

An aerial photograph of a commercial business campus. A large, irregularly shaped vacant lot is highlighted with a thick red border. The lot is covered in tall grass and some small trees. Surrounding the lot are several modern commercial buildings with flat roofs, parking lots, and landscaped areas with trees and walkways. A road with a roundabout is visible to the right of the lot. In the top right corner, there is a red rectangular box containing the Lisney Commercial Real Estate logo.

Lisney

COMMERCIAL REAL ESTATE

For Sale

SITE 3002 CITYWEST LAKE DRIVE | CITYWEST BUSINESS CAMPUS | DUBLIN 24



HIGH PROFILE DEVELOPMENT
SITE EXTENDING TO 0.77 HA
(1.9 ACRES).



EXCELLENT LOCATION,
SITUATED ALONG N7
NATIONAL ROAD AND
ONLY MINUTES FROM M50
INTERCHANGE.



AREA WELL SERVED BY PUBLIC
TRANSPORT INCLUDING
MULTIPLE DUBLIN BUS ROUTES
AND LUAS RED LINE.



EXCELLENT DEVELOPMENT
OPPORTUNITY.



ZONING - OBJECTIVE EE FOR
EMPLOYMENT AND ENTERPRISE
PURPOSES WITH A FOCUS ON
OFFICE-LED DEVELOPMENTS.



BUSINESS CAMPUS WITH
EXCELLENT OCCUPIER PROFILE,
INCLUDING BOOTS, PFIZER &
GLANBIA.

DESCRIPTION

Site 3002 is situated in a high profile location fronting onto the main Citywest Road (N82) and the internal Lake Drive on two sides, at the main entrance to the Lake Drive office zone within Citywest Business Campus. The subject property comprises a regular shaped site which extends to approx. 1.9 acres (0.77 Ha), and we note that there is no historic planning in place, however given the prestigious location there is scope for a landmark building to be constructed at the entrance to Lake Drive on the main Citywest Road.



LOCATION

The site is situated in Citywest Business Campus, strategically located along the Naas Road (N7) and only minutes from N7/M50 interchange providing easy access throughout the city and to wider national roads network. In addition to the advantage of the close proximity of the national roads, the area is also served by public transport, including multiple Dublin

Bus routes and LUAS red line. The surrounding area is predominantly commercial in character with a large number of light industrial and office buildings situated on the Business Campus. Other notable occupiers in the estate include National Broadband Ireland, GridBeyond, Glanbia, Pure Telecom, DPS Group, Pfizer Healthcare and Volvo Car.



SERVICES

We understand that all main services including sewerage, water, electricity, drainage and telephone are connected to the site.

QUOTING PRICE

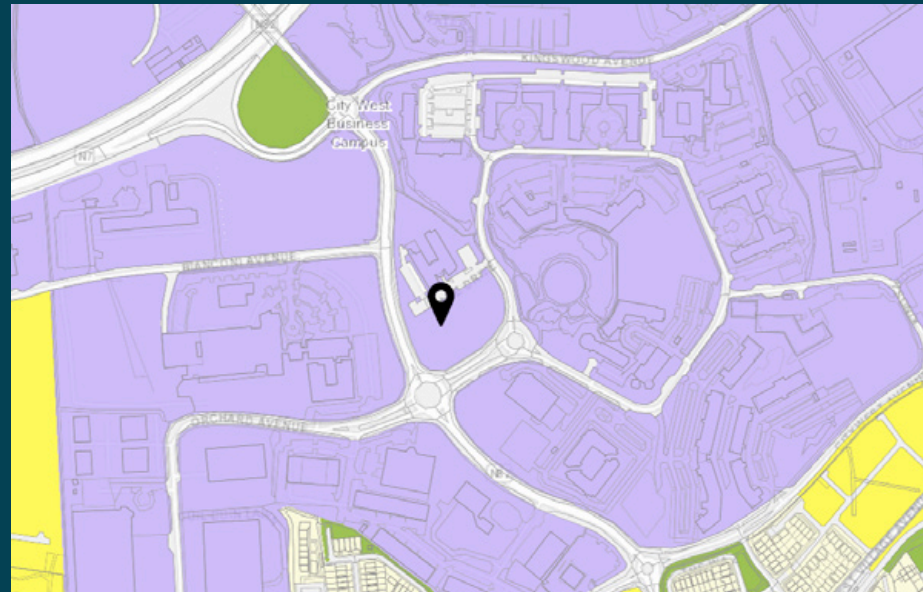
€1.35 m (exc)

TITLE

999 year long leasehold

ZONING

The property is located within an area zoned Objective EE, to provide for enterprise and employment related uses, under the South Dublin County Development Plan 2022 – 2028. Given the location of the property, any proposed development on the site will need to be primarily office led with the design, finish, and scale in keeping with the existing developments within this zone.



VIEWINGS / FURTHER INFORMATION

By appointment only with the sole selling agent Lisney.



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