

BLOCK 3013 LAKE DRIVE



AT A GLANCE

Facts and figures about
3013 Lake Drive

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THE BUILDING

Modern office buildings in the heart
of Citywest.

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THE OFFICE

First floor unit comprising
3,400 sq. ft

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THE CAMPUS

Block 3013 is home to global occupiers including Bausch Health & Ideal Standards.

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THE LOCATION

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

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YOUR NEIGHBOURS

Citywest is home to over 130 international companies.

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FINE GRAIN PROPERTY

3013 Lake Drive, Citywest Business Campus, Dublin 24



AT A GLANCE



25 mins from



25 mins from



Citywest
Shopping Centre



7 min walk to Luas
Red Line



12 Car spaces
available



Raised access
floors



Ample lunch
amenities including
Avoca & Citywest
Shopping Centre



Air conditioning



Light fittings



Direct access to
N7 & M50

ACCOMMODATION SCHEDULE

FLOORS	SQ.M	SQ FT
First (Block A)	316	3,400
Total	316	3,400

FINE GRAIN PROPERTY

3013 Lake Drive, Citywest Business Campus, Dublin 24



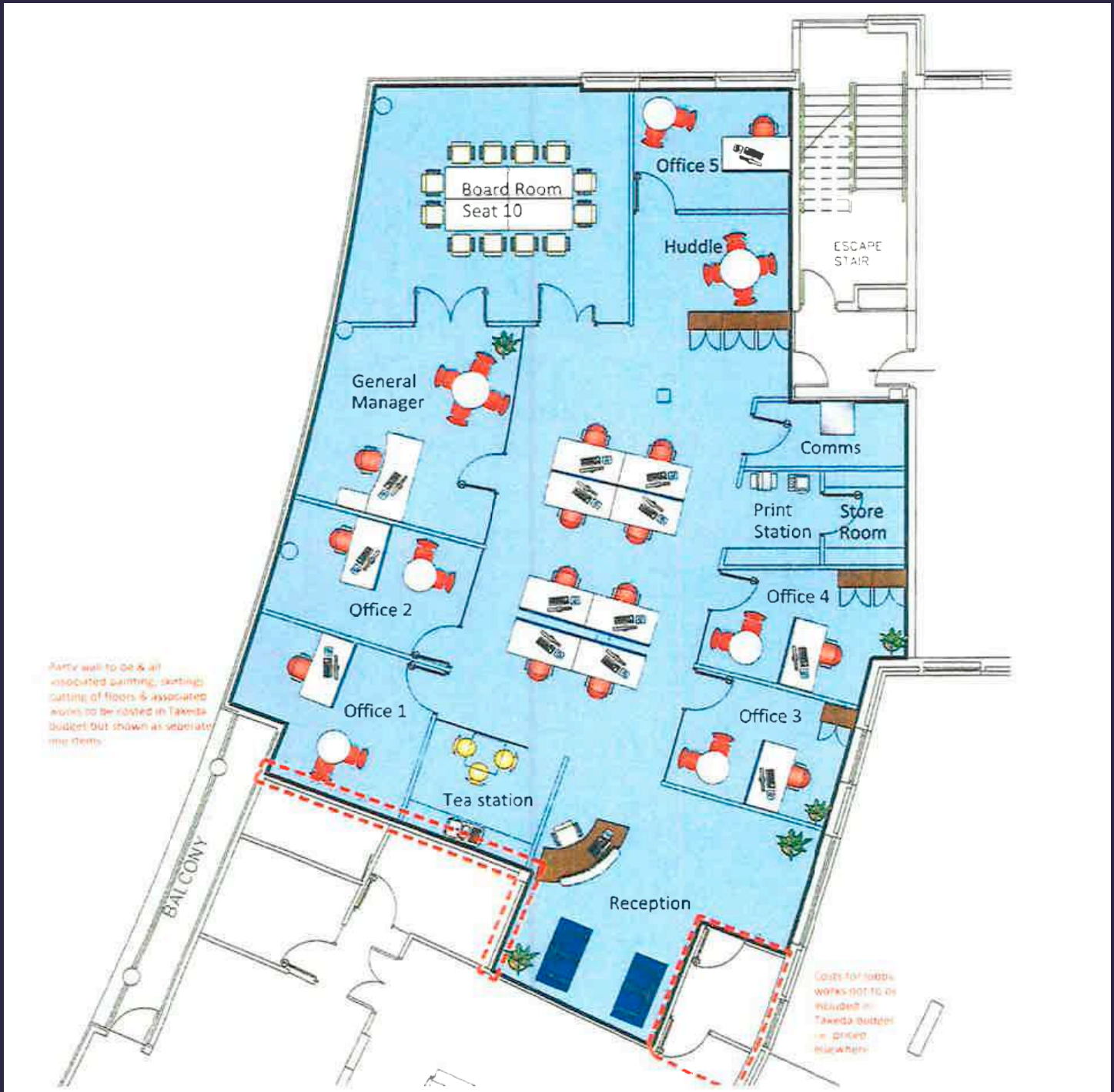
THE BUILDING

Block 3013 is a superb, modern, 3-storey office building. The available unit is located on the first floor of the West wing, overlooking the lake and comprises a total of 3,400 sq. ft. With a mix of open plan space, private offices and boardroom, this is an ideal location to suit a wide variety of needs.









