

LOW RESOLUTION FILE
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Citywest

ireland's world-class business campus

Offices For Sale
4075 KINGSWOOD ROAD
Citywest Business Campus
from 174 m² to 402 m²

www.citywest.ie

A perfect environment ... For Business



Citywest Offices

Citywest is a World Class business campus of 142 hectares (350 acres) located on the Naas Road Dual carriageway just to the west of Dublin. Citywest is specifically designed to meet the demanding requirements of leading companies in the distribution, manufacturing and service industries. With over 130 companies located in Citywest, Davy Hickey Properties, the developers, have designed the environment to facilitate their differing requirements by laying out the business campus in a number of distinct zones organised to locate like minded enterprises together.

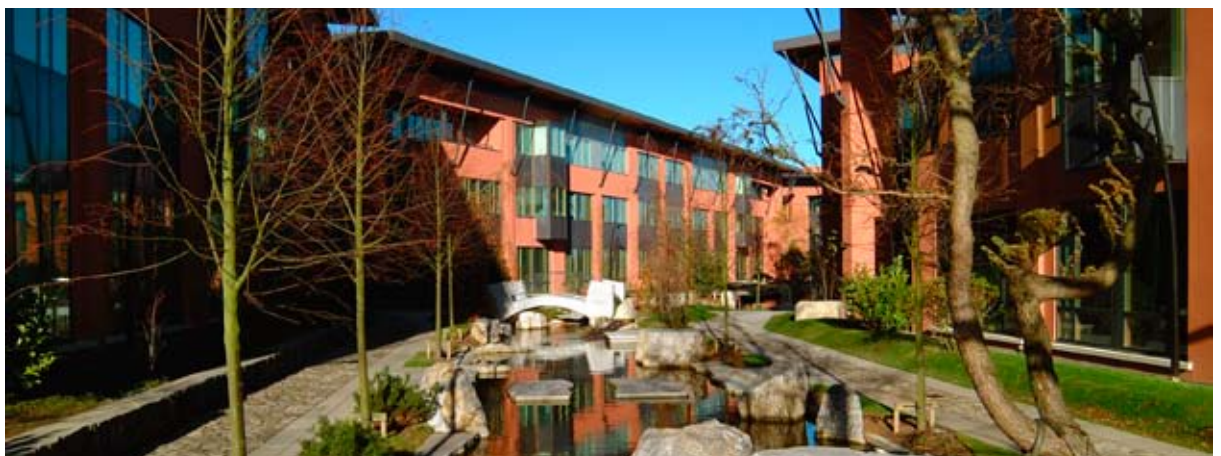
Own Door Offices

Citywest now have 12 own door offices under construction bringing another dimension to the business campus. Available in 2008 these offices will range in size from 165 m² to 409 m². Built to the highest modern standards, these third generation offices will incorporate generous car parking and first class landscaping. They have been designed specifically to suit the needs of domestic or international companies seeking to locate in a quality environment near Dublin with excellent transport links.

