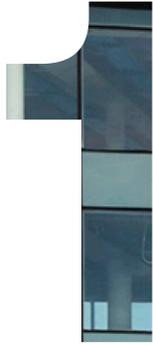


**FINE
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PROPERTY

WATERSIDE INNOVATION CAMPUS, CITYWEST, DUBLIN 24

finegrainproperty.com/watersideinnovationcampus

WATERSIDE INNOVATION CAMPUS



AT A GLANCE

Facts and figures about Waterside Innovation Campus.

[Pg. 4](#)



THE BUILDING

Modern office buildings in the heart of City West.

[Pg. 6](#)



THE OFFICE

Three fully fitted floors available extending to 27,539 sq.ft.

[Pg. 11](#)



THE CAMPUS

Waterside Innovation Campus is home to global occupiers including Glanbia, SAP & Fidelity.

[Pg. 13](#)



THE LOCATION

Adjacent to the N7 giving you direct access to the M50 within minutes.

[Pg. 15](#)



YOUR NEIGHBOURS

Citywest is home to over 130 international companies.

[Pg. 17](#)

FINE GRAIN PROPERTY

Waterside Innovation Campus, Citywest, Dublin 24



AT A GLANCE



25 mins from



25 mins from



Ample car parking
spaces



Raised access
floors wired for
power and data



Shower Facilities



BER rating C3



Luas Red Line



Bicycle storage



Citywest
Shopping Centre



Direct access to
N7 & M50



Ample lunch
amenities including
Avoca & Citywest
Shopping Centre



Fully furnished

BLOCK 5 ACCOMMODATION SCHEDULE

FLOORS	SQ.M	SQ FT
Ground	844	9,081
First	845	9,098
Total	1,689	18,179

BLOCK 4 ACCOMMODATION SCHEDULE (AVAILABLE FROM JANUARY 2024)

FLOORS	SQ.M	SQ FT
Ground Floor (Split A)	509	5,477
Ground Floor (Split B)	361	3,883
Total	870	9,360

FINE GRAIN PROPERTY

Waterside Innovation Campus, Citywest, Dublin 24



THE BUILDING

The available Blocks 4 & 5 are superb modern 3-storey office buildings extending to 27,539 sq.ft. Blocks 4 & 5 offer high quality office accommodation on ground and first floors.

Block 4 offers a ground floor split. Split A extending to 509 sq.m (5,477 sq.ft) and Split B extending to 361 sq.m (3,883 sq.ft). Block 5 offers ground and first floors which extend to 844 sq.m (9081 sq.ft) and 845 sq.m (9098 sq.ft) respectively.

The bright and efficient floor plates will be attractive for all occupiers and offer flexibility due to their rectangular shape.

The specification includes raised access floors with floor boxes wired for power and data, air conditioning, suspended ceilings and LED light fittings.

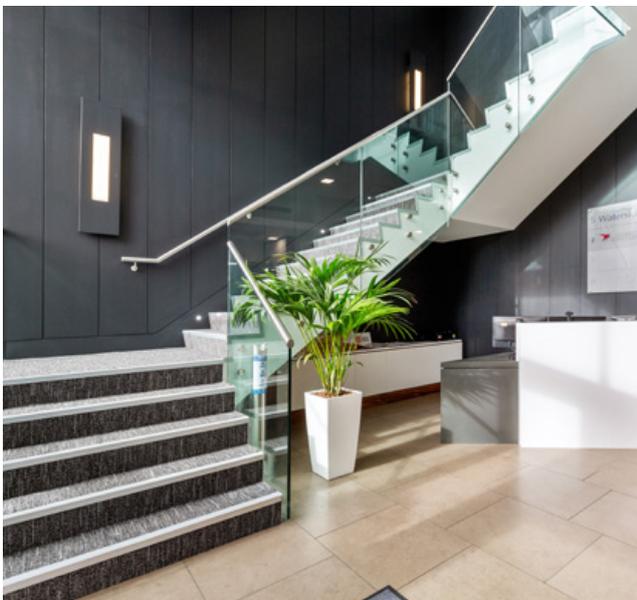
The floors are mostly open plan with some meeting rooms and private offices and are ready for tenants to occupy immediately.