THE OFFICES

Size

- 3,400 sq.ft available
- Rectangular shaped floor plate

Interior features

Raised access floors with carpets

Suspended ceilings

Light fittings

Wired for power and data

Air conditioning

Comms room and printing station

Lift

Ample car parking spaces

Kitchenette

Meeting rooms

Performance

BER 

New air conditioning system

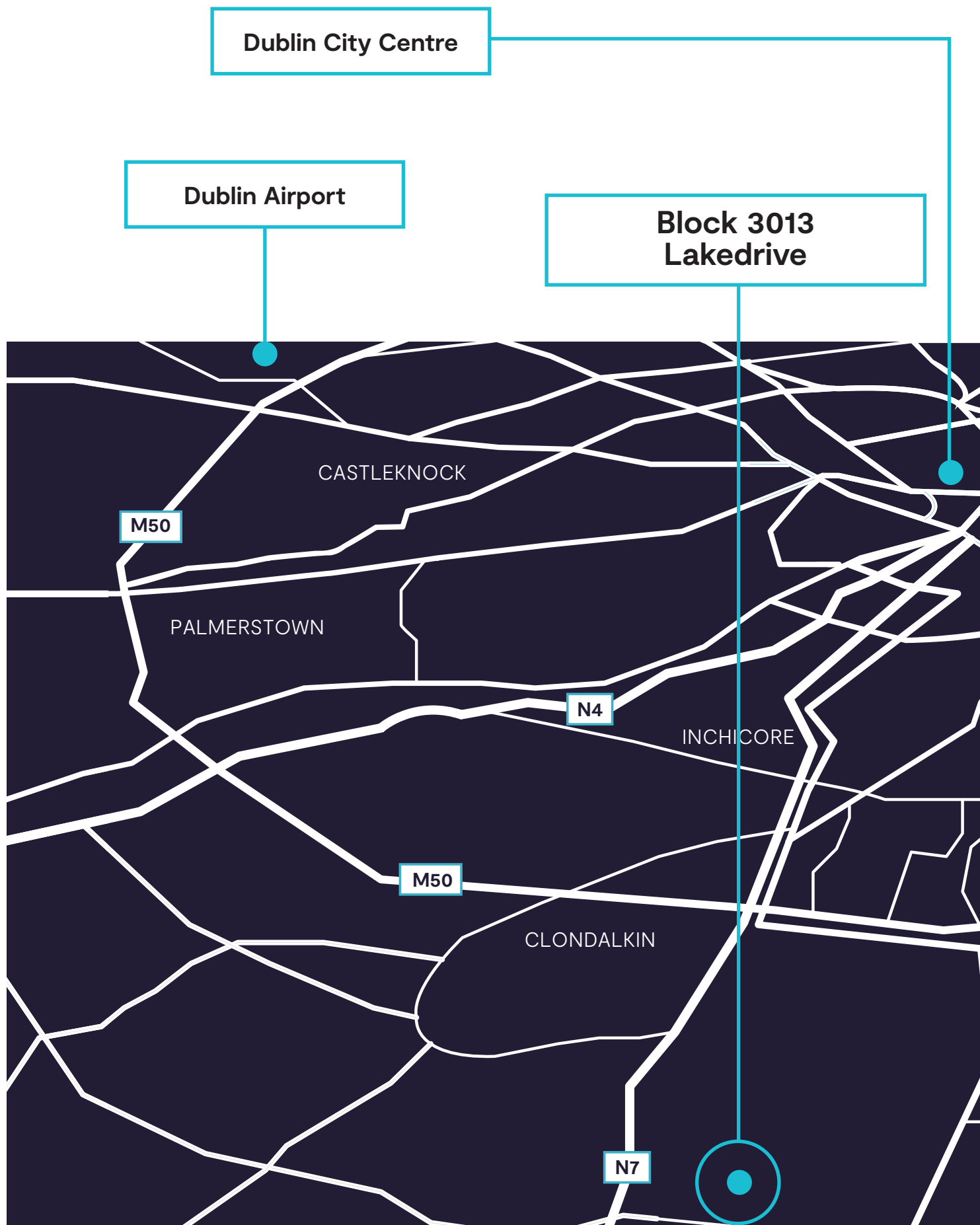
THE CAMPUS

Welcome to Block 3013 Lakedrive, located in the prestigious Citywest Business Campus in Dublin 24. This prime business hub hosts some of Ireland's most prominent international companies, including Roche, Aspen Pharma, Glanbia, Schneider Electric, UPS, Sisk, Colgate, and Bausch Healthcare. These companies have chosen Citywest to expand their presence in Ireland and continue to invest in the campus for their future growth.

Citywest is a purpose-built business campus, meticulously designed to meet the needs of commercial occupiers. It offers a variety of amenities, robust infrastructure, and excellent public transport links, providing direct access to Dublin City Centre.

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





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

THE LOCATION

