

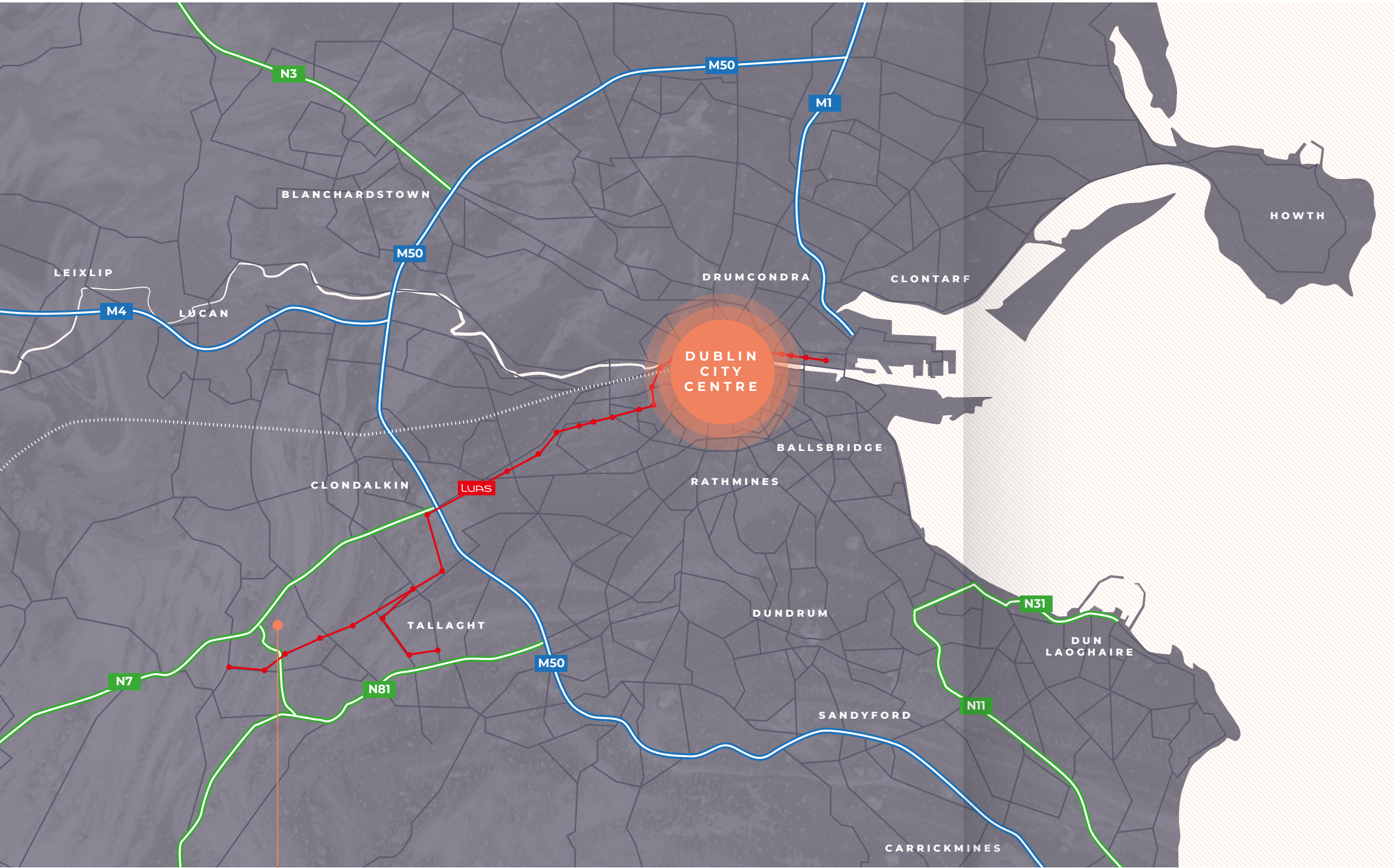
TO LET

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



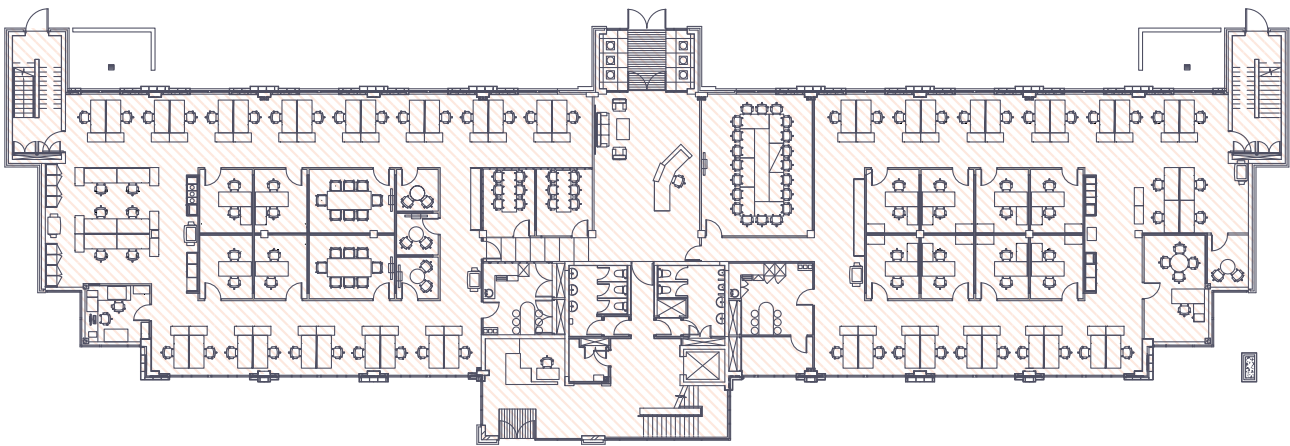
ACCOMMODATION

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
Total	3,142	33,823

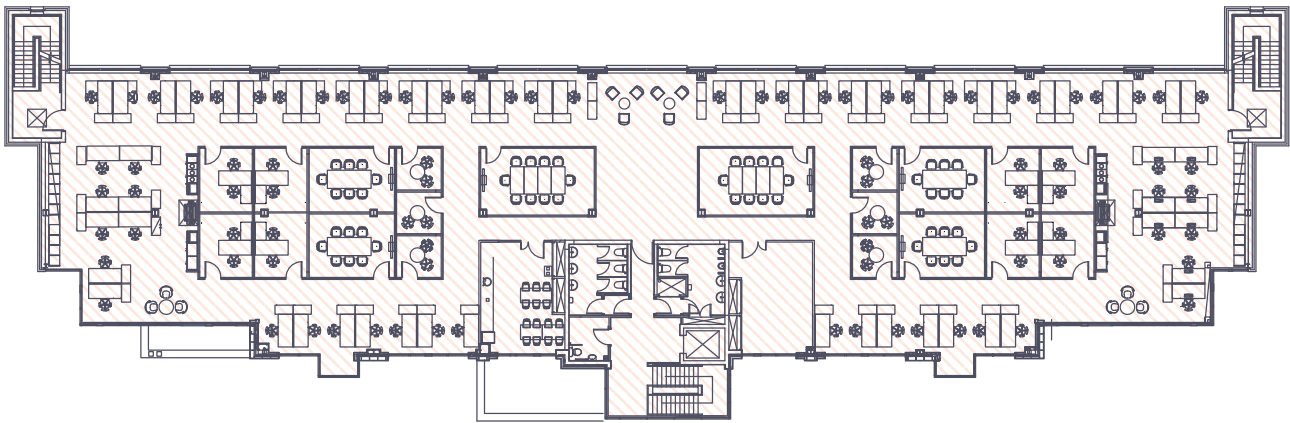




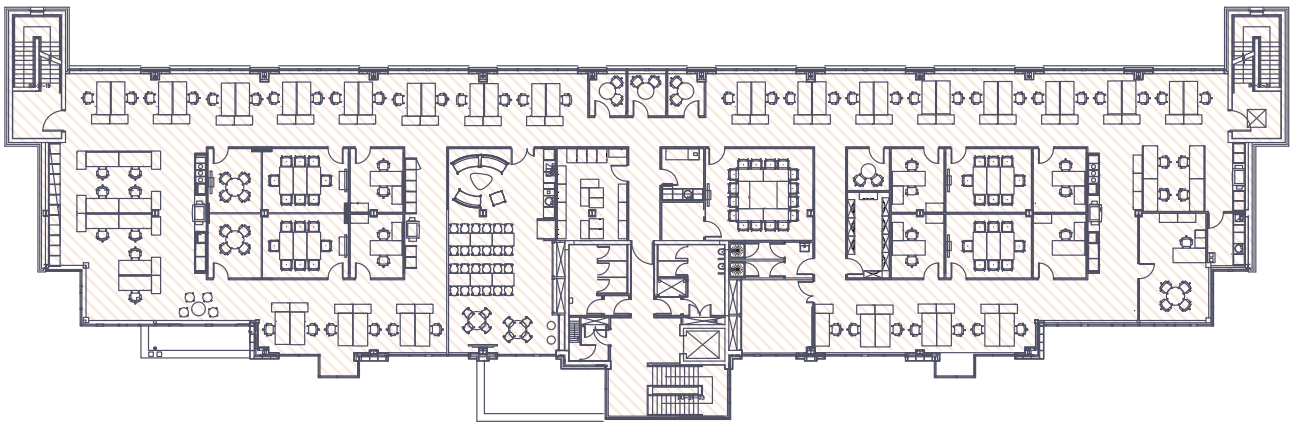
FLOOR PLANS



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



Disclaimer: These particulars are issued by Colliers on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, by Colliers for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Colliers, nor any of its employees has any authority to make any or give any representation or warranty in relation to the property.