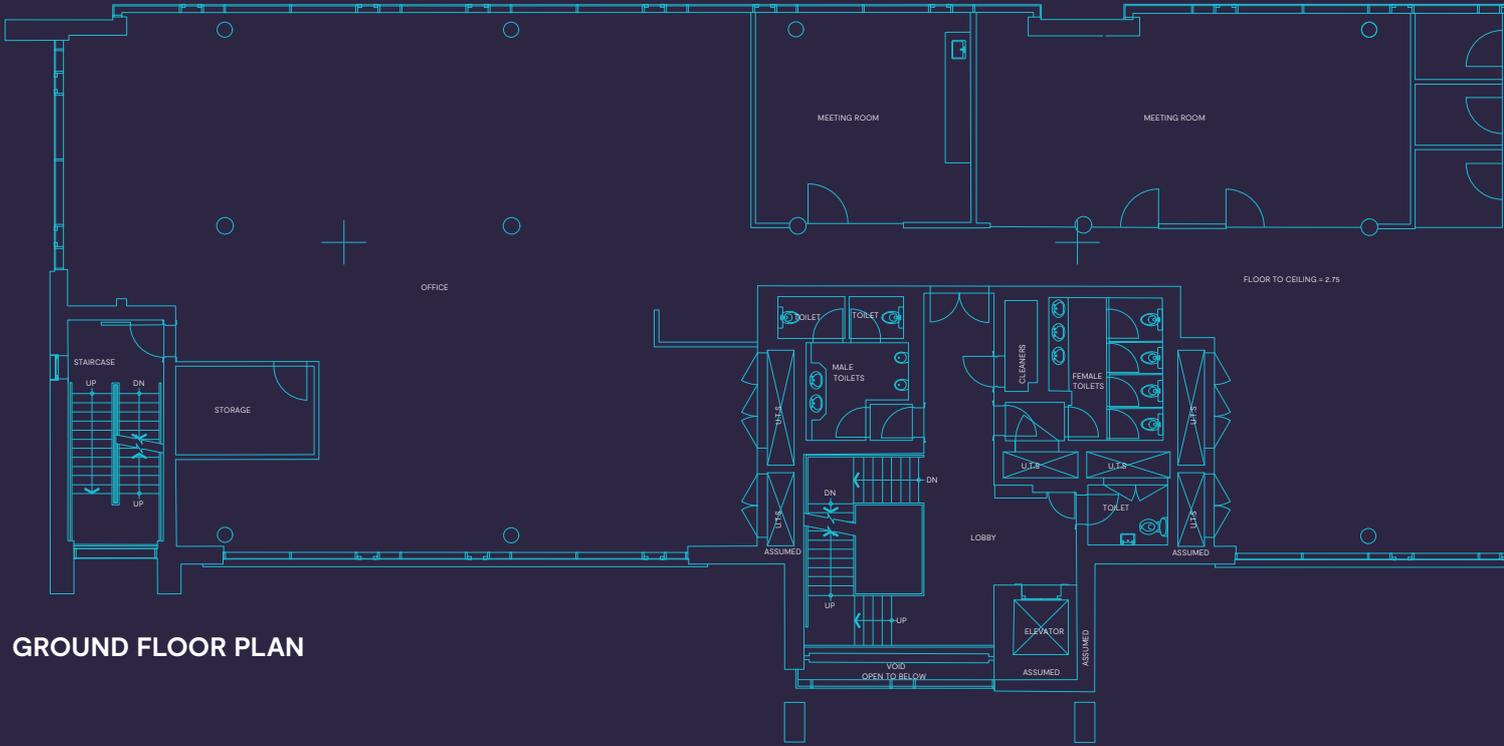


FINE GRAIN PROPERTY

