

ESTABLISHED LOCATION WITH EFFICIENT,  
FLEXIBLE FLOORPLATES

# Key Highlights



High quality flexible office in a proven suburban location



Total site area of approx. 1.8 hectares (4.44 acres)



3 Interconnecting buildings (75,057 sq ft)



Generous surface parking with approx. 250 spaces



Available with full vacant possession



Long Leasehold. 999-year lease from April 2000



Guide Price: €7.5 million (€100 cap val psf)



# Location

## Prime Suburban Location with Excellent Connectivity

Situated just 20km southwest of Dublin city centre, Citywest is one of the capital's most successful suburban office destinations. The property enjoys immediate access to the N7 corridor, offering quick links to both Limerick and Cork, while the M50 motorway—Dublin's main orbital route—is only 5km away.

Public transport options are strong, with multiple Dublin Bus routes (including the 69 and 77A) serving the area. The Citywest Campus Luas stop is within a 10-minute walk, providing direct access to the city centre in 30 minutes.

The area offers strong retail and lifestyle amenities, with Citywest Shopping Centre on its doorstep. Tenants include Dunnes Stores, AIB, An Post, Costa, McCabes Pharmacy, Centric Health and Énergie Fitness, providing excellent services for both staff and visitors.



1012  
1014



LUAS RED LINE WITHIN 10 MINUTE WALK



DUBLIN BUS ROUTES: 69, 77A



IMMEDIATE ACCESS TO M50, N7 AND N61





1012  
1014

RICHMOND MARKETING

SOUTH WEST BUSINESS PARK

CHEEVERSTOWN LUAS STOP

N7

OFFICE DEPOT IRELAND

BLUEFISH PHARMA

BT IRELAND DATA CENTRE

UNIPHAR GROUP

SAP

GLANBIA

HIDDEN HEARING

UPS

NESTLE

VOLVO

PURE TELECOM

JOHN SISK & SON

BAUSCH + LOMB

GSK

ABBVIE

CITYWEST LUAS STOP

PFIZER

FIDELITY

ROCHE

UNILEVER

AGILE NETWORKS

MEDTRONIC

CANON

AMD

MICRO

# Description

## HQ office with flexible floorplates

1012–1014 Citywest is a HQ office comprising three fully interconnected blocks. The property was originally built for SAP who occupied the building from original construction in 2001 until 2022, when they moved their operations to the adjoining Waterside development.

Each Block 1012, 1013, and 1014 Kingswood Avenue has its own dedicated access, with the main reception located in Block 1012. Internal layouts provide a blend of open plan office space, private offices, and meeting rooms. There is a large, shared canteen facility with a fully fitted commercial kitchen in Block 1012.

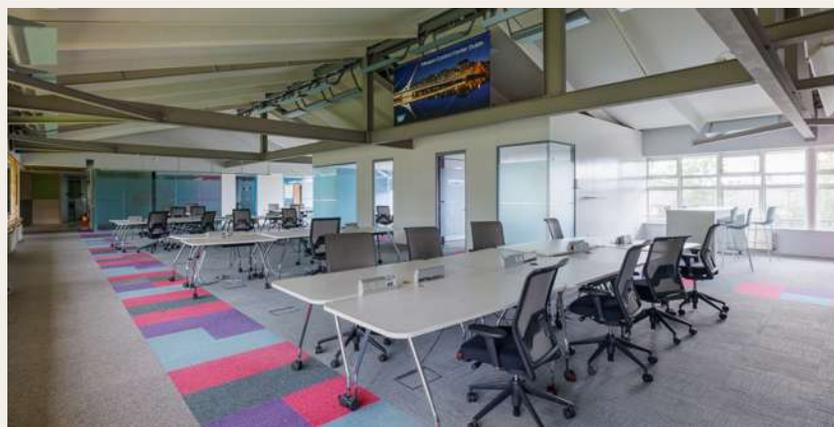
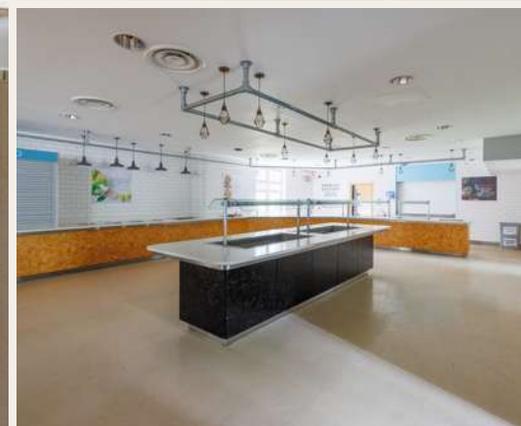
Each block is equipped with bathrooms on both floors, adjacent to stairs and lift cores. The layout allows the building to efficiently split into smaller constituent demises, allowing great flexibility to cater for all size requirements.

