

TO LET

5

RIVERWALK

CITYWEST BUSINESS CAMPUS, DUBLIN 24



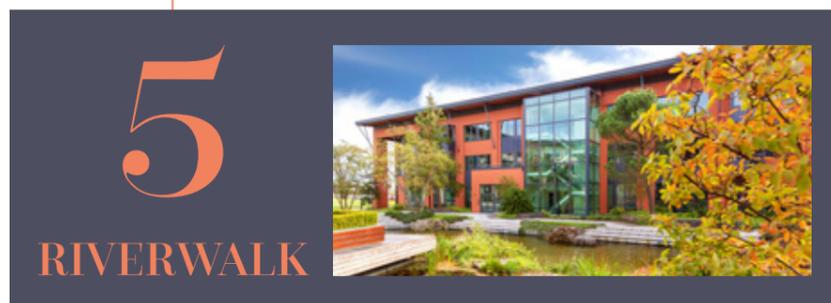
## LOCATION

Citywest Business Park is located approximately 15 km south west of Dublin city centre and is an established suburban business campus with over 160 national and international occupiers including Pfizer, Eir, Adobe, SAP & Glanbia.

The Business Campus is well serviced in terms of public transport. The property is an 8 minute walk from the LUAS Red Line which provides regular access to and from Dublin city centre. Within the park there is an internal shuttle service and the park is also served by Dublin Bus with multiple routes connecting the Park with the city and greater Dublin area.

5 Riverwalk is centrally located within the Business Park and offers easy access onto the Naas Road (N7) which leads onto the M50. The M50 is approximately 7 km from Citywest which leads to all major roadways both north and south of the city. Dublin Airport is located approximately 28 km north east from subject property while Dublin Port is approximately 18 km north east from the Park.

Citywest Shopping Centre is a 10 minute walk from the property, occupiers include Dunnes Stores, McCabes Pharmacy, Post Office, McDonalds & Costa Coffee. A wide range of amenities are within a 2 minute walk including cafes, restaurants, convenience stores & cashpoints. Citywest Hotel and Conference Centre is also located adjacent to the Park.



## TRANSPORT



THE LUAS RED LINE IS ACCESSIBLE AT THE CITYWEST AND CHEEVERSTOWN STOPS WITHIN 8 MINS WALK



AMPLE ONSITE PARKING - 103 CAR SPACES



MULTIPLE DUBLIN BUS ROUTES SERVE THE IMMEDIATE AREA



## DESCRIPTION

The available space comprises a modern 3 storey office building. The space is fitted with the 1st floor offering “plug n play” space.

The specification includes:

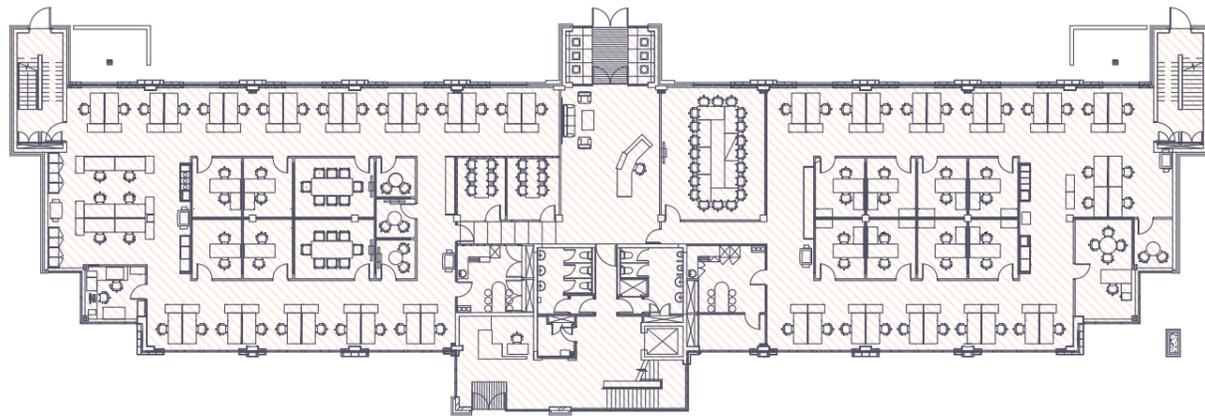
- » VRV air conditioning system
- » Suspended ceilings
- » Raised access floors
- » Fully cabled & comms rooms on each floor
- » Security access controls from the main entrance area
- » Fitted reception area
- » Board room
- » Meeting rooms
- » Break out areas
- » Fitted kitchen
- » Tea stations
- » Showers x2