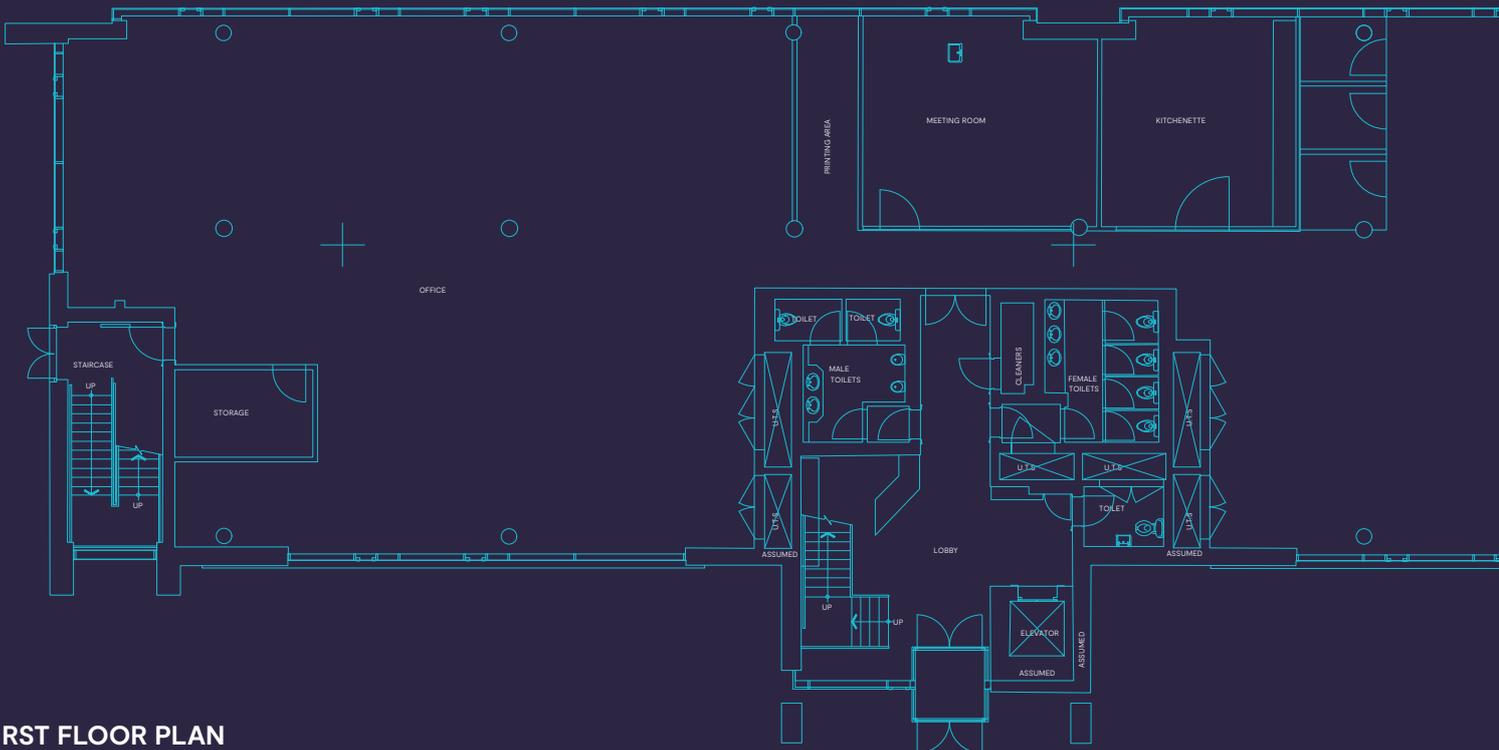
Waterside Innovation Campus, Citywest, Dublin 24







GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE OFFICES

Size

- Up to 27,539 sq.ft available
- Rectangular shaped floorplates

Interior features

Raised access floors with carpets

Suspended ceilings

Floor boxes wired for power and data

Air conditioning

Shower facility

Lift

Ample car parking spaces

Kitchenette facilities

Meeting rooms

LED light fittings

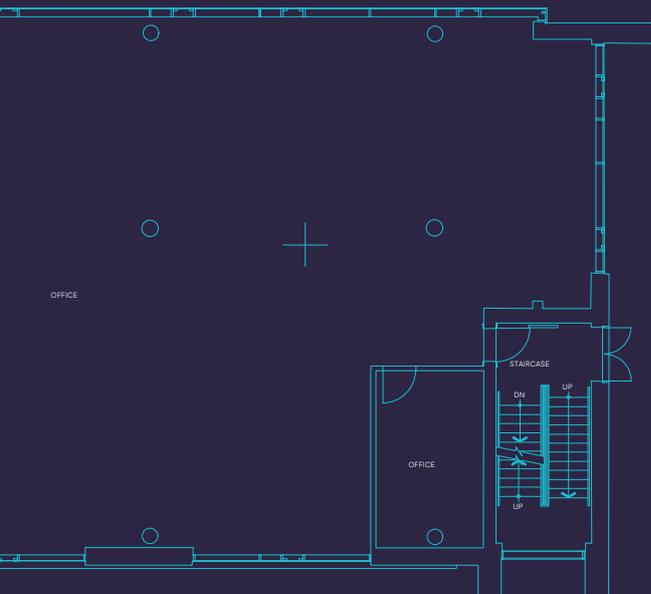
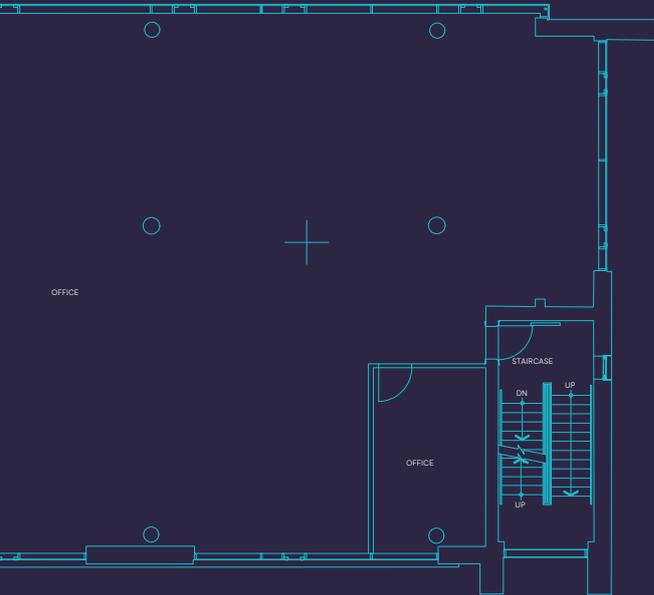
Communications room

Shared reception

Performance

BER 

Energy efficient LED Lighting



THE CAMPUS

Welcome to Waterside Innovation Campus, a landmark development in the heart of Citywest, Dublin 24.

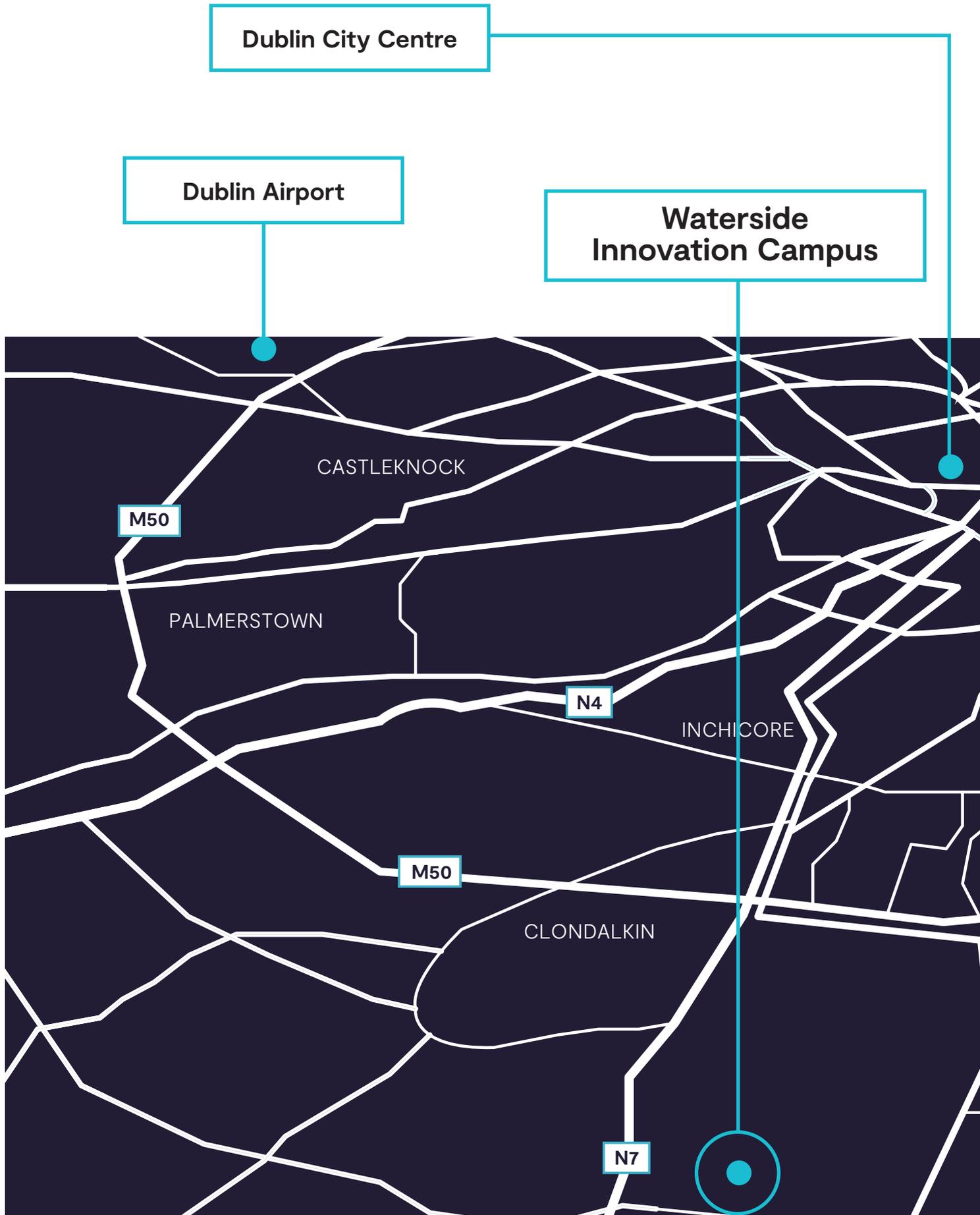
The easily recognisable buildings overlook the busy thoroughfare of the N7 and offer occupiers a location in one of Ireland's most accessible locations. Waterside Innovation Campus is made up of 5 office blocks extending to 220,000 sq.ft and is home to international occupiers including SAP, Glanbia, Fidelity, & Hidden Hearing.