Block 3013 Lakedrive is strategically situated within the Citywest Business Campus, one of the most accessible locations in Dublin. Citywest boasts a proven track record of attracting world-leading companies and is home to 130 international and national occupiers.

Ideally positioned adjacent to the N7, Block 3013 is just a 5-minute drive from the M50 and a 25-minute drive to both Dublin City Centre and Dublin Airport.

The campus is well-served by the Red Luas line and numerous bus routes to and from the city centre.

Block 3013 Lakedrive offers an excellent array of amenities, including a superb selection of shops and restaurants. The nearby Citywest Shopping Centre features a gym, pharmacy, barbers, post office, Dunnes Stores, butchers, and more. Food and beverage options for staff include Avoca, McGettigan's Cookhouse, Chopped, Dunnes Stores, Eddie Rocket's and Baked.



YOUR NEIGHBOURS







Lisney
COMMERCIAL REAL ESTATE



KEVIN CONLON

+353 (0)87 942 5278

kevin.conlon@finegrainproperty.com

CONOR LENNON

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42

+353 (0) 1 638 2704

+353 (0) 87 254 6809

clennon@lisney.com

lisney.com

JAMES NUGENT

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42

+353 (0) 1 638 2704

+353 (0) 86 838 0361

jnugent@lisney.com

lisney.com

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

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.



CITYWEST BUSINESS CAMPUS, DUBLIN 24