

UNIT 7B

# 2050 ORCHARD AVENUE

CITYWEST BUSINESS CAMPUS



CITYWEST, DUBLIN 24

# HIGHLIGHTS



FULLY FITTED & FURNISHED



READY FOR IMMEDIATE OCCUPATION



OWN-DOOR UNIT



8 ON-SITE CAR PARKING SPACES



# AMENITIES

Circle K  
Citywest Road

Circle K  
Brownsbarn

Lean Bean  
Lake Drive

Rite Bite  
Lake Drive

Citywest Shopping Centre

Lidl  
Citywest Drive

McDonalds