Citywest is a purpose-built business campus which was meticulously planned to provide the needs of commercial occupiers by offering a variety of amenities, infrastructure and access to public transport links giving you direct links to Dublin City Centre.

Citywest is home to international occupiers including Miele, Pfizer, Uniphar, Roche, Canon, UPS and Sony on top of the occupiers already located in Waterside. Companies arrived here to expand and grow their presence in Ireland and continue to commit to Citywest for their future needs.

- 1 Citywest Business Campus by Numbers
- 2 1,000,000 sq.ft of Commercial Space
- 3 130 International Companies
- 4 25 mins Drive to City Centre
- 5 25 min Drive to Dublin Airport





Please note: The map is not to scale and for illustrative purposes only.

THE LOCATION

Waterside Innovation Campus is strategically located in Citywest Business Campus, one of the most accessible locations in Dublin. Citywest has a proven track record in attracting world leading companies and is home to 130 international and national occupiers.

Ideally located adjacent to the N7, Waterside Innovation Campus is a 5-minute drive to the M50 and a 25 minute drive to both Dublin City Centre and Dublin Airport.

Citywest is served by the Red Luas line and has ample bus routes going to and from the City Centre.

Waterside Innovation Campus benefits from an excellent array of amenities with a superb choice of shops and restaurants. The nearby Citywest Shopping Centre offers retail offerings including a gym, pharmacy, barbers, post office, Dunnes Stores, butchers and many more. Food and beverage offerings for staff include Avoca, McGettigans Cookhouse, Chopped, Dunnes Stores, Eddie Rockets & Baked.



YOUR NEIGHBOURS







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ABOUT FINE GRAIN PROPERTY

Fine Grain Property is an Irish-owned international commercial real estate investor and operator. Its business park property portfolio across Ireland comprises more than 1.2 million square feet of commercial real estate, and hosts more than 65 international and domestic clients.

Fine Grain Property's experienced team in Ireland seeks to build success for clients by enabling great workplace communities, which in turn help employers to attract and retain highly educated employees in Ireland, consistently the fastest-growing economy in Europe. Fine Grain Property delivers workplace solutions for its clients' real estate needs, allowing them to focus on their business.

For more information, visit
finegrainproperty.com

