



GROUND FLOOR 3046 - 3050

LAKE DRIVE

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CITYWEST BUSINESS CAMPUS, DUBLIN 24

# Location

Citywest 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 such as Pfizer, Eir, Adobe, SAP, Glanbia.

3046 – 3050 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.

The Business Campus is well serviced in terms of public transport. The property is

a 10 minute walk from the Red LUAS 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.

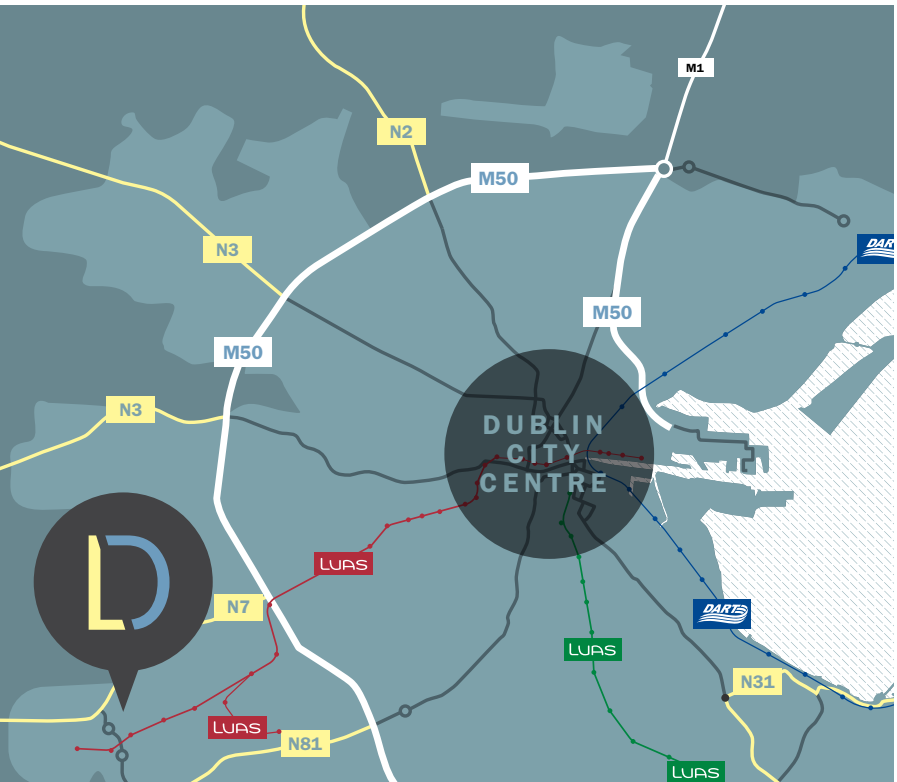
Citywest Shopping Centre is a 10 minute walk from the property - occupiers include Dunnes Stores, McCabes Pharmacy, Post Office, McDonalds & Costa Coffee.

A wide range of amenities are also available within the campus itself including cafes, restaurants, petrol stations, convenience stores & cashpoints. Citywest Hotel and Conference Centre is also located adjacent to the Park.

