

FOR SALE BY PRIVATE TREATY

3008 Lake Drive, Citywest Business Campus

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ABOUT THE PROPERTY

Well-presented fully fitted two storey office building.

Approximately 22,862 sq.ft (2,124 sq.m).

Centrally located in the highly sought after Citywest Business Campus.

Own door access.

70 surface car parking spaces.

Close to a range of existing amenities.

Close to numerous residential schemes.

LOCATION

Citywest is located approximately 15 km southwest of Dublin city centre. Citywest Business Campus is an established suburban business campus with international occupiers including Pfizer, Adobe, SAP, Fidelity, Nestle & Aspen Pharma. 3008 Lake Drive is centrally located within the Business Park and offers easy access onto the Naas Road (N7) which leads onto the M50 which links to all major roadways both north and south of the city. Dublin Airport is located approximately 28 km northeast from Citywest.

DESCRIPTION

3008 Lake Drive comprises an L-shaped own door office building which offers a total area of approximately 22,862 sq.ft (2,124 sq.m) over two floors. The building has a brick façade and pitched roof. The building offers a mix of cellular offices, large boardrooms, meeting rooms and open plan office layout. The office may be configured in any way to suit an occupier. The building benefits from a bright reception upon entry and an 8-person lift. There is a spacious canteen on the ground floor and a coffee dock on the first floor. The building includes extensive car parking for up to 70 cars.

FEATURES

- Suspended ceilings.
- Raised access floors.
- VRF Air Conditioning.
- Gas Heating.
- LED lighting with motion sensors.
- Wired for Power and Data.
- Dedicated fully equipped shower and changing facilities.
- Male and Female WC's on both floors.
- Wheelchair accessible WC.
- 8-person passenger lift.
- Extensive surface level car parking.

SCHEDULE OF ACCOMODATION

Total floor area: 22,862 sq.ft.



Citywest is located approximately 15 km southwest of Dublin city centre.

ACCESSIBILITY

- 10-minute walk to LUAS Red Line.
- 6-minute walk to various Dublin Bus stops. Routes 77A, 65B & 69.
- GoAhead Bus offers routes to UCD Belfield campus, Kildare, and Newbridge.
- Business Park serviced by shuttle bus.
- Located off the N7, offering easy access to the M50.

AMENITIES

- Spar (6 min walk)
- Circle K (4 min drive)
- Shuttle Bus (6 min walk)
- Lean Bean (6 min walk)
- Bel Cibo Citywest (6 min walk)
- Citywest Shopping Centre (4 min drive)

BER INFORMATION

BER B3

BER Nukmber: 800939076

Commerical energy rating have carried out a BER improvement report. The report demonstrates the BER rating can be brought from a B3 to A3. This report is available on request.

