

TO LET

**CITYWEST**  
**BUSINESS CAMPUS**  
3022 LAKE DRIVE, DUBLIN 24



## 3022 LAKE DRIVE

comprises an own door two storey office offering approximately 6,150 sq ft of brand new space per floor. It can be leased as a whole or by floor, benefiting from up to 44 surface car parking spaces including 2 EV chargers.

The space has been completely retrofitted to a very high standard and boasts an A3 BER rating, plus many additional energy saving features.

### SPECIFICATION

Grade A fit-out

EV Chargers

Double-height entrance

LED lighting with daylight control sensors

Dedicated fully-equipped shower and changing facilities

Solar panels directly supporting energy supply for the space

Cooling by a high-efficiency air source heat pumps (ASHP)

Intruder alarm and access control security system

Demand led mechanical ventilation





# LOCATION

## ↳ MATTERS

Citywest is located approximately 15 km south west of Dublin city centre. Citywest Business Campus is an established suburban business campus with international occupiers including Pfizer, Adobe, SAP, Takeda & Glanbia.

3022 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 north east from Citywest.

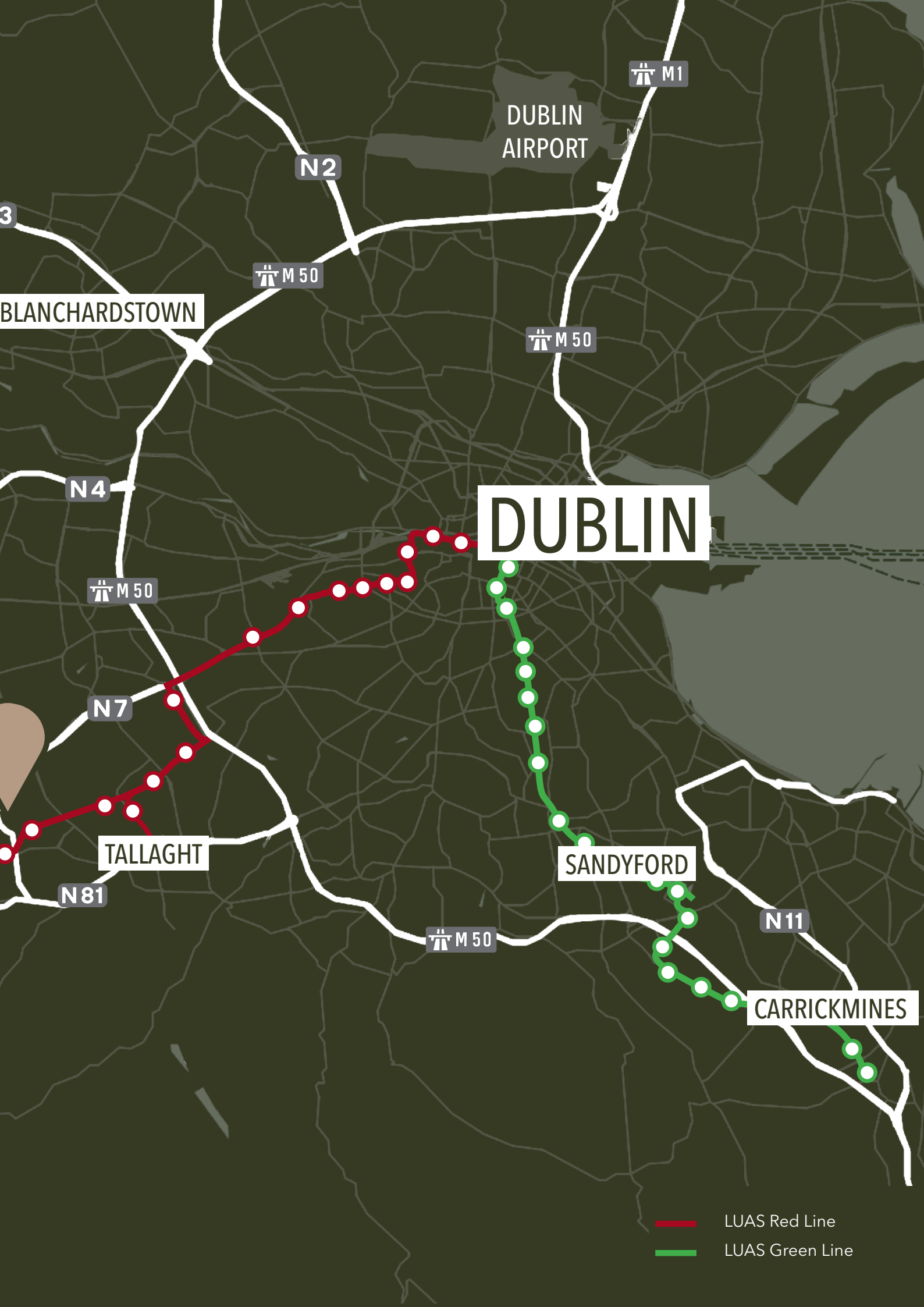
The Business Campus is well serviced in terms of public transport with the LUAS Red Line within a 10-minute walk from property which provides regular access to and from Dublin city centre. Within the park there is a campus shuttle service and the park is also served by Dublin Bus with multiple routes connecting the park with the city and greater Dublin area.

