

BLOCK 3013 LAKE DRIVE



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#### 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

Three floors of modern office  
space extending to 22,558 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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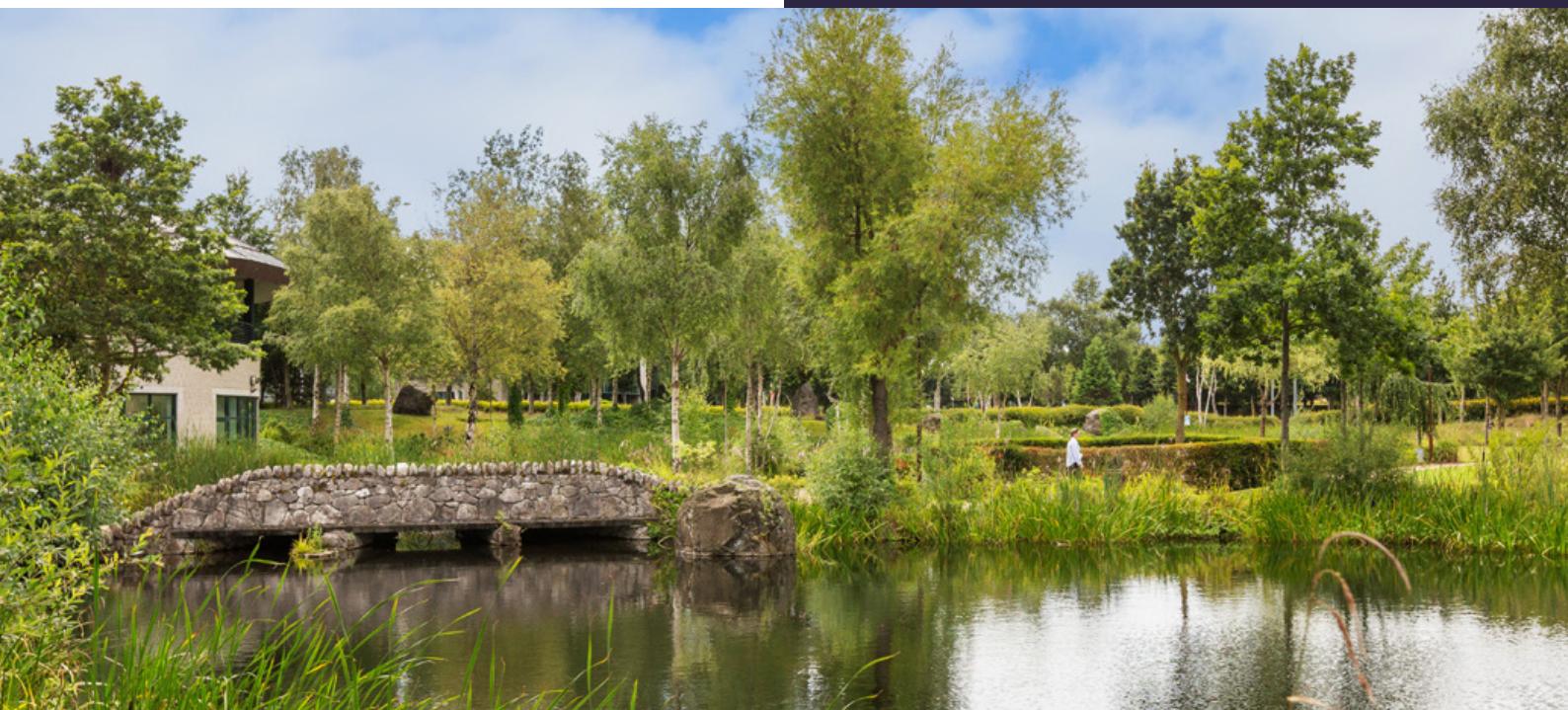
#### YOUR NEIGHBOURS

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



75 Car spaces  
available



Raised access  
floors



Shower Facilities



Target BER A3



7 min walk to Luas  
Red Line



LED Light fittings



Citywest  
Shopping Centre



Direct access to  
N7 & M50



Ample lunch  
amenities including  
Avoca & Citywest  
Shopping Centre



New VRF air  
conditioning  
system.

## ACCOMMODATION SCHEDULE

### EAST WING

FLOORS	SQ.M	SQ FT
Ground	653.47	7,034
First	667.85	7,189
Second	458.48	4,935
Total	1,780	19,158

### WEST WING

FLOORS	SQ.M	SQ FT
First	316	3,400
Total	316	3,400

**FINE GRAIN PROPERTY**

3013 Lake Drive, Citywest Business Campus, Dublin 24

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# THE BUILDING

Block 3013 is a superb, modern, 3-storey office building, spanning a total of 22,558 sq.m (22,592 sq. ft). The building features an upgraded landlord specification, providing partially fitted spaces ready for immediate occupation.

