

TO LET - Company HQ

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

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

BER B1

TARGETED



Units A & B

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





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
25.0 km

Location

The property is located at Block 2004 on Orchard Avenue within Ireland's award winning and leading business park in Citywest.

The Business Campus is strategically located adjacent to the N7 dual carriageway and is only 5.5km from the M50/N7 intersection, connecting directly to Dublin Airport and Dublin Port (via Port Tunnel).

The surrounding area has a diverse mix of industrial, office, and retail users. Occupiers within the campus include Suir Engineering, Saint-Gobain Life Science, Tennant and Ruttle, among 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 link the Campus to the City Centre and Tallaght. There are two Circle K filling stations conveniently located near the property on Citywest Avenue and Brownsbarn Drive. Other Campus amenities include a variety of gym and health services, beauty salons, service stations and childcare.

PROPERTY SNAPSHOT



2
interconnecting
warehouse units



2
storey office
accommodation



13,365 sq ft
warehouse &
office space



30
car parking
spaces

Property Description

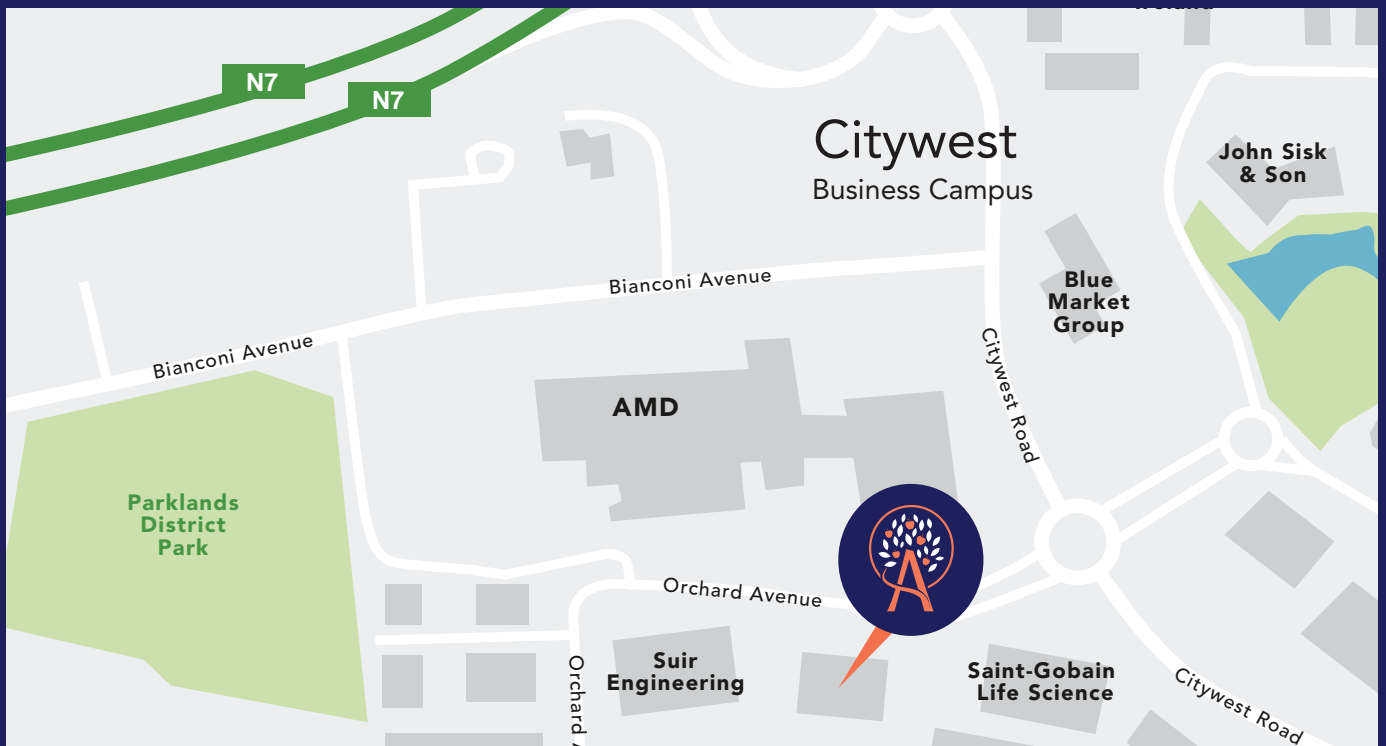
The property will undergo a substantial refurbishment that will create a modern high-quality working environment for incoming occupiers

Warehouse

- > Steel portal frame construction
- > Internal eaves height approx. 6.5 metres
- > Loading via 2 no. grade level roller 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
- > Recessed LED lighting and PIR sensors
- > 30 designated car spaces
- > High-efficiency split VRF heating & cooling system
- > Insulated plasterboard to warehouse and office compartment walls



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

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.

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

Viewings

Strictly by prior appointment with the sole agents JLL

Letting Agents



PRSA Licence No. 002273

Nigel Healy

+ 353 1 673 1635
nigel.healy@jll.com

Rosie Carey

+353 1 477 9709
rosie.carey@jll.com

Landlord

Proudly refurbished and managed by M7 Real Estate



15-17 Percy Place,
Ballsbridge,
Dublin

+353 1 592 5650
info-ie@m7re.eu

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