

To Let

**4075 Kingswood Road,, Citywest Business Campus,,
Dublin 24, D24 X294**

1,776 sq ft

- Own door office unit
- Fully fitted and furnished office accommodation ready for immediate occupation
- 8 car parking spaces
- New key point...



Location

Citywest Business Campus has multiple access points and is strategically located on the high-profile Naas Road (N7) which provides immediate access to the rest of the country via a well-developed road network. Dublin's orbital motorway, the M50, is only a few minutes' drive away providing easy access to Dublin Airport.

Citywest is a genuine transport hub for commuters. Connectivity to commuter locations is provided by the many bus routes that pass or terminate at the campus. In addition, the Luas tram line – which connects directly to the IFSC – was extended to Citywest, thanks to Davy Hickey Properties's own investment.

A complimentary shuttle bus service runs from the Luas stop around the campus during peak hours.

Campus Management is also active in continuing to improve accessibility with ongoing car and bike initiatives.

Description

Own door office units located in renowned Citywest Business Campus.

Designed specially to suit the needs of domestic or international companies seeking to locate in a quality environment with excellent transport links.

Citywest is a world class business campus of 142 hectares located on the Naas Road dual carriageway west of Dublin.

Specification

Specification includes:

- Carpeted raised access floors with floor boxes wired for power
- Suspended ceiling
- Air conditioning
- Kitchenette

Terms

Available by way of a new long term lease with break options negotiable.

Accommodation

Unit 8 is last remaining own door unit at 4075 Kingswood. It also includes 8 car park spaces.

Name	Sq ft	Sq m	Availability
Building - Unit 8	1,776	165	Coming Soon
Total	1,776	165	

Building Energy Rating:

BER: C1

BER No: 800001042

EPI: 401 kWh/m²/yr

BER

This property has been graded as C1.

Rent

€38,000 per annum

exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: €4,618 per annum

Based 2020 figures

Service Charge

n/a

Estate Charge

€1,424.16 per annum Citywest Campus Service Charge



Contacts

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