

To Let



Fully refurbished light industrial and warehouse unit with two storey office extending approx.

13,365 sq ft (1,242 sq m).



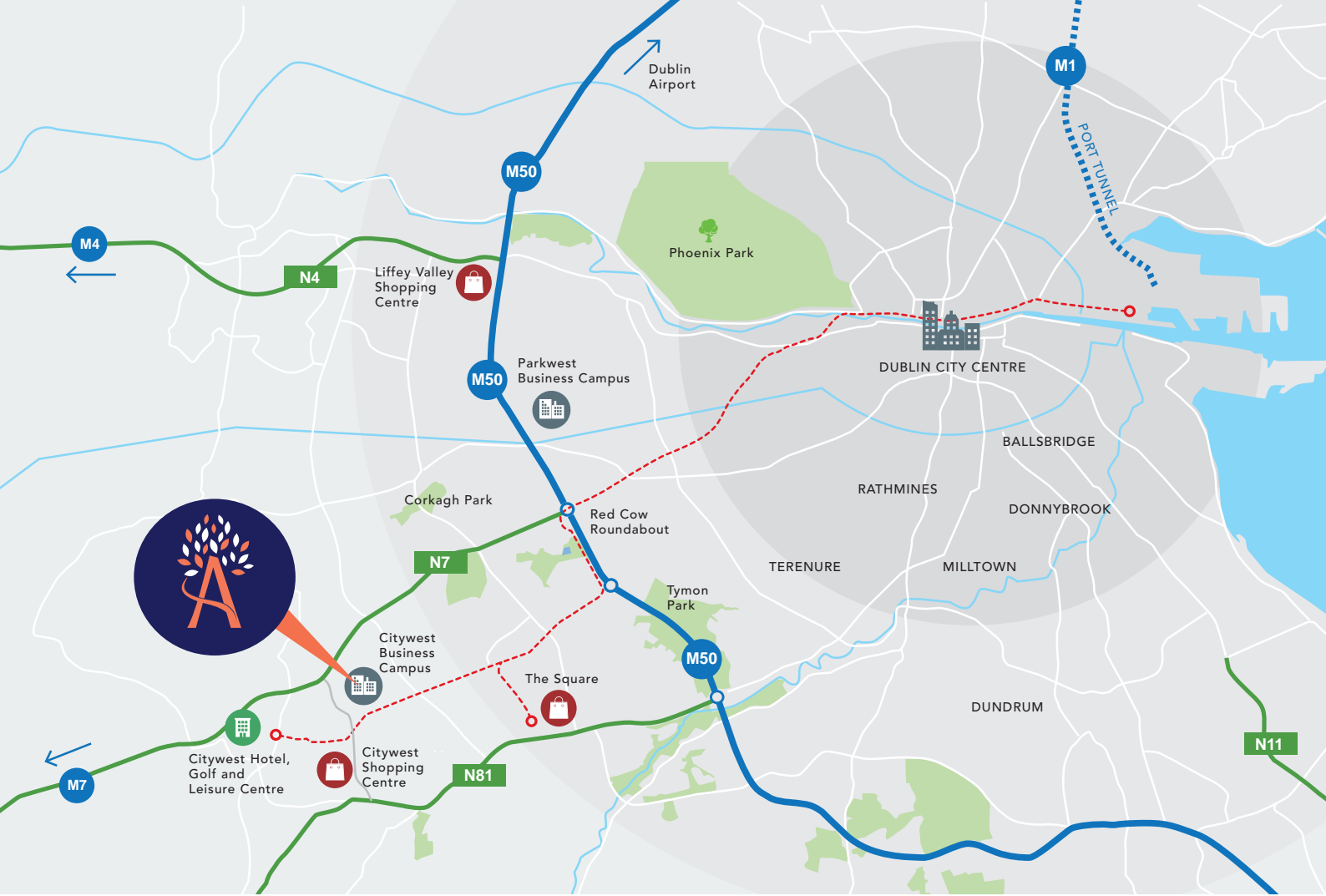
TARGETED



Units A & B

Orchard Avenue,
2004 Citywest Business Campus,
Dublin 24, D24 YK28.





Location

The property is located along Block 2004 on Orchard Avenue within Ireland's award winning and leading Business Park.

Citywest Business Park is strategically located adjacent to the N7 dual carriageway and is only 5.5km from the M50/N7 intersection. The M50 is the main route for Dublin City and connects directly to Dublin Airport and Dublin Port (via Port Tunnel).

Surrounding occupiers within the campus include Suir Engineering, Saint-Gobain Life Science, Tennant & Ruttle amongst others.

Citywest Campus Amenities

The campus provides a managed corporate environment with the benefit of 24/7 on site security patrol and CCTV cameras.

Citywest Shopping Centre is only a short distance away and offers a wide range of retail conveniences along with nearby cafes, restaurants and other food options.

Well served by public transport including direct Dublin Bus routes and multiple Red Line Luas Stops which links the Campus to the City Centre and Tallaght. Other Campus amenities include a variety of gym and health services, beauty salons, to service stations and childcare.

DRIVE TIMES

2
MINS
N7 (Junction 3)
1.1 km

8
MINS
M50 (Junction 10)
5.5 km

35
MINS
City Centre
12.8 km

45
MINS
Dublin Airport
25 km



PROPERTY SNAPSHOT



2
interconnecting
warehouse units



2
storey office
accommodation



13,365
warehouse &
office space



30
car parking
spaces



Property Description

The property will undergo a substantial refurbishment that will create a high-quality working environment for incoming occupiers.



Warehouse

- > Steel frame construction
- > 6.5 metres approx. internal eaves height
- > 2 no. grade level roller shutter doors
- > Insulated metal deck roof
- > Twin-skin insulated wall cladding
- > LED lighting
- > Shared yard to the rear

Two Storey Office

- > Refurbished in an open plan layout
- > Fully fitted canteen and staff facilities
- > Suspended ceilings with recessed LED lighting
- > Painted and plastered walls
- > 30 designated car spaces

Schedule of Accommodation

Description	Sq ft	Sq m
Light Industrial/Warehouse	6,685	621
2 Storey Office and Staff Facilities	6,680	620
Total	13,365*	1,241

* The option of leasing units A and B separately can be considered.

All prospective tenants are specifically advised to verify the floor areas with their own measured survey and undertake their own due diligence. The floor areas are approximate with no reliance given.





Viewings

Strictly by prior appointment with the sole agents JLL

Services

We understand that all main services are available to the property.

Rates

The rateable valuation is €80,900. The rates payable for 2024 are €22,328.40.

Rent

On application

Letting Agents



PRSA Licence No. 002273

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