### Existing specification:

- Generous floor to ceiling height (approx. 2.75m on ground floor and approx. 2.55m on first floor).
- Raised access flooring (approx. 405mm).
- Cabled for wire and power.
- Large open plan canteen.
- Localised DX air conditioning systems.
- Significant car park provision with approx. 250 spaces.

## Parking / Additional Income

The site benefits from a well-landscaped environment and a substantial surface car park, offering approximately 250 spaces. 50 of these spaces are under license to Richmond Marketing at a fee of €45,000 p.a. commencing March 2025, with a break option after year one.



# Market Commentary

In recent years, office location preferences have evolved significantly. City centre demand remains robust, however locations in the suburbs or fringe markets attractiveness is increasingly related to connectivity.

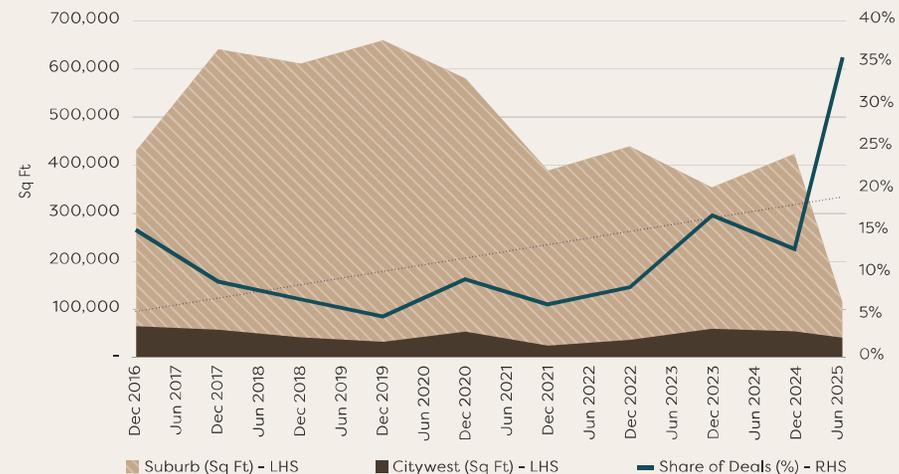
Citywest, in particular, has emerged as a standout performer among Dublin's suburban markets. Citywest has demonstrated continued tenant demand with rental growth, even in a shifting market environment. This has been driven by several key factors:

- Strong road and luas infrastructure, with connectivity to both Dublin city and the broader national network.
- High-quality campus-style environment with landscaped surroundings and amenities.
- Proximity to new and affordable housing. The area is especially appealing to companies with a broad commuting workforce, offering accessibility from Dublin, Kildare, and surrounding counties.

## Citywest - A growing share of the suburban market

Consistent transactional volume of lettings culminating in Citywest being a preferential suburban submarket. Citywest market share of total suburban transactions has significantly increased post covid, representing 36% of suburban transactions in H1 2025.

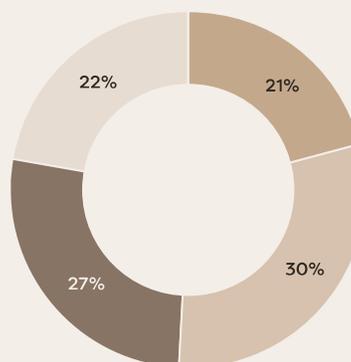
Citywest Take Up by Size Cohort (2019 - 2025 H1)



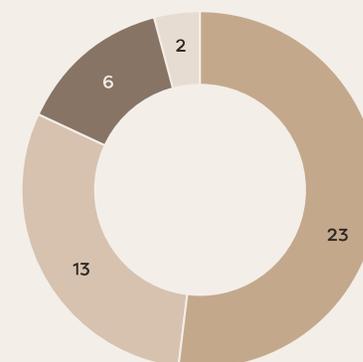
## Flexible and efficient floorplate

The strength of the building is the ability to adapt the floorplate size efficiently to a broad range of size requirements. With leasing activity for the submarket at most demand at sub 10,000 sq ft, this building will allow an owner or occupier the ability to target lettings at a broad range of sizes to include the most active size cohort.