  
**AMPLE  
ONSITE PARKING**

  
**MULTIPLE  
DUBLIN BUS ROUTES**  
serve the immediate area

  
**THE LUAS RED LINE**  
is accessible at the Citywest and  
Cheeverstown LUAS stops

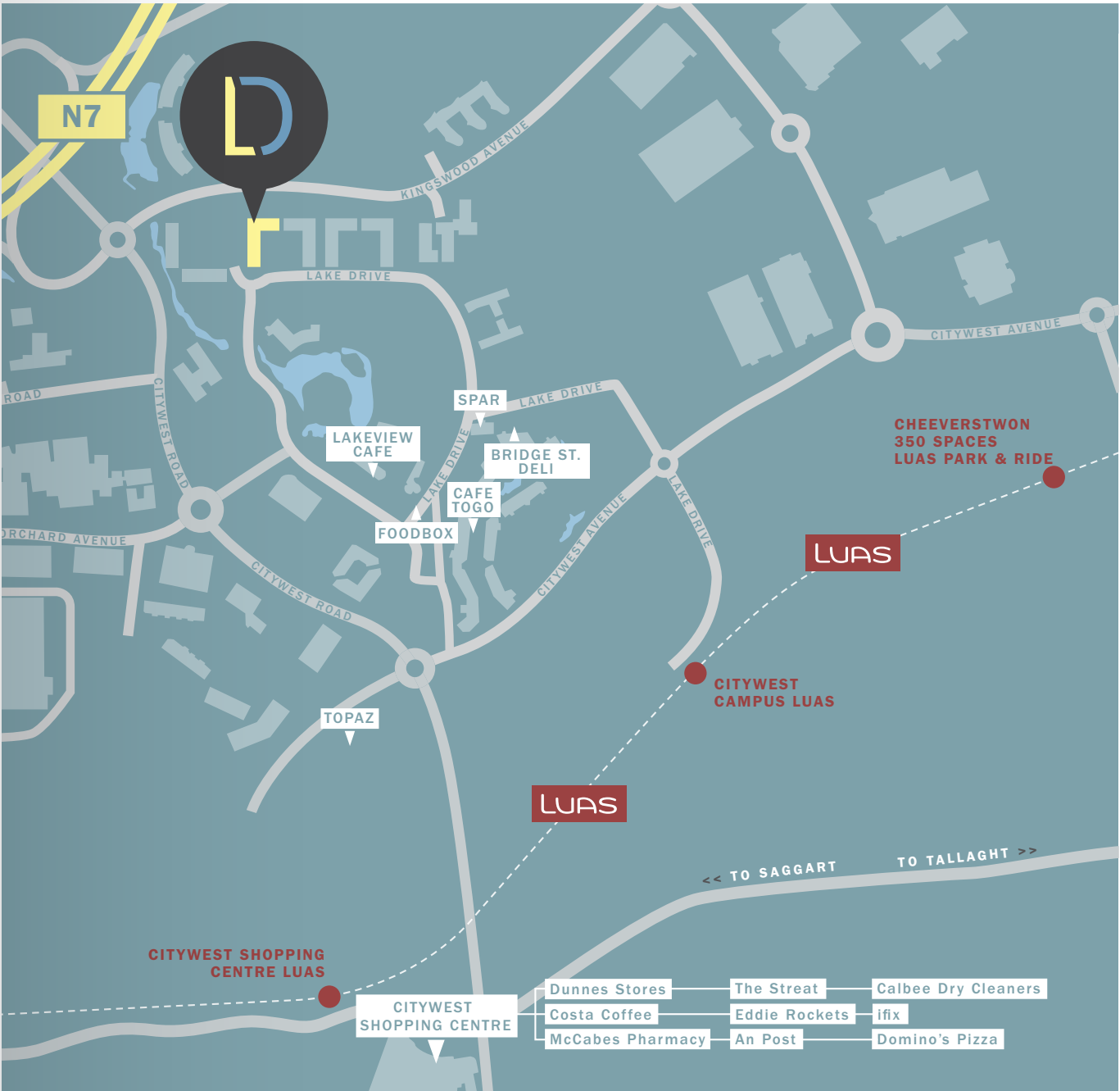


GROUND FLOOR 3046 - 3050 LAKE DRIVE



LUAS RED LINE  
JUST 10 MINS WALK

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CITYWEST BUSINESS CAMPUS,DUBLIN 24



# Description

The available space comprises the ground floor of a modern two storey detached office building. The ground floor comes to the market with a brand new high quality fit out in place which offers “plug and play” space to incoming occupiers.

## THE SPECIFICATION INCLUDES

- > VRV air conditioning system
- > Mixture of exposed and suspended ceilings
- > Raised access floors with floor boxes (1:10m2)
- > Fully cabled wired for power
- > Security access controls from the main entrance area
- > Shower facilities
- > Independent server and UPS rooms
- > Store rooms
- > Writable walls
- > Board room (accommodate groups up to 90)
- > Fitted kitchen
- > Private phone booths, 5 meeting rooms which can be converted to VC's
- > Break out areas