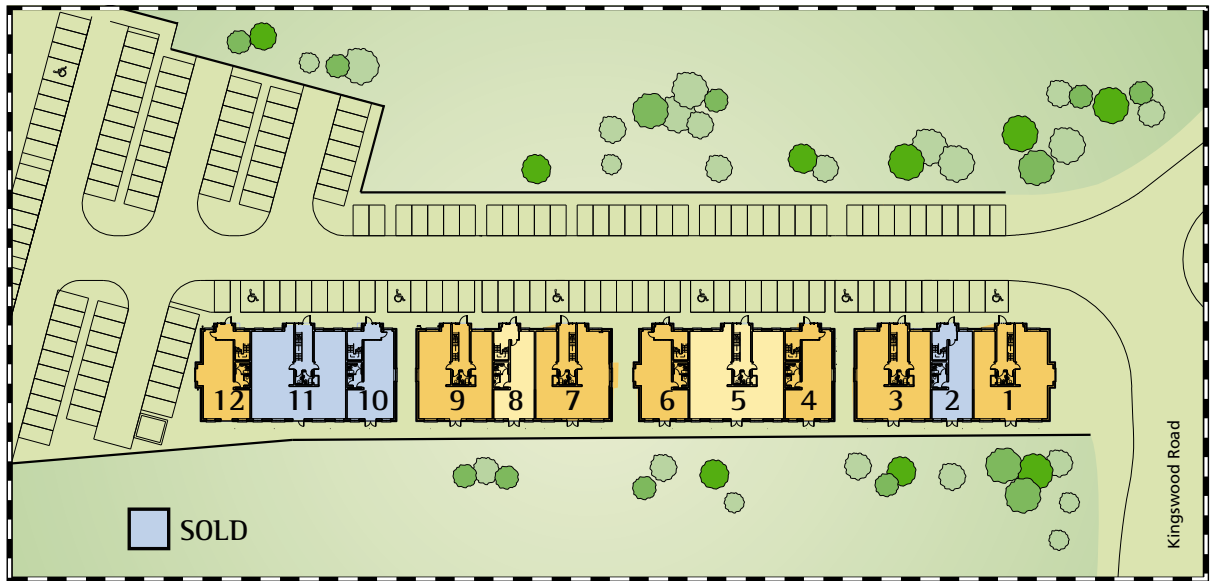
A Strategic Location

Citywest is strategically located on the Naas dual carriageway (N7) just 4km from the M50 motorway. This pivotal location brings the whole city to within a few minutes drive. It also gives occupiers the benefits of an urban setting without the drawbacks of traffic congestion, noise, etc.

With regard to public transport, there are few locations as well provided for as Citywest. The LUAS terminal and one of Dublin's largest bus hubs is located in nearby Tallaght where connections are available to the entire greater Dublin area and city centre. In addition to this, a regular private Citywest shuttle bus links the business campus with Tallaght. The LUAS red line will be extended to Citywest with a completion date of 2009, and the campus stop will be within a short stroll of the offices at Kingswood Road.



Site Plan



Campus Services

Citywest boasts all the amenities of a world class business location either on campus or in the immediate vicinity. There is a choice of restaurants, shops and a crèche on site.

In addition, the Citywest Shopping Centre of 20,000 m², opening in September 2007, will be anchored by Dunnes Stores and other occupiers will include a pharmacy, newsagents and many other retail uses. There are also a range of additional restaurants, hotels, golf clubs and a host of recreational facilities nearby.

Davy Hickey Properties, the developers of Citywest, will retain an active management role on the campus ensuring quality services in the future.

Other services provided include world class communications facilities, water, sewage, electricity and 24-hour security.

Neighbouring Occupiers

- Abbott
- Roche
- AIB
- AOL
- Shire
- Adobe
- SAP
- Pfizer
- Eircom
- Unilever
- Colgate Palmolive
- National Toll Roads
- Independent Newspapers
- Irish Times

Floor Areas

Number		Size M ² (gross internal)	Car Parking
1		325	14
2	Sold	174	6
3		318	13
4		201	9
5		402	16
6		208	8
7		318	13
8		174	7
9		318	12
10	Sold	201	9
11	Sold	402	17
12		208	9

