



## For Sale/MayLet

**BER C2**

Unit 13 Orchard Business Centre,  
2009 Orchard Avenue, Citywest, Dublin 24 D24 X0EH

- 3,804 Sq Ft
- Excellent location in Dublin's premier business park
- Highly accessible location close to the N7, M50 and with the benefit of a light rail Luas system
- Eaves height approximately 6.9 metres
- One roller shutter door to the rear
- Dedicated car parking spaces



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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#### SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy



## LOCATION

- Situated on Orchard Avenue within Citywest Business Campus ([www.citywest.com](http://www.citywest.com))
- Approximately 2.5 km from the outer ring road connecting the N7 with the Lucan by pass (N4) and the N81
- M50 motorway is approximately 6.4 km to the east
- Many international and national companies including Abbott Laboratories, Pfizer, United Drug, Xilinx and SAP
- Expertly managed campus environment with 24/7 security and CCTV cameras throughout

## DESCRIPTION

- Modern end of terrace business unit
- Solid concrete floor with power floated finish
- Insulated metal deck with translucent roof lighting
- Roller shutter door
- Clear internal height approximately 6.9 metres
- Office accommodation includes solid concrete floors with perimeter trunking, plastered and painted walls and suspended ceilings with recessed modular lighting

## ACCOMMODATION

The approximate gross external floor area of the property is as follows:

	SQ FT
Warehouse	1,919
2 Storey Offices	1,885
<b>Total</b>	<b>3,804</b>

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

## SERVICES

- All mains services available including 3 phase power

## BUILDING ENERGY RATING

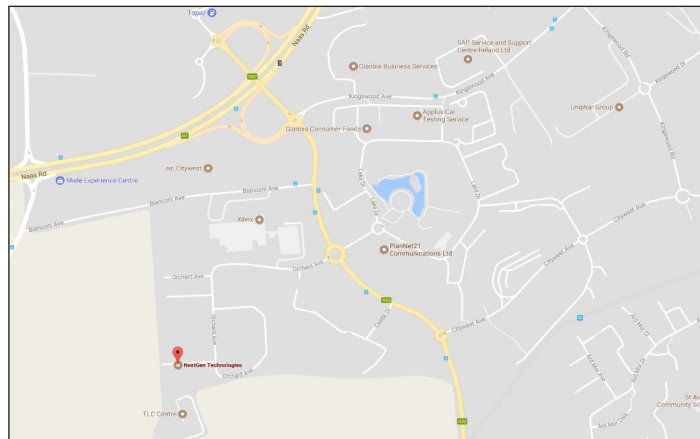
- BER: C2
- BER No. 800234973
- EPI: 291.32 kWh/m<sup>2</sup>/yr

## TERMS

Available For Sale

## PRICE/RENT

On application



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