OPEN PLAN OFFICE



PHONE BOOTHS



BREAK OUT SPACE

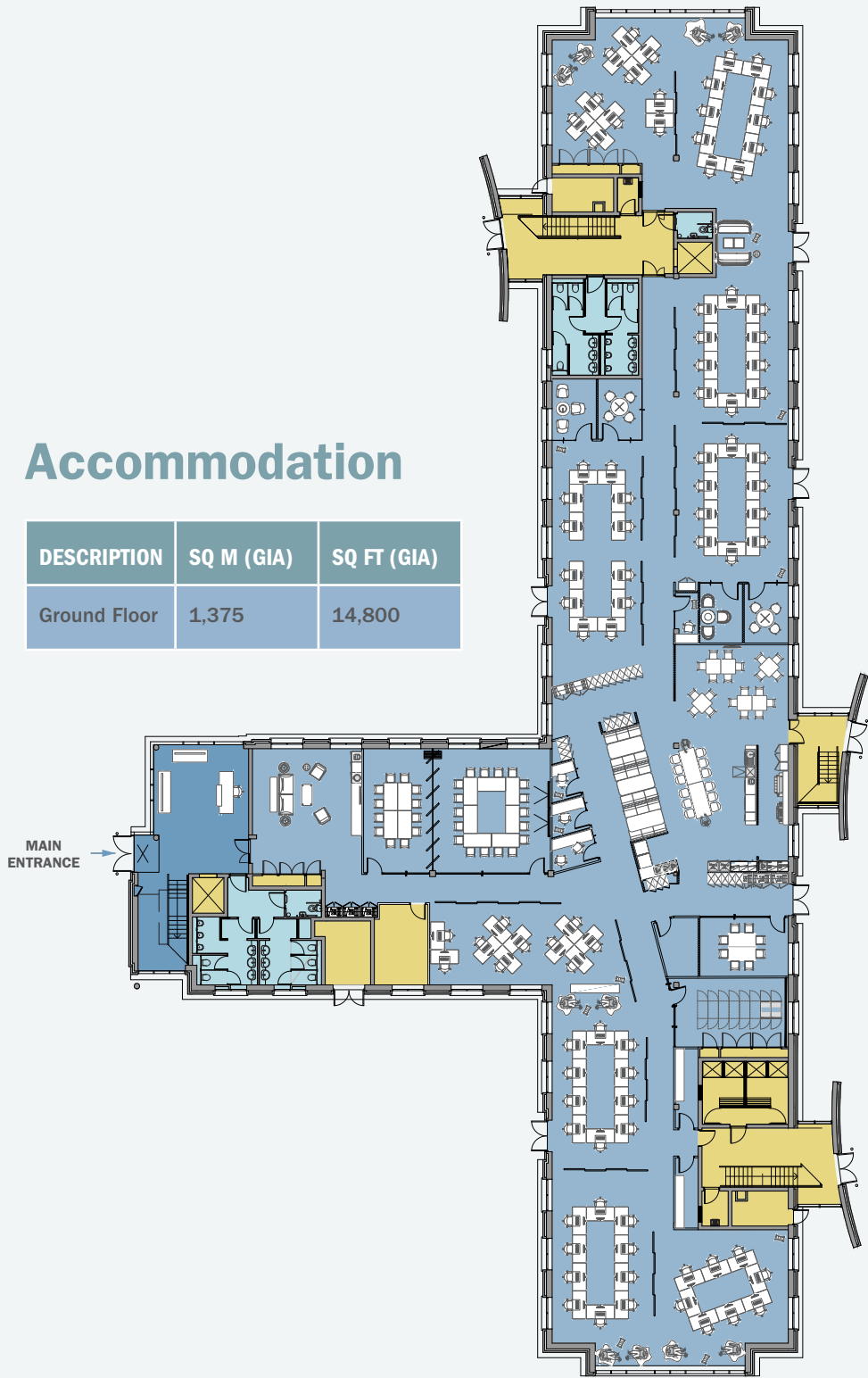
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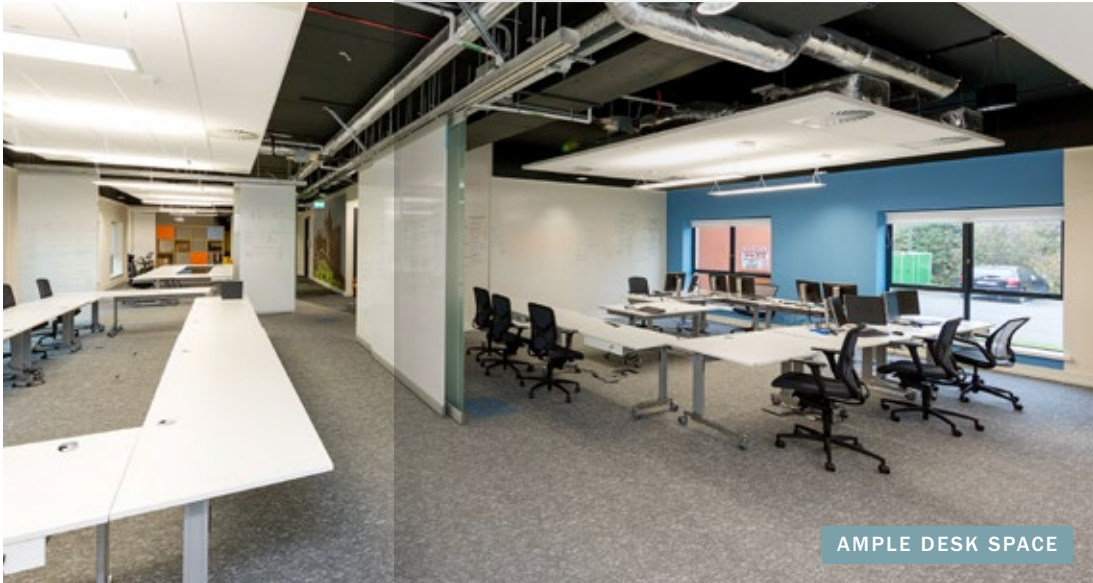


Accommodation

DESCRIPTION	SQ M (GIA)	SQ FT (GIA)
Ground Floor	1,375	14,800



CANTEEN



AMPLE DESK SPACE



RECEPTION





## Contact & Further Information

### CAR PARKING

55 spaces can be provided.

### LEASE

The property is available by way of sub lease.

### RENT

On application.

### BER



BER Number – 800443574

### CONTACT

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