Citywest Shopping Centre is a 15-minute walk from the property - occupiers include Dunnes Stores, McDonalds, McCabes Pharmacy, Post Office & Costa Coffee. A wide range of amenities are also available within the campus itself including cafes, restaurants, petrol stations, convenience stores & cashpoints. Citywest Hotel and Conference Centre is also located adjacent to the Park.



### CITYWEST BUSINESS CAMPUS OCCUPIERS





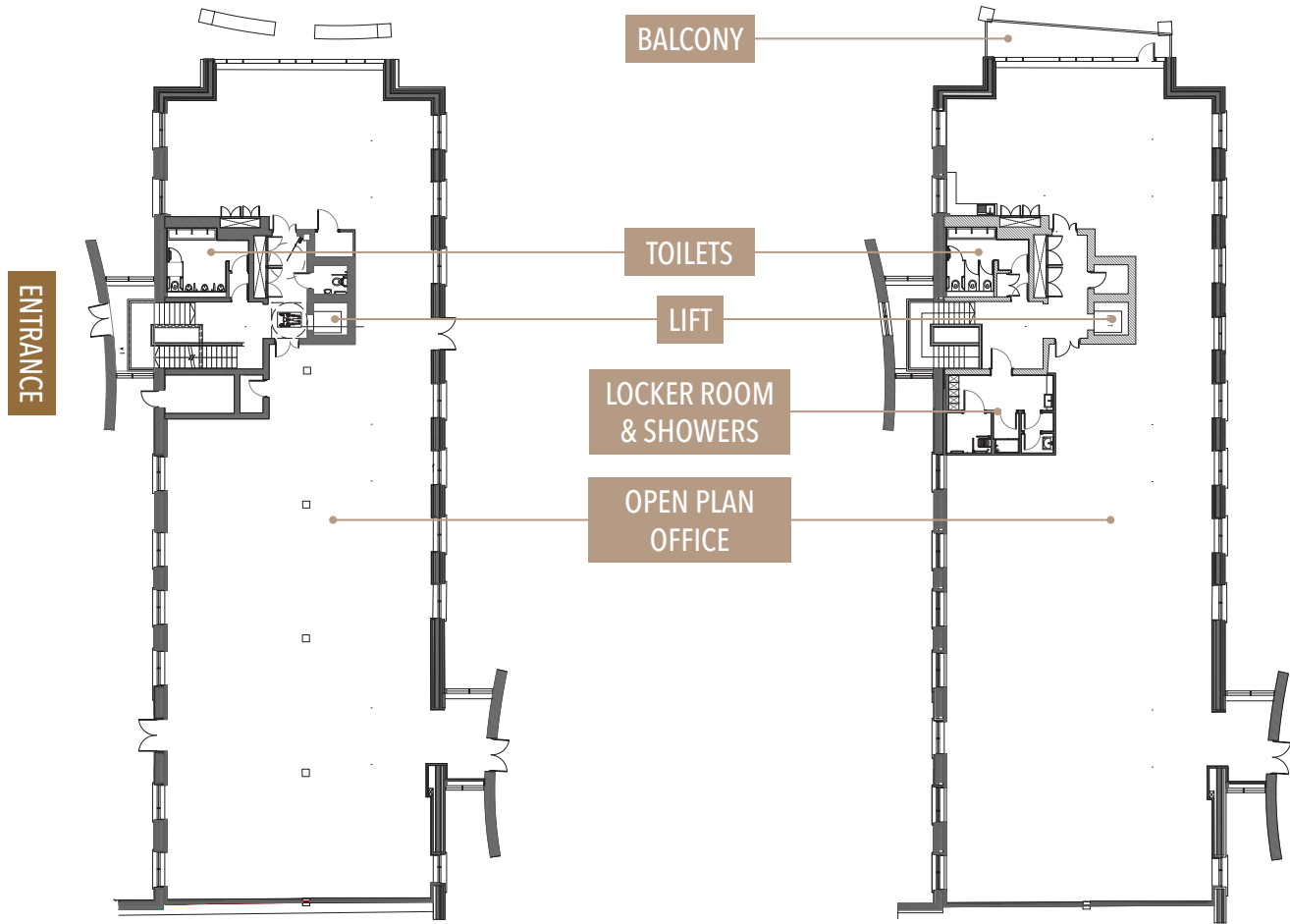
# DUBLIN

- LUAS Red Line
- LUAS Green Line

# FLOORPLANS

## GROUND

## FIRST



## ACCOMMODATION

| Floor        | Sq Ft         | Sq M         |
|--------------|---------------|--------------|
| Ground       | 6,155         | 572          |
| First        | 6,155         | 572          |
| <b>Total</b> | <b>12,309</b> | <b>1,144</b> |

## LEASE

New lease available directly from the Landlord

## RENT

On application

## BER

BER A3



## CONTACT

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