Citywest Take Up - % of Deals by Sq Ft (2019 - 2025H1)



Citywest Take Up - No. of Deals (2019 - 2025H1)



■ 4,999 sq ft or less ■ 5,000-9,999 sq ft ■ 10,000-19,999 sq ft ■ 20,000-49,999 sq ft

## Leasing Demand

Demand and leasing activity has been robust and consistent for Citywest.

We believe the asset subject to repositioning will become an attractive option suitable for both HQ or multi-let strategies.

The building design allows for optimal interest by attracting leasing on the entirety, combination of two adjoining blocks, individual block, floor by floor or part floors.

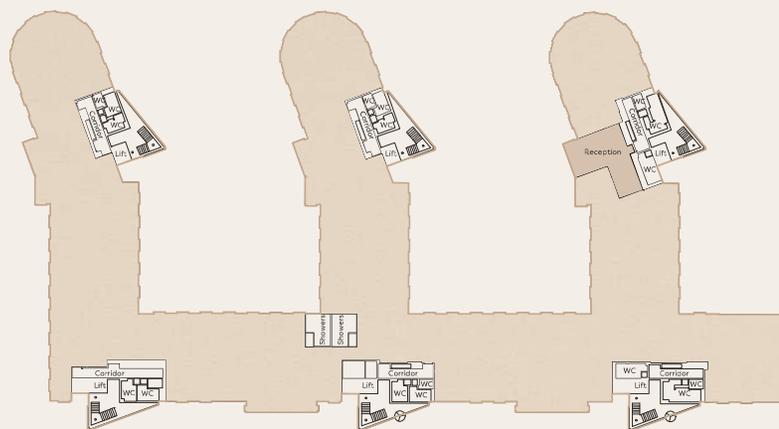
The individual blocks may also be of interest to owner occupiers, with owner occupiers being active in Citywest market over the last 12-18 months. We believe repositioned individual blocks will have demand from this cohort.

As part of the sales materials, we have a document within the data room that outlines the ability to subdivide into the constituent blocks in a compliant manner. The original design was to deliver separate blocks, so utilities and connections, plant and general design are all in place to deliver a multi-let strategy.

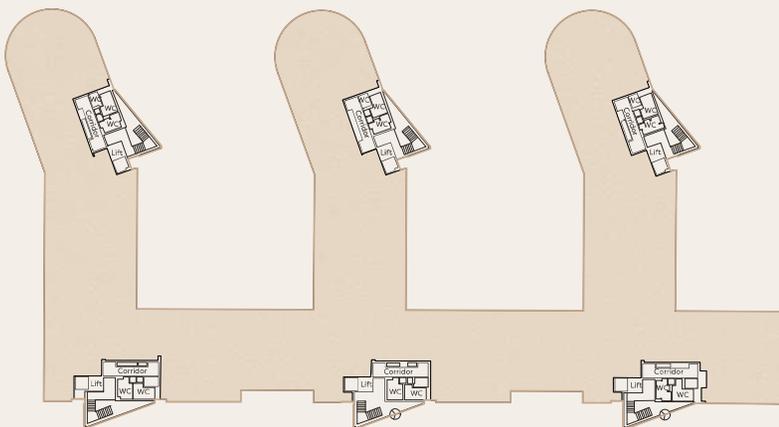
There is an opportunity to reposition this asset as a modern office building incorporating some key sustainable initiatives. With a good floor-to-ceiling height, excellent natural light and flexible floor plates, the foundations are clearly evident for an extensive refurbishment



## Floor Plans



Ground Floor



First Floor

## Schedule of Accommodation

Block	Floor	Description	Area sq m	Area sq ft
1012	Ground	Office	1261.2	13,575
	First	Office	1208.9	13,012
1013	Ground	Office	1251.9	13,475
	First	Office	1210.8	13,033
1014	Ground	Office	1,086.7	11,697
	First	Office	1070.4	11,522
<b>Total Ground Floor</b>			<b>3,599.8</b>	<b>38,747</b>
<b>Total First Floor</b>			<b>3,490.1</b>	<b>37,567</b>
<b>Total</b>			<b>7,089.9</b>	<b>76,314</b>

Measurements as per Malcolm Hollis assignable survey. Available in the data room.

Easily  
subdivisible  
floorplates

## Further Information

### Viewings

Strictly by prior appointment with sole agent Savills.

### Data Room

1012-1014-kingswood-avenue-citywest.com

### Guide Price

€7.5 million (€100 cap val psf)

### Building Energy Rating



BER no. 801088022

## Selling Agent



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