



## TO LET

4,736 SQ FT  
(439.99 SQ M)

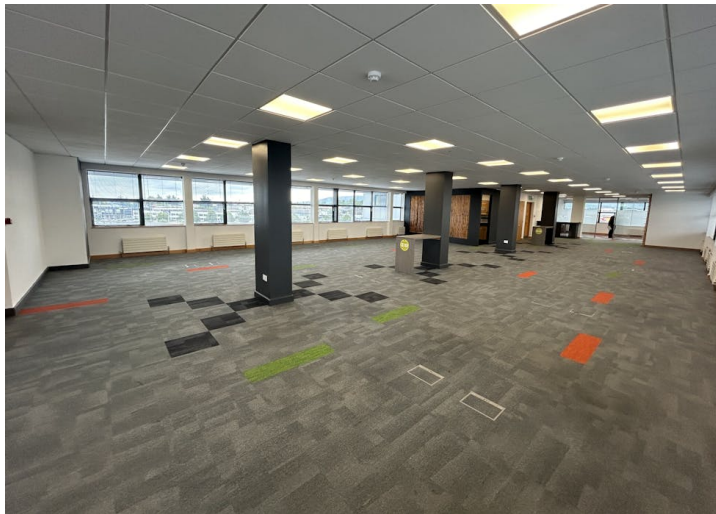
### Refurbished Penthouse Office

### Modern Office in Turn-Key Condition

- Recently Refurbished Penthouse Office
- Fully Fitted
- c. 440 sq. m. / 4,736 sq. ft. + 15 Car Spaces
- Excellent Transport Links
- New Flexible Lease Terms

# PENTHOUSE, WESTPOINT COURT

JFK Drive, Naas Road, D12 FN53



## Summary

Available Size	4,736 sq ft / 439.99 sq m
Rent	€14.50 per sq ft
Rates Payable	€2.11 per sq ft
Service Charge	€2.99 per sq ft
Car Parking	15 Car Parking Spaces
BER	B2 (800922478)

## Description

Westpoint Court consists of two modern, four storey office blocks enclosed by a secured, landscaped surface car park.

The Penthouse is located in Block 1 Westpoint Court and comprises a recently refurbished, open plan floor plate, with a large boardroom and feature office to the front.

The unit extends to c. 440 sq. m. / 4,736 sq. ft. and presents in turnkey condition, enabling a variety of fit-out arrangements.

The Penthouse has the benefit of 15 parking spaces, gas fired central heating, as well as both lift and stairwell access to the office.

## Specification

Fully Fitted  
Raised Access Floors  
Suspended Ceiling  
LED Lighting  
Partitioned Boardroom  
Feature Office  
Canteen / Kitchenette  
Designated WC's  
6 Person Passenger Lift

## Location

Westpoint Court enjoys prominent position in John F Kennedy Industrial Estate, accessed immediately off the Naas Road via John F Kennedy Drive, located c. 8km southwest from Dublin City Centre.

The development is strategically situated within a national Transport Hub, offering perspective occupiers ease of access to various national transport infrastructure links, notably;

Kylemore LUAS stop – c. 500m

Nearest Dublin Bus Stop – c. 550m

M50/N7 Interchange – c. 2.5km

Dublin Airport – c. 20km

Staff / Client amenities are located in close proximity to the building and include the Aspect Hotel, c. 2.5km and Ballymount Retail Centre, c. 3.5km.

## Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m	Tenure
Penthouse	4,736	439.99	To Let
<b>Total</b>	<b>4,736</b>	<b>439.99</b>	

## Terms

New Lease - Flexible Lease Terms Available

## Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



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