The building will have an A3 BER rating following extensive upgrade works to include a new air conditioning system throughout.

- The ground floor offers 660 sq.m of office space, complete with a fully fitted kitchenette and a reception area.
- The first and second floors provide 665 sq.m and 458 sq.m of bright and spacious floor plates with a brand new CAT A specification.

The bright and efficient floor plates will appeal to all occupiers, offering flexibility due to their rectangular shape. The new landlord specification includes raised access floors, air conditioning, suspended ceilings, and LED light fittings.

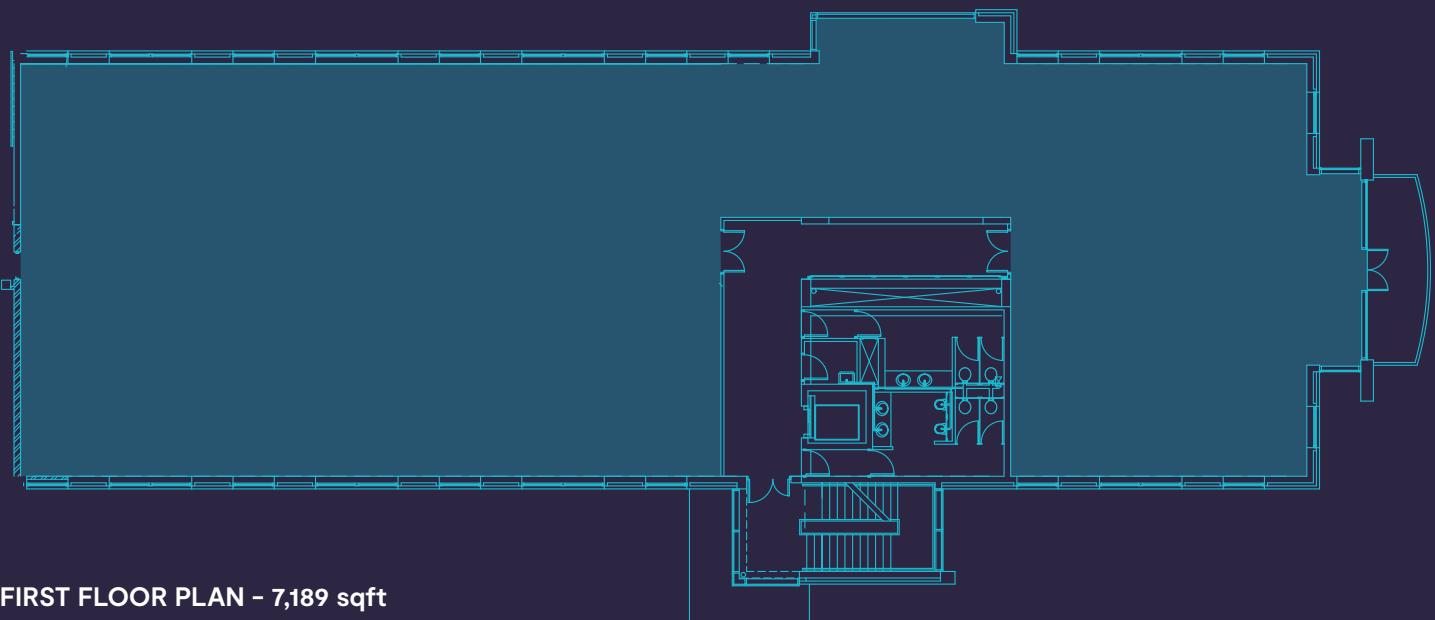
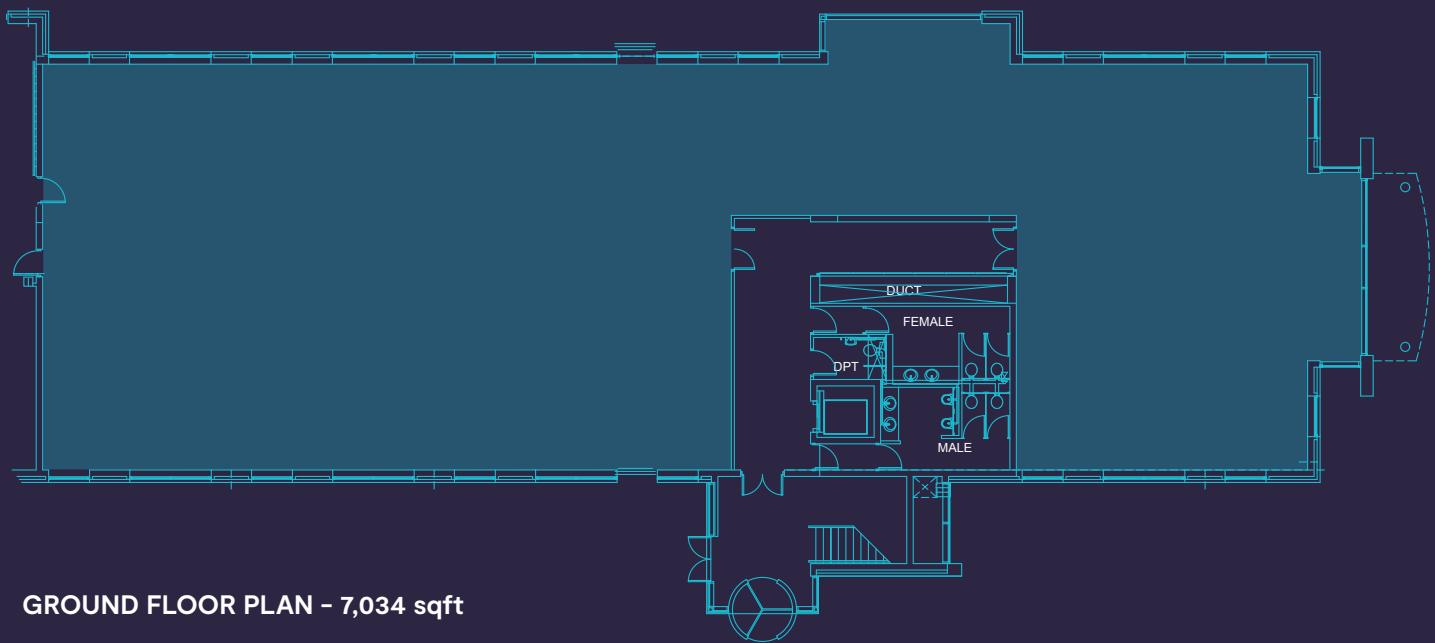






