



OFFICES TO LET

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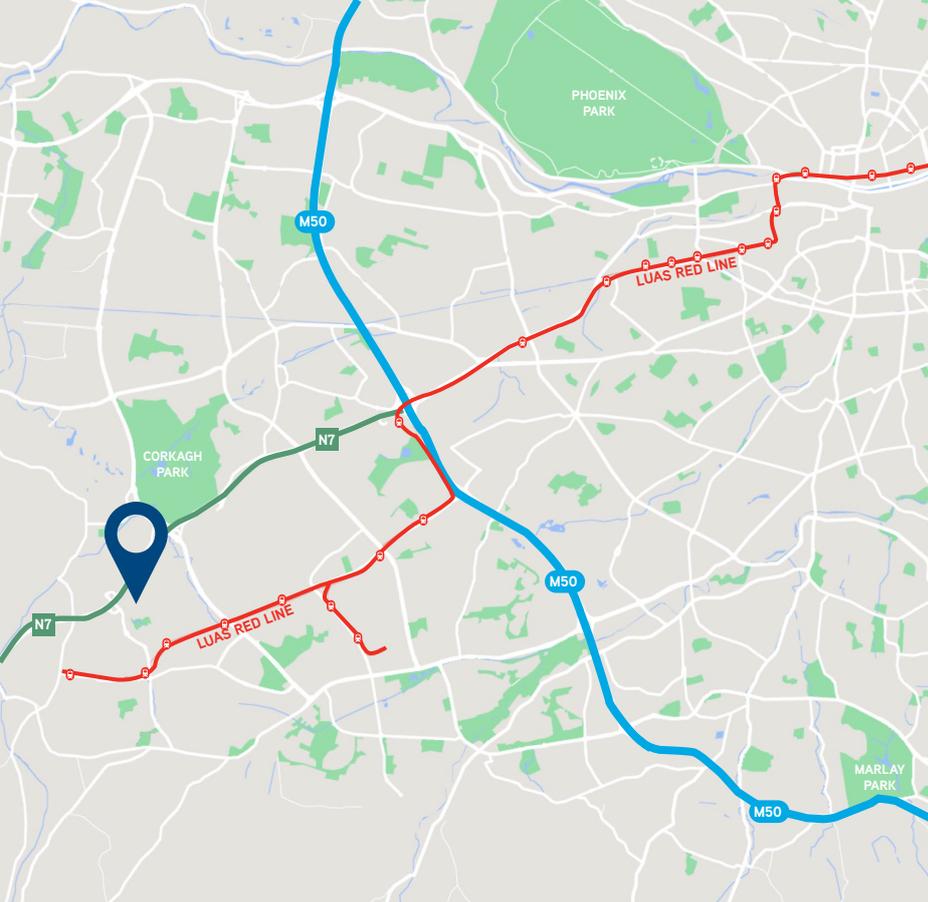
PSRA Licence No. 001223

3022 LAKE DRIVE Citywest Business Campus Dublin 24

3022 Lake Drive comprises an own door 2 storey office which is currently undergoing an extensive refurbishment throughout. The office extends to 12,309 sq ft over ground and first floors providing modern open plan office space. The property benefits from 44 surface car parking spaces including 2 EV Chargers. Roof Solar PV system will provide power to all building services.

SPECIFICATION

- Grade A fit-out
- Double-height entrance
- LED lighting with daylight control sensors
- Fully-equipped shower and changing facilities
- Tea station on each floor
- Cooling by a high-efficiency air source heat pumps (ASHP)
- Intruder alarm and access control security system
- Demand led mechanical ventilation



LOCATION

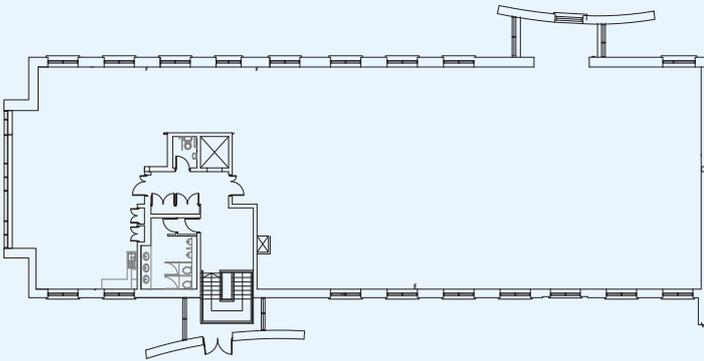
Citywest is located approximately 15 km south west of Dublin city centre. Citywest Business Campus is an established suburban business campus with international occupiers including Pfizer, Adobe, SAP, Takeda & Glanbia.

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.

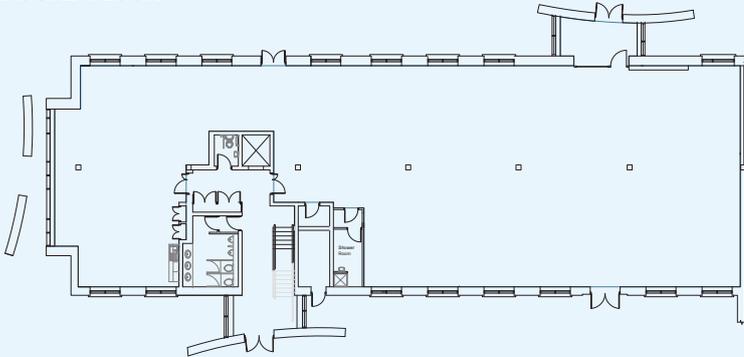
The Business Campus is well serviced in terms of public transport with the LUAS Red Line within a 10-minute walk from property which provides regular access to and from Dublin city centre. Within the park there is a campus shuttle service and the park is also served by Dublin Bus with multiple routes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

FIRST FLOOR



GROUND FLOOR



ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	6,155	572
First	6,155	572
Total	12,309	1,144

LEASE

New lease available directly from the Landlord

RENT

On application

BER TARGET

BER A3

Disclaimer

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