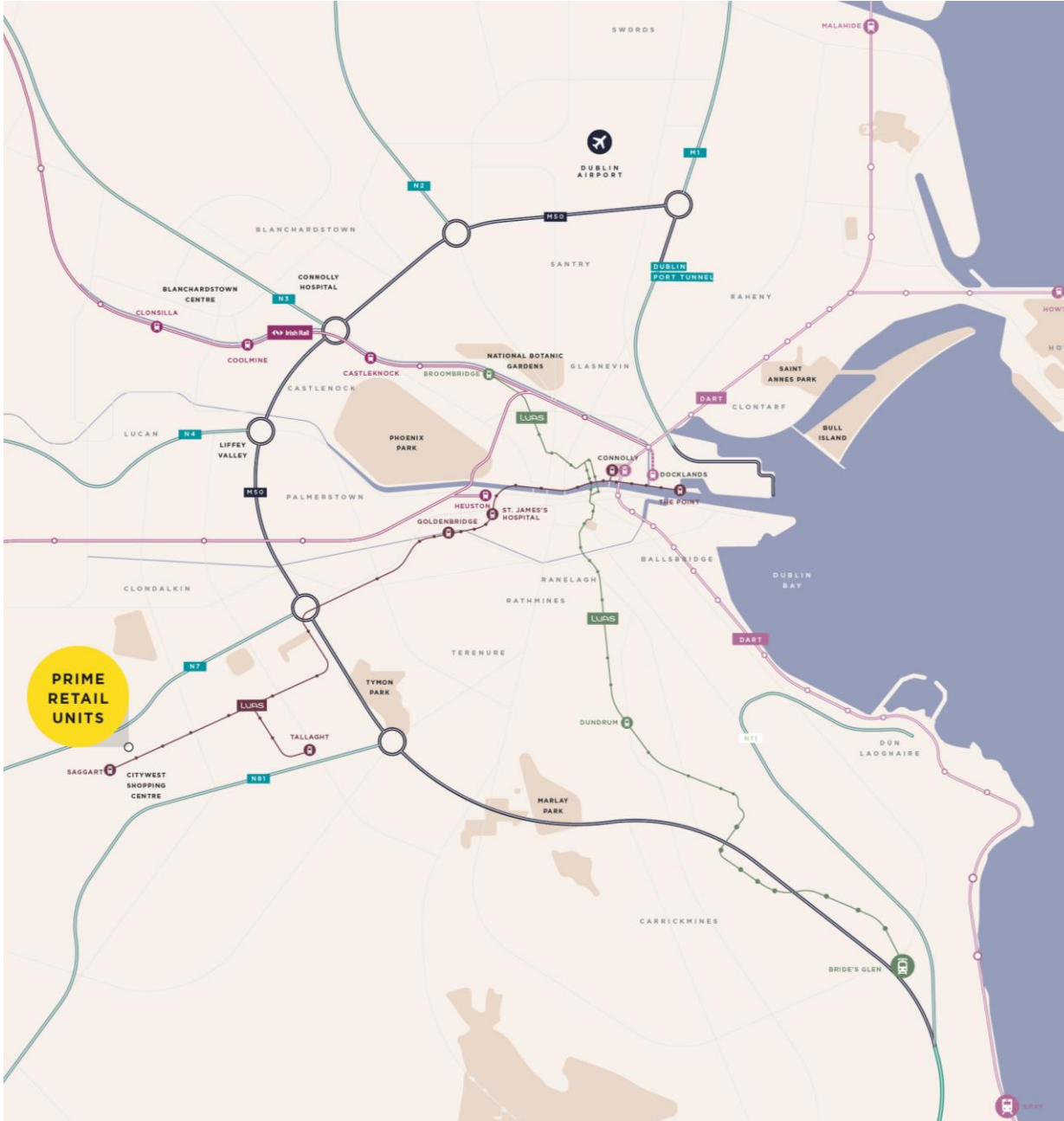


- **RENT:** Price on Application.
- **TERM:** Modern lease terms are available.
- **SERVICE CHARGE:** A service charge for the maintenance and upkeep of the parade will be applicable.
- **RATES:** Units are due to be assessed by South Dublin County Council.

FLOOR PLANS



Eastern Public Park View showing the linear park link.



LOCATION MAP – For indicative purposes only

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

BER Rating

Available Upon Request

CONTACT

For further information please contact:

James Scott

E: james.scott@savills.ie

T: +353 1 618 1441

Darragh Cronin

E: darragh.Cronin@savills.ie

T: +353 1 618 1331



Savills
33 Molesworth Street
Dublin 2
D02 CP04

+353 (1) 618 1300
savills.ie

PSRA No: 002233

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