



# ACRES

## FOR SALE / TO LET

01 639 2945

ACRES.IE



## Unit 4036, Citywest Business Campus, Naas Road, Dublin 24

**BER C2**



CAR PARKING  
50+ SPACES



PUBLIC TRANSPORT  
(LUAS)



CANTEEN  
FACILITIES



TRANSPORT  
LINKS



CLEAR INTERNAL  
HEIGHT 7.6 – 9.3M



GRADE LEVEL  
DOOR x 1



RAISED ACCESS  
FLOOR



DATA  
CABLING



PASSENGER  
LIFT



FORKLIFT  
ACCESS

## LOCATION

Citywest Business Campus is strategically located on the Naas Dual Carriageway (N7) just 4kms southwest of the N7 interchange with the M50 motorway providing rapid motorway access to Dublin Airport, the Port Tunnel and all of the arterial routes leading from the city. Citywest Business Campus is a world-renowned campus that comprises approx. 50 hectares (120 acres) of highly landscaped innovative business space. The campus, home to over 120 companies, is Ireland's National Digital Park. More information on the campus can be found at [www.citywest.ie](http://www.citywest.ie).

## DESCRIPTION

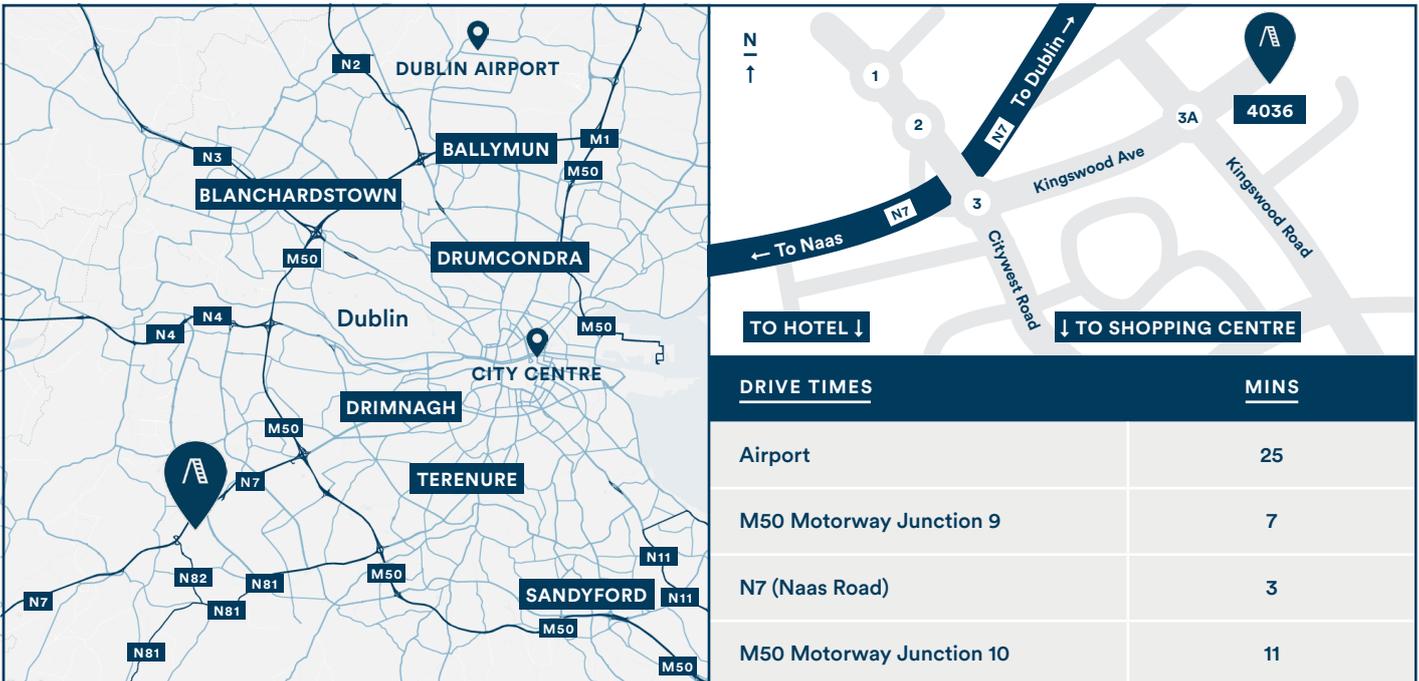
Unit 4036 is a high quality detached facility of metal frame construction with an insulated metal deck roof incorporating 10% translucent panels. The warehouse has concrete block walls to a height of approx. 3 metres, with insulated cladding over a sealed concrete floor. The eaves height is approx. 8 metres and loading access is via one automated ground level roller shutter door.

The office section is over two storeys and the fit out includes suspended ceilings with recessed lighting, painted and plastered walls, double glazed PVC windows, raised access floors, wall mounted sockets, gas fired radiators, toilets and a passenger lift.

ACCOMMODATION	SQ M	SQ FT
Warehouse	1,931.00	20,786
Ground floor office	521.14	5,609
1st floor office	521.14	5,609
Plant Rooms	30.85	332
<b>Total</b>	<b>3,004.13</b>	<b>32,336</b>

## TRANSPORT

Three Dublin Bus routes (50, 65B & 69) serve the campus from the city centre approximately every fifteen minutes. Three additional Dublin Bus feeder services to Tallaght Town Centre (a major public transport hub) and other suburbs. Citywest also operates a private express bus service to the city centre, suburban areas and to the Luas in the mornings and evenings. The Luas Red Line is approximately 900m from the subject property, within a 15 minute walking distance.



## GENERAL ENQUIRIES

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