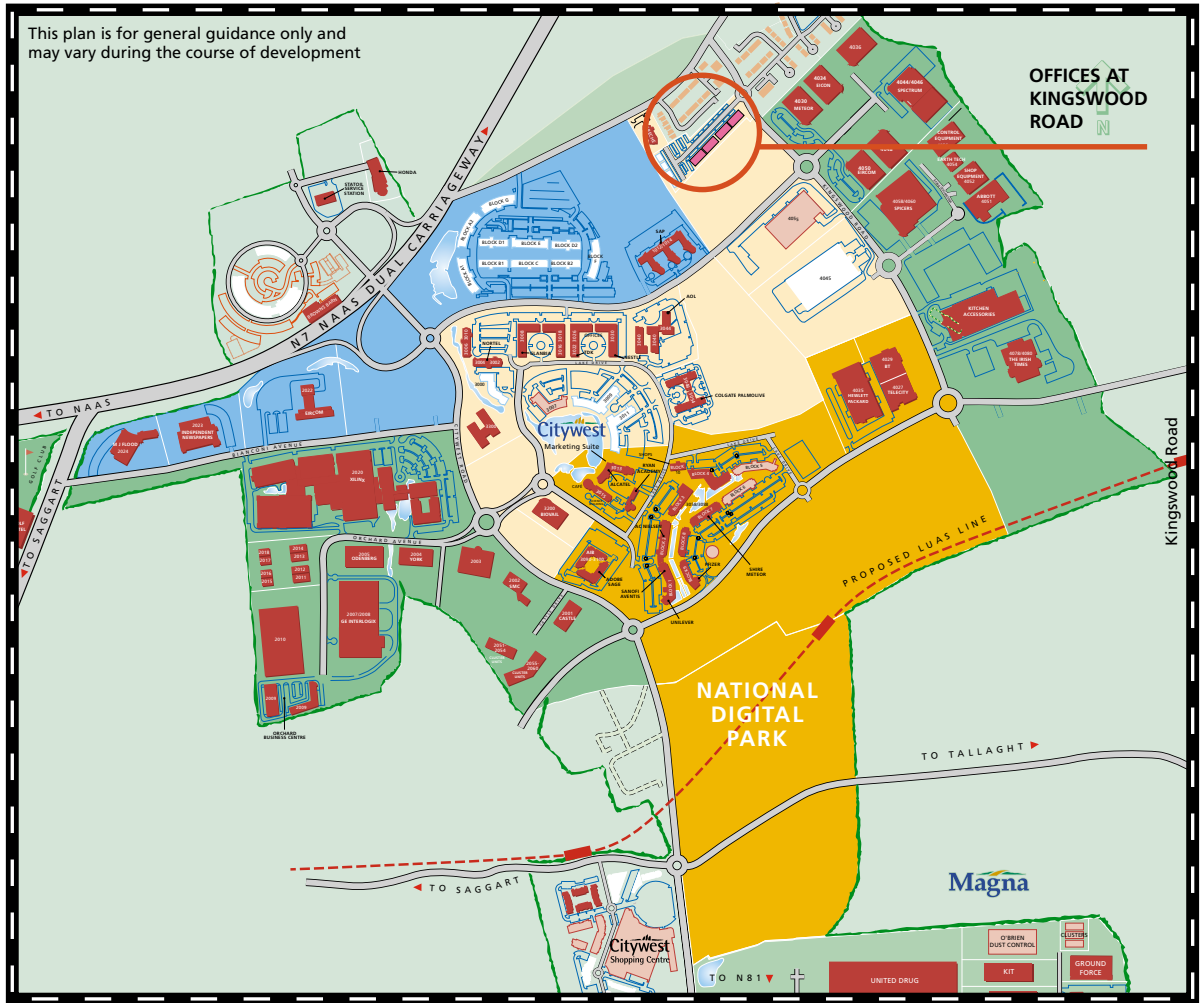
All intending tenants/purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

Outline Specifications

Individual Units

- Raised access floors
- Suspended ceilings with recessed light fittings
- Floor boxes at 1 per 10 m²
- Carpet tiles
- Cassette air conditioning units
- On site car parking

Location Map



- Corporate Headquarters
- Office Campus
- Digital Park
- High-Tech
- Hotel and Leisure Complex



DEVELOPER	AGENTS			
			Contact: David Bennett Tel: (01) 639 9300 david.bennett@dtz.ie	Contact: Niamh O'Byrne Tel: (01) 639 9300 niamh.obyrne@dtz.ie

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