PRICE

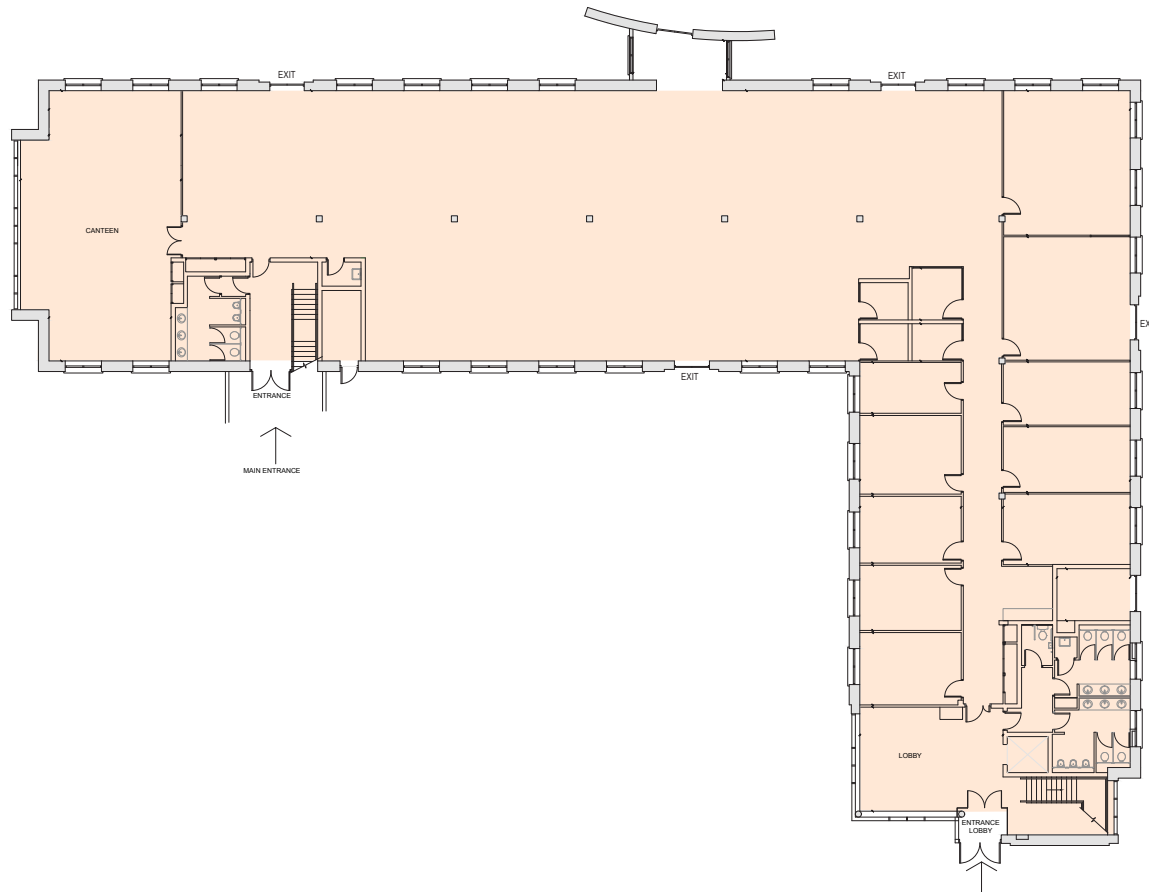
Price on application.



FLOOR PLANS

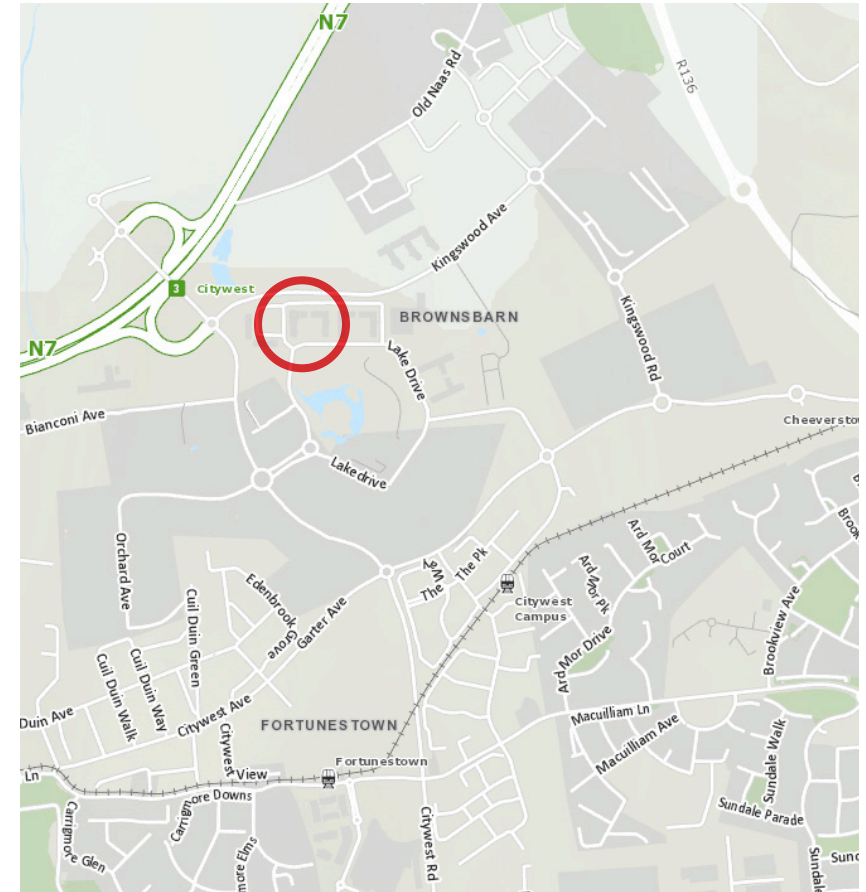
Not to scale, for identification purpose only

Ground Floor



LOCATION MAP

Please click [here](#) to find out more about the area



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Viewing strictly by appointment with the sole selling agent Lisney.

Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