## ACCOMMODATION

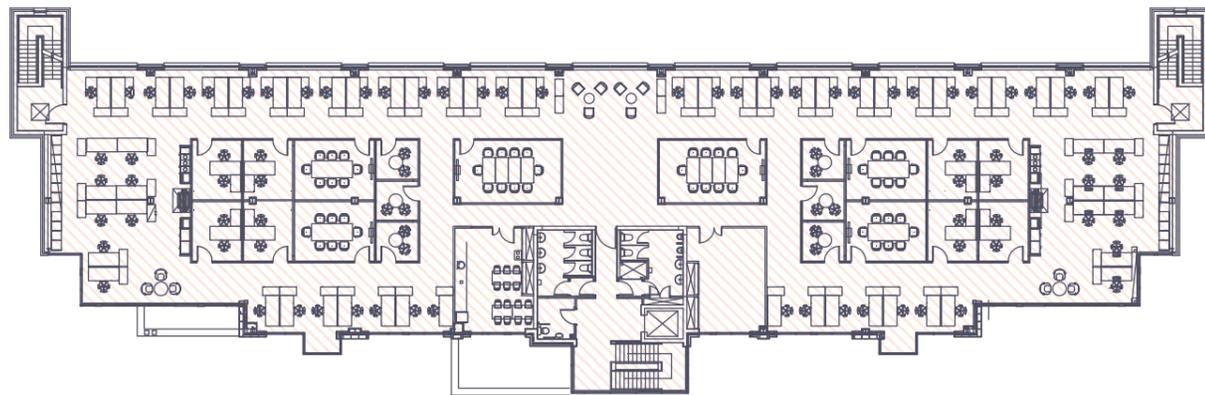
Description	Sq. M. (GIA) approx.	Sq. Ft. (GIA) approx.
Ground Floor	1,066	11,479
First Floor	1,038	11,172
Second Floor	1,038	11,172
<b>Total</b>	<b>3,142</b>	<b>33,823</b>



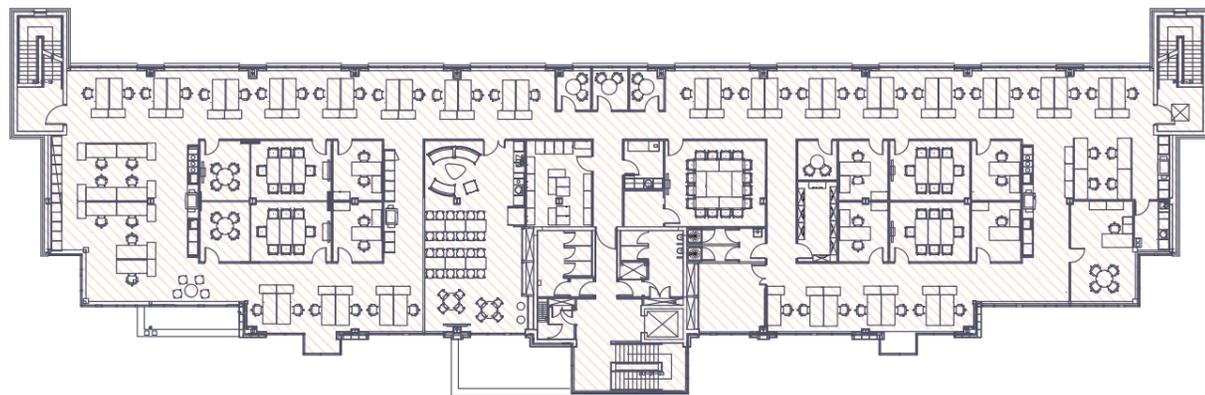
## FLOOR PLANS



**GROUND FLOOR LAYOUT**  
(EXCLUDES FURNITURE)



**FIRST FLOOR LAYOUT**  
(INCLUDES FURNITURE)



**SECOND FLOOR LAYOUT**  
(EXCLUDES FURNITURE)



### CONTACT

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### CAR PARKING

103 car parking spaces in total

### LEASE

The property is available by way of sub lease or assignment

### RENT

On application

### BER RATING



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