



# To Let

**BER C1**

## 2007/2008 Orchard Avenue, Citywest Business Campus, Dublin 24

- 101,430 Sq Ft
- Excellent location in Dublin's premier business park
- Highly accessible location close to the N7, M50 and with the benefit of a light rail Luas system
- Quality production facility with an eaves height measuring 6.4 m
- Unparalleled telecommunications infrastructure with resilient ducting laid providing a choice of telecom providers



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

Nigel Healy

Email: [nigel.healy@eu.jll.com](mailto:nigel.healy@eu.jll.com)

Tel: +353 1 6731635

Woody O'Neill

Email: [woody.o'neill@eu.jll.com](mailto:woody.o'neill@eu.jll.com)

Tel: +353 1 6731661

### SERVICES

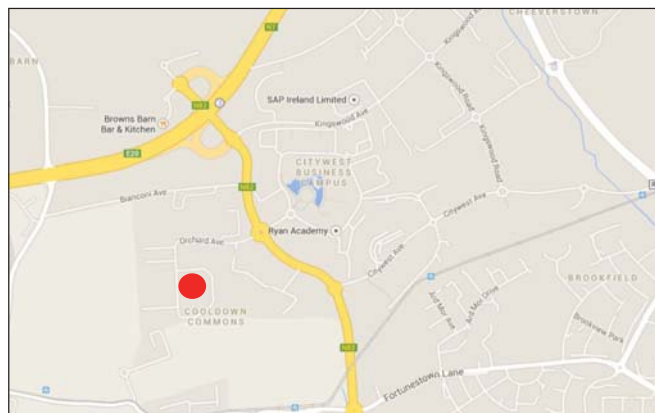
Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

## LOCATION

- Situated on Orchard Avenue within Citywest Business Campus ([www.citywest.com](http://www.citywest.com))
- Approximately 2.5 km from the outer ring road connecting the N7 with the Lucan by pass (N4) and the N81
- M50 motorway is approximately 6.4 km to the east
- Many international and national companies including Abbot Laboratories, Pfizer, United Drug, Xilinx and SAP
- Expertly managed campus environment with 24/7 security and CCTV cameras throughout

## DESCRIPTION

- Completed in two phases, the building is generally of steel portal frame construction with the original phase (completed in 1998) being in three bays each having a span of approximately 16.7 metres
- The extension, completed in 2001, is in four bays each having a span of approximately 17.4 metres
- The entire is covered with a twin skin insulated metal deck incorporating perspex roof lighting
- Loading access by means of 3 dock and 2 grade level loading doors
- Eaves height approximately 6.4m
- Quality 2 storey office accommodation provided to the western elevation
- Generally finished with plastered and painted walls, suspended ceilings, recessed lighting and perimeter trunking



## ACCOMMODATION

The approximate gross external floor area of the property is as follows:

	SQ FT
Production Area	79,385
2 Storey Offices	22,045
Total	101,430

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



## SERVICES

- All mains services available including 3 phase power
- The Campus hosts the landing point of the Global Crossing transatlantic fibre cable

## BUILDING ENERGY RATING

- BER: C1
- BER No. 800422677
- EPI: 868.21 kWh/m<sup>2</sup>/yr

## TERMS

Available to Let under the terms of a new long term lease



Nigel Healy  
[nigel.healy@eu.jll.com](mailto:nigel.healy@eu.jll.com)  
Tel: +353 1 6731635  
Woody O'Neill  
[woody.o'Neill@eu.jll.com](mailto:woody.o'Neill@eu.jll.com)  
Tel: +353 1 673 1661

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