**FINE GRAIN PROPERTY**

3013 Lake Drive, Citywest Business Campus, Dublin 24



# THE OFFICES

## Size

- Up to 19,158 sq.ft available
- Rectangular shaped floor plate

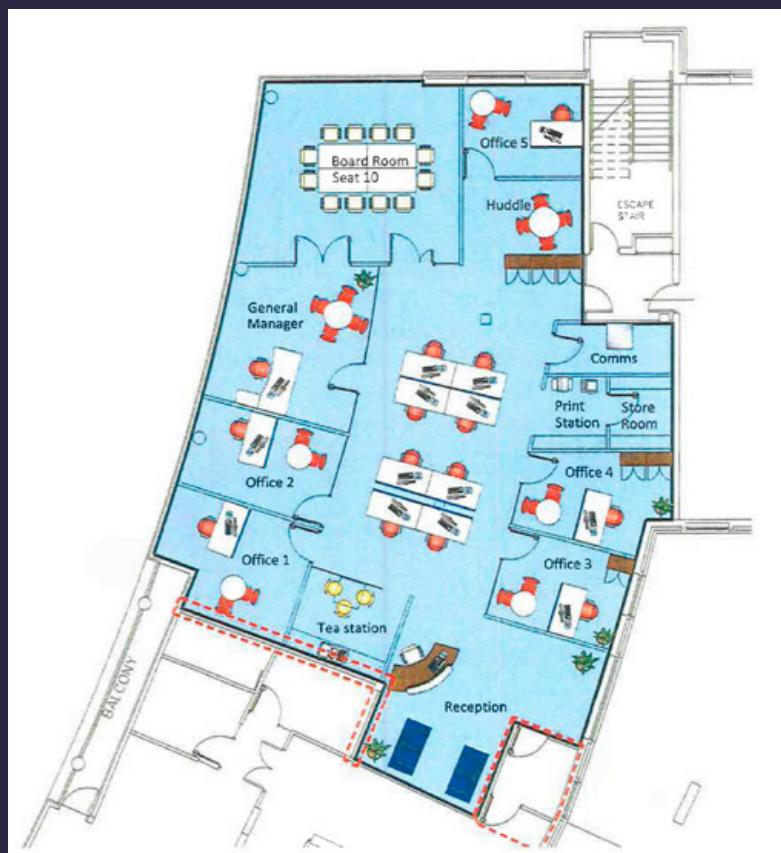
## Interior features

- Raised access floors with carpets
- Suspended ceilings
- LED light fittings
- Wired for power and data
- Air conditioning (New system to be installed)
- Shower facility
- Lift
- Ample car parking spaces
- Kitchenette on the ground and second floor
- Meeting rooms

