



TO LET

4,736 SQ FT
(439.99 SQ M)

Refurbished Penthouse Office

Modern Office in Turn-Key Condition

- Recently Refurbished Penthouse Office
- Fully Fitted
- c. 440 sq. m. / 4,736 sq. ft. + 15 Car Spaces
- Excellent Transport Links
- New Flexible Lease Terms

PENTHOUSE, WESTPOINT COURT

JFK Drive, Naas Road, Dublin 12, D12 FN53



Summary

Available Size	4,736 sq ft / 439.99 sq m
Rent	Rent on application
Rates Payable	€2.11 per sq ft
Service Charge	€2.99 per sq ft
Car Parking	15 Car Parking Spaces
BER	B2 (800922478)

Description

Westpoint Court consists of two modern, four storey office blocks enclosed by a secured, landscaped surface car park.

The Penthouse is located in Block 1 Westpoint Court and comprises a recently refurbished, open plan floor plate, with a large boardroom and feature office to the front.

The unit extends to c. 440 sq. m. / 4,736 sq. ft. and presents in turnkey condition, enabling a variety of fit-out arrangements.

The Penthouse has the benefit of 15 parking spaces, gas fired central heating, as well as both lift and stairwell access to the office.

Specification

Fully Fitted
Raised Access Floors
Suspended Ceiling
LED Lighting
Partioned Boardroom
Feature Office
Canteen / Kitchenette
Designated WC's
6 Person Passenger Lift

Location

Westpoint Court enjoys prominent position in John F Kennedy Industrial Estate, accessed immediately off the Naas Road via John F Kennedy Drive, located c. 8km southwest from Dublin City Centre.

The development is strategically situated within a national Transport Hub, offering perspective occupiers ease of access to various national transport infrastructure links, notably;

Kylemore LUAS stop – c. 500m

Nearest Dublin Bus Stop – c. 550m

M50/N7 Interchange – c. 2.5km

Dublin Airport – c. 20km

Staff / Client amenities are located in close proximity to the building and include the Aspect Hotel, c. 2.5km and Ballymount Retail Centre, c. 3.5km.

Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m	Tenure
Penthouse	4,736	439.99	To Let
Total	4,736	439.99	

Terms

New Lease - Flexible Lease Terms Available

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



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