

7 BROWNSBARN DRIVE

CITYWEST BUSINESS CAMPUS

FOR SALE / TO LET

Prestigious Logistics Facility of
4,306 Sq. m. / 46,350 Sq. ft.



7 BROWNSBARN DRIVE

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PRESTIGIOUS, HEADQUARTERS WAREHOUSE & OFFICE PREMISES



4,306 Sq. m.
46,350 Sq. ft.



Bus Stop
11 minutes walk



2.54 Acres
1.03 Ha.



LUAS Stop
18 minutes walk



Translucent roof and wall panels



12 m. clear internal height



Fully Fitted Offices & Staff Facilities



3 dock levellers



Air source heat pump



1 level access door

STAFF AMENITIES

CONVENIENCE & CHILDCARE



FOOD



PRESTIGE LIKE NO OTHER

LEADING OCCUPIERS IN CITYWEST INCLUDE:




CITYWEST SHOPPING CENTRE

Just 5 minutes' drive from 7 Brownsbarn Drive and anchored by Dunnes Stores, Citywest Shopping Centre provides a wealth of staff amenities including food & beverage, health & beauty and gym offerings.

-  **Bright office space with extensive glazing**
-  **Raised access floors**
-  **Suspended ceilings with recessed LED lighting**
-  **Air source heat pump**
-  **Passenger lift**
-  **25 parking spaces incl. 5 EV**



-  **3 dock levellers**
-  **1 level access door**
-  **FM2 grade floor**
-  **12 m. clear internal height**
-  **Translucent roof and wall panels**
-  **38 m. deep service yard**

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A STRIKING
NEW DESIGN TO
COMPLEMENT ITS
PRESTIGIOUS ADDRESS

Air source
heat pump

LED lighting

EV charging
points

Bicycle
parking

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* All CGI images are indicative only

ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	3,847	41,409
3 Storey Offices & Staff Facilities	459	4,941
Total	4,306	46,350

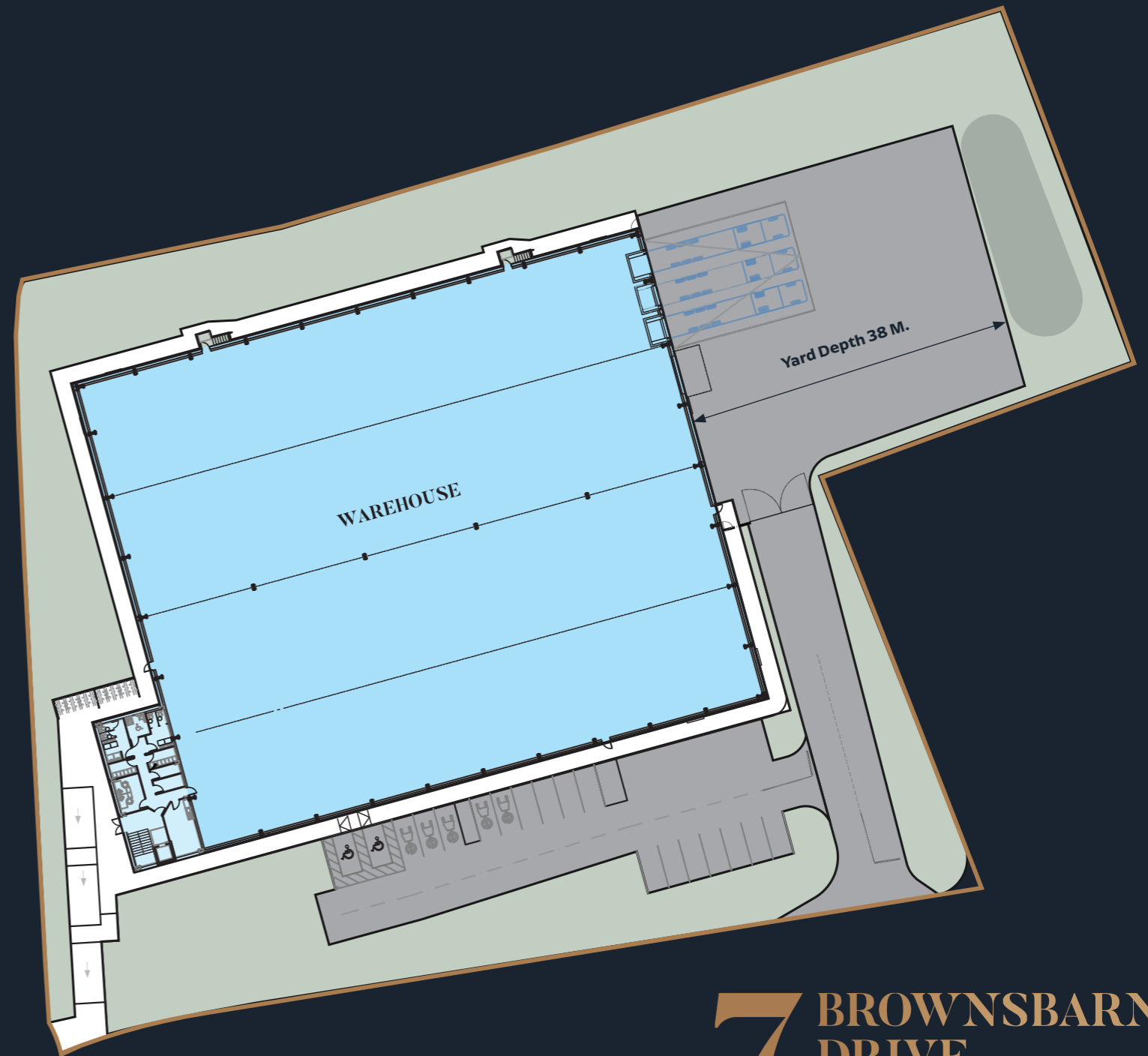
SITE AREA: 1.03 HA. / 2.54 ACRES

Intending purchasers / tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER. * All CGI images are indicative only



