

Landmark Headquarters Building For Sale or Let



ACCESS

Road Park West has three entrances:

- Nangor Road - near the junction of the M50 / N7 (Naas Road)
- Cloverhill Road - leading to the N4 (Galway Road) and Liffey Valley
- Killeen Road - at the eastern edge of the park.

Bus Dublin Bus serves the development via QBC bus lanes and includes:

- Route 79 - Aston Quay to Parkwest
- Route 151 - Grangecastle to Docklands Station (IFSC)

Visit www.parkwest.ie for timetables.

Feeder bus A private feeder bus fleet transports employees to the Naas Road and city centre.

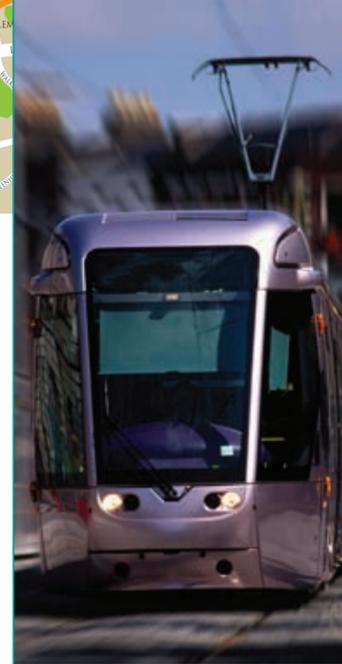
Rail The on-site train station is fed by the Arrow network, which is one stop, or eight minutes, from Heuston Station (Dublin's main rail terminus). The Kildare to Heuston line is being upgraded to provide a higher frequency & capacity service. Park West is gaining a new train station 900m west of the existing station.

LUAS The new Luas light-rail line stops adjacent to the campus at the Red Cow and Kylemore Road. This is served by feeder buses.

Car pooling To find a potential car-pooling partner visit parkwestcarpool.com

Cycle An extensive network of cycle tracks exists in Park West and the surrounding areas.

A comprehensive transport pack can be downloaded from www.parkwest.ie



JOINT AGENTS

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- Park West, Winner of:*
- Plan Expo **Building of the year Award 2000**
 - Dublin City Council **Tidy Districts Award 2004, 2005 & 2006**
 - Dept of the Environment **Best Business Park Winner 2004 & 2005**
 - Business2Arts Award 2001 & 2004**
 - Chambers of Commerce **Corporate Social Responsibility Award 2004**

BLOCK 19



HIGH SPEC M50 OFFICES IN GREAT COMPANY

An award-winning business park of state-of-the-art buildings. The 93 hectare (235 acre) business campus provides high-specification offices within landscaped gardens populated by sculptures, water features and integrated leisure facilities on every tree-lined avenue. Park West has won numerous environmental awards.

Block 19 is the tallest landmark office block in the campus and is ready for immediate occupation.

Location Located on the Nangor Road, near the junction of the M50 / Naas Rd, Park West is 4 km from Dublin's Heuston Station and approximately twenty minutes from Dublin airport. Public transport services include several bus routes and proximity to the Luas line. (See map on back page of this brochure)

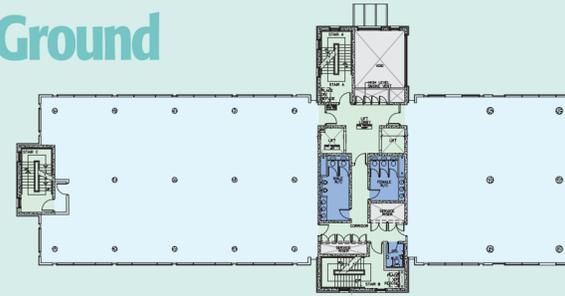
Amenities The Plaza occupies a prestigious position at the heart of the campus and offers retail and leisure amenities in the form of a fully equipped gymnasium, swimming pool, pub, restaurant, cafés, convenience store, office centre and crèche. The Plaza is located opposite Block 19.

Communications The latest communications technologies exist at Park West. Multi-duct cabling to every building allows incoming companies very high capacity communications links via all the main carriers.

Management Dedicated management and maintenance staff are responsible for the smooth day-to-day running of the park. Park West has 24 hour on-site security personnel and video monitoring.

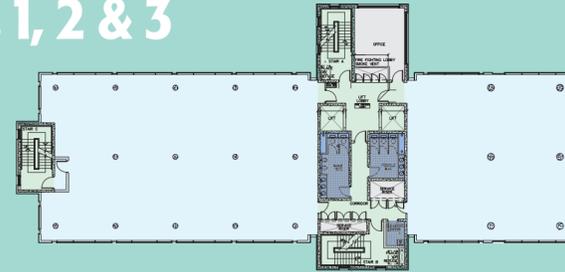


FLOOR Ground



GROUND FLOOR
sq.m. sq.ft.
645 6,943

FLOORS 1, 2 & 3

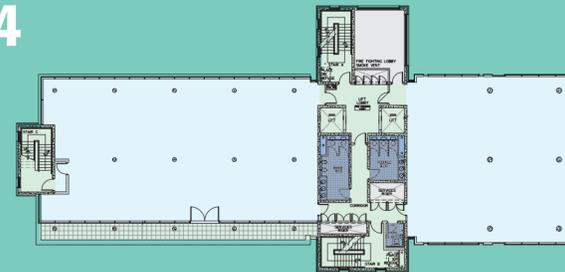


FLOOR 1
sq.m. sq.ft.
731 7,868

FLOOR 2
sq.m. sq.ft.
733 7,890

FLOOR 3
sq.m. sq.ft.
731 7,868

FLOOR 4



FLOOR 4
sq.m. sq.ft.
681 7,330

FLOORS 5 & 6



FLOOR 5 & 6
sq.m. sq.ft.
373 4,015

FLOOR 7



FLOOR 7
sq.m. sq.ft.
325 3,498



BLOCK 19

ACCOMMODATION From 325 sq.m.

TERMS On application

SPECIFICATION

Raised access floors (floor voids 100mm)

Suspended ceilings (ceiling voids 350mm clear)

Usable floor-to-ceiling height 2.7m (9')

Entrance foyer floor-to-ceiling height 7m (22')

LIGHTING Office areas are category 2 and provide 500 lux.

AIR CONDITIONING Variable Refrigerated Volume system of multi-zone heat recovery providing simultaneous heating and cooling.

TELECOMMUNICATIONS Multi-duct connections to every building. Access to T-50 broadband.

LIFTS The lifts are 8 person traction passenger lifts.

GROSS INTERNAL FLOOR AREA

	sq.m.	sq.ft.
GROUND FLOOR	645	6,943
FIRST FLOOR	731	7,868
SECOND FLOOR	733	7,890
THIRD FLOOR	731	7,868
FOURTH FLOOR	681	7,330
FIFTH FLOOR	373	4,015
SIXTH FLOOR	373	4,015
SEVENTH FLOOR	325	3,498
TOTAL	4,592	49,428

Detailed floorplans available at parkwest.ie

