



To Let

3,200 sq. ft of quality office space at Ground Floor level

- Raised access floors
- Suspended Ceilings
- A/C
- LED Lighting

3056 Lake Drive

Citywest, Citywest, Dublin 24, D24 E767

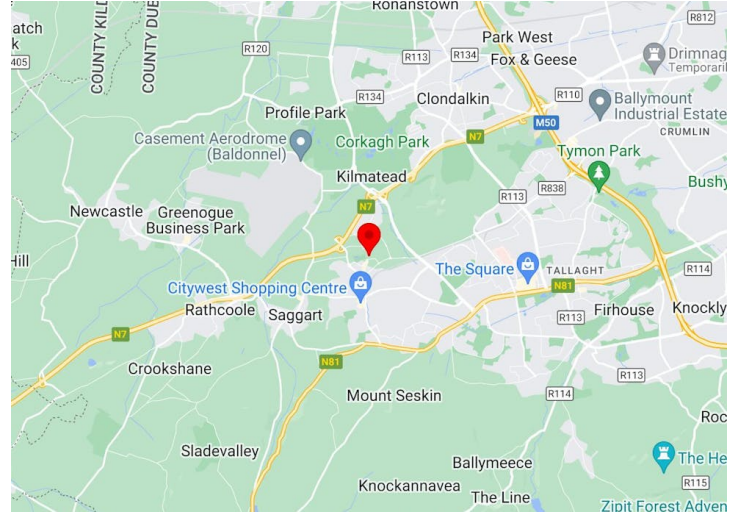
3,200 sq ft

297.29 sq m

Reference: #196639

3056 Lake Drive

Citywest, Citywest, Dublin 24, D24 E767



Summary

Rent	€25 per sq ft
Rates Payable	€3.98 per sq ft based on 2024 valuation
Service Charge	€5 per sq ft based on 2024 valuation
Car Parking	€800 per space / annum 26 car parking spaces
BER	Upon enquiry

Description

3056 Lake Drive is a unique opportunity in the heart of Citywest Business Campus. It provides excellent office accommodation in a landscaped campus, surrounded by major companies including SAP, Adobe, Pfizer, Unilever, Meteor, Fidelity, Nestle, Esat BT, Irish Times and many more.

The available accommodation is fitted with a mix of open plan space and meeting rooms.

Location

3056 Lake Drive is located within the world renowned Citywest Business Campus. Occupiers in Citywest benefit from an expansive range of on-site amenities including Citywest Shopping Centre which is home to Dunnes Stores, McCabes Pharmacy, EBS, Eddie Rockets and many more. In addition, Café Togo, Spar and Lake View Café are only minutes from the building.

Citywest Business Campus benefits from the N7 Naas Road. The N7 provides immediate access to the country's road network and a direct link to the south and west of Ireland. In addition the campus benefits from alternative access points on the N81 and the R136 Outer Ring Road. The M50 is also easily accessible offering direct access to the

The park is serviced by Dublin Bus routes and the Citywest Red Luas line to the city centre/IFSC is located minutes from the building.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	3,200	297.29
Total	3,200	297.29

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.