Striking Corporate Logistics HQ

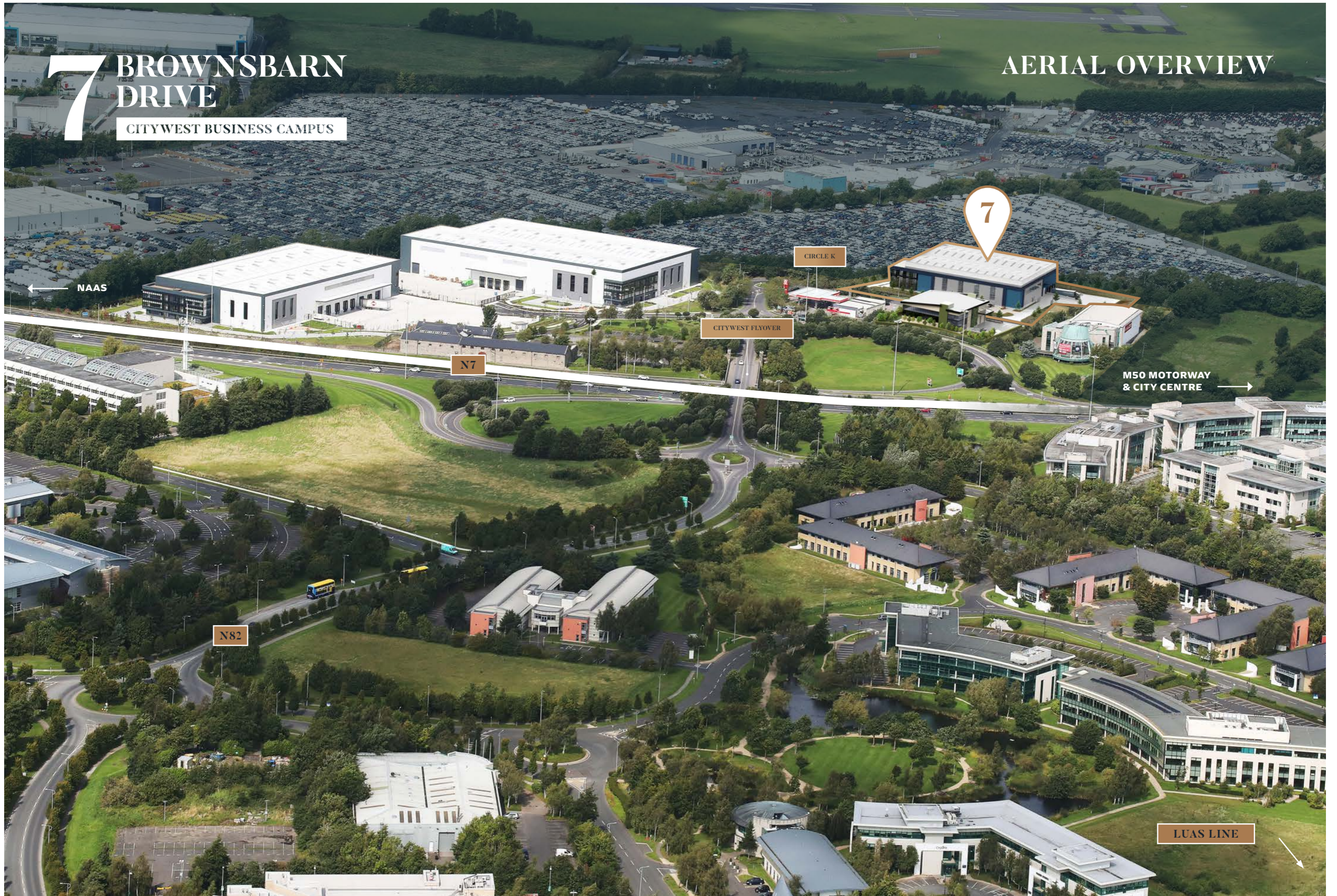
CITYWEST BUSINESS CAMPUS IS A WORLD-CLASS DEVELOPMENT BENEFITING FROM 24/7 ON-SITE SECURITY PATROLS, CCTV AND HIGH QUALITY LANDSCAPING.



7 BROWNSBARN DRIVE
CITYWEST BUSINESS CAMPUS

7 BROWNSBARN DRIVE CITYWEST BUSINESS CAMPUS

AERIAL OVERVIEW



GPS: 53.295709, -6.429905



LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

- N136 (Outer Ring Road) **3 Mins**
- M50 Motorway (Junction 9) **7 Mins**
- N7 (Naas Road) **1 Min**
- Dublin International Airport **20 Mins**
- N81 **7 Mins**
- Dublin Port Tunnel **20 Mins**

DEVELOPER

Sandymark, through its various affiliate companies, was responsible for the development of most of Greenogue Business Park and Greenogue Logistics Park. Over 25 years, it has delivered 4 million sq. ft. of industrial & logistics assets.

See sandymark.ie

Sandymark.

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DISCLAIMER

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