

For Sale/May Let

2005 Orchard Avenue, Citywest Business Campus,  
Citywest, Dublin 24 D24 N573

High Profile Industrial/Production Unit



- **Approximately 31,387 Sq Ft**
- High tech production and warehouse space
- Two storey finished office accommodation
- Prime South West Dublin location
- Warehouse eaves height approximately 6.4m
- Excellent car parking





Reception Area



First Floor Office Space

#### Location

- Situated on Orchard Avenue within Citywest Business Campus ([www.citywest.com](http://www.citywest.com))
- Expertly managed campus environment with 24/7 security and CCTV cameras throughout
- The campus is situated just off the N7 Naas Dual Carriageway and approximately 6km from the M50 Motorway which serves all main arterial routes to Dublin
- The campus can be accessed via the N81 Tallaght By-Pass or the N7 – Junction 2
- Occupiers within the campus include SAP, Independent News & Media, Xilinx, United Drug, Eir and Unilever
- The area is serviced by many public transport links including the Red Line Luas and multiple Dublin Bus services

#### Description

- Detached production/office facility
- The production area is of steel portal frame construction with a metal deck roof
- The warehouse space comprises four bays each having a span of approximately 16.75 m
- 1 dock and 1 grade level door provided to the western elevation
- Reinforced concrete floor with a power floated finish and a load bearing of approximately 50 KN/m<sup>2</sup>
- Two storey office accommodation to the front of the unit with plastered and painted walls, suspended ceilings, recessed lighting and a feature entrance
- The office accommodation is currently laid out in both cellular and open plan
- 42 exclusive parking spaces to the front elevation





Warehouse Area

### Accommodation

The approximate gross external floor areas are as follows:

	SO FT
Production	20,968
2 Storey Offices	10,419
<b>Total</b>	<b>31,387</b>
<i>Mezzanine</i>	<i>3,102</i>

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

### Building Energy Rating

BER: C1

BER No: 800557738

EPI: 270.82 KWh/m2/yr

### Services

- All mains services are available including 3 phase power
- Gas fired radiator heating to the office accommodation and gas fired infra red heater to the production area
- Intruder alarm system

### Terms

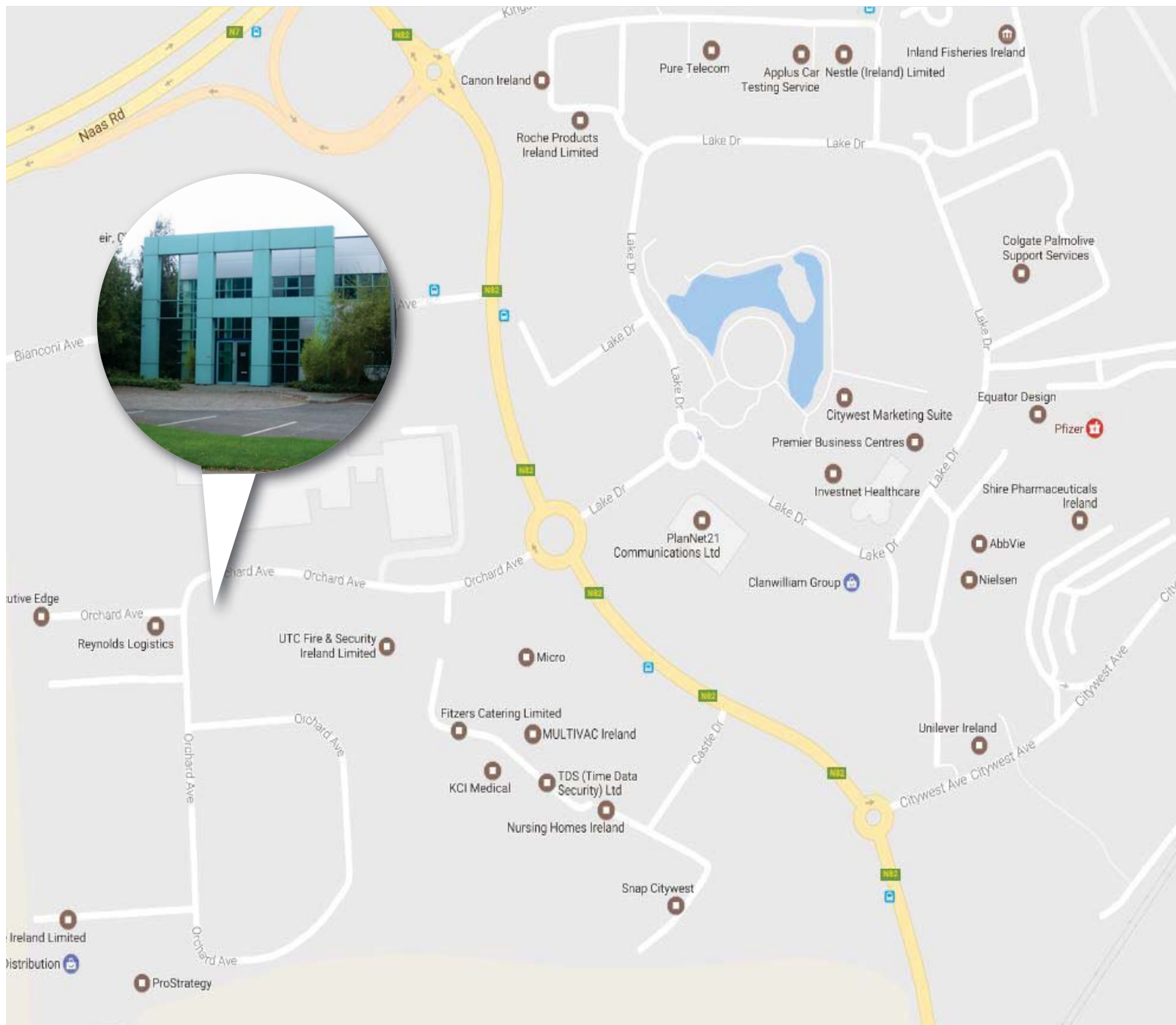
- For Sale with vacant possession

### Price/ Rent

- On application

### Viewing

- Strictly by appointment with the Sole Agent



**Nigel Healy**  
01 6731600  
[nigel.healy@eu.jll.com](mailto:nigel.healy@eu.jll.com)

**Sean Ryan McCaffrey**  
01 6731600  
[sean.ryanmccaffrey@eu.jll.com](mailto:sean.ryanmccaffrey@eu.jll.com)



## DISCLAIMER

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.