## Performance

- Target BER BER A3
- New air conditioning system
- Energy efficient LED Lighting

### FLOOR (WEST WING) - 3,400 sqft



# THE CAMPUS

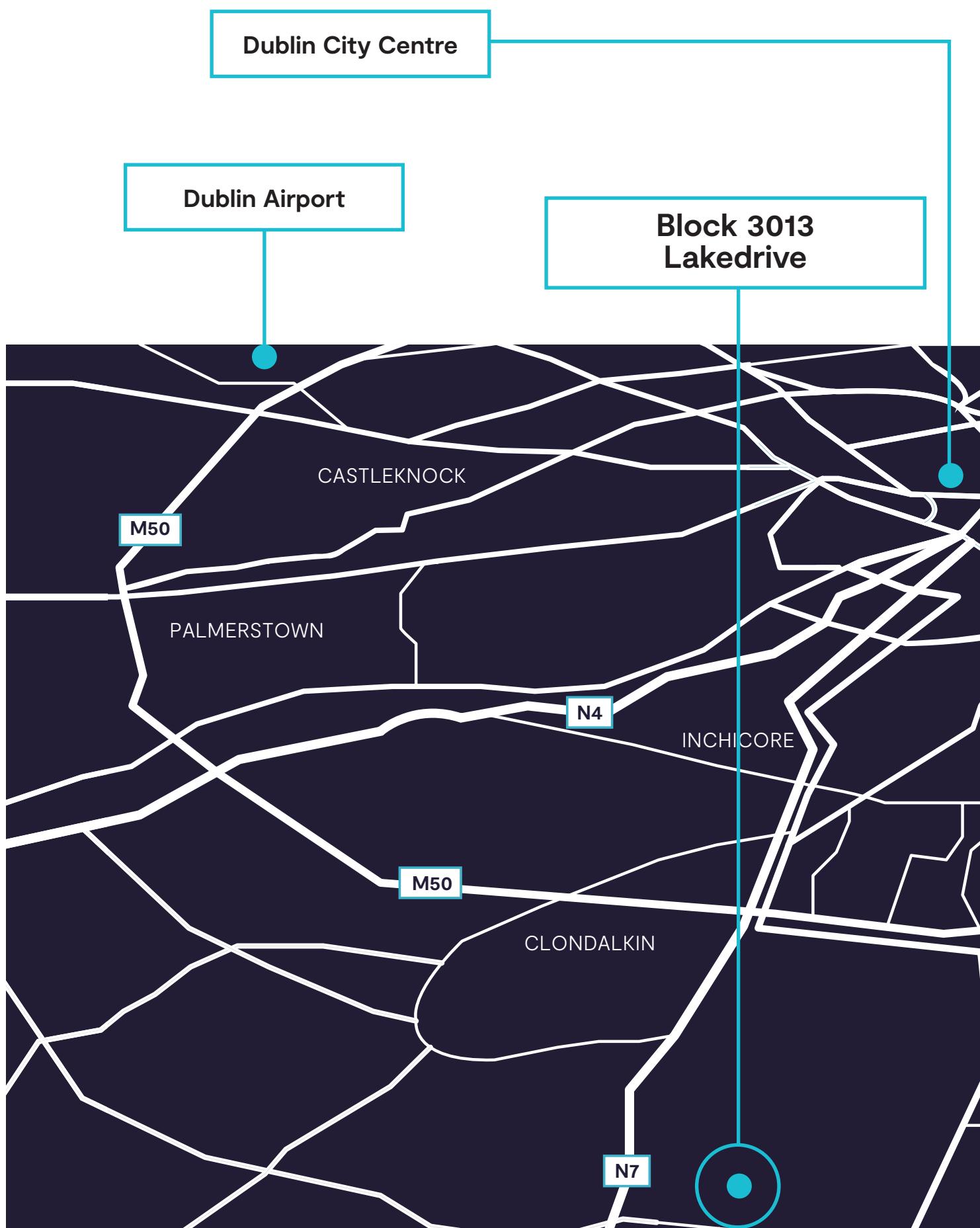
Welcome to Block 3013 Lakedrive, located in the prestigious Citywest Business Campus in Dublin 24. This prime business hub hosts some of Ireland's most prominent international companies, including Roche, Aspen Pharma, Glanbia, Schneider Electric, UPS, Sisk, Colgate, and Bausch Healthcare. These companies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







# 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







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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](http://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.

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CITYWEST BUSINESS CAMPUS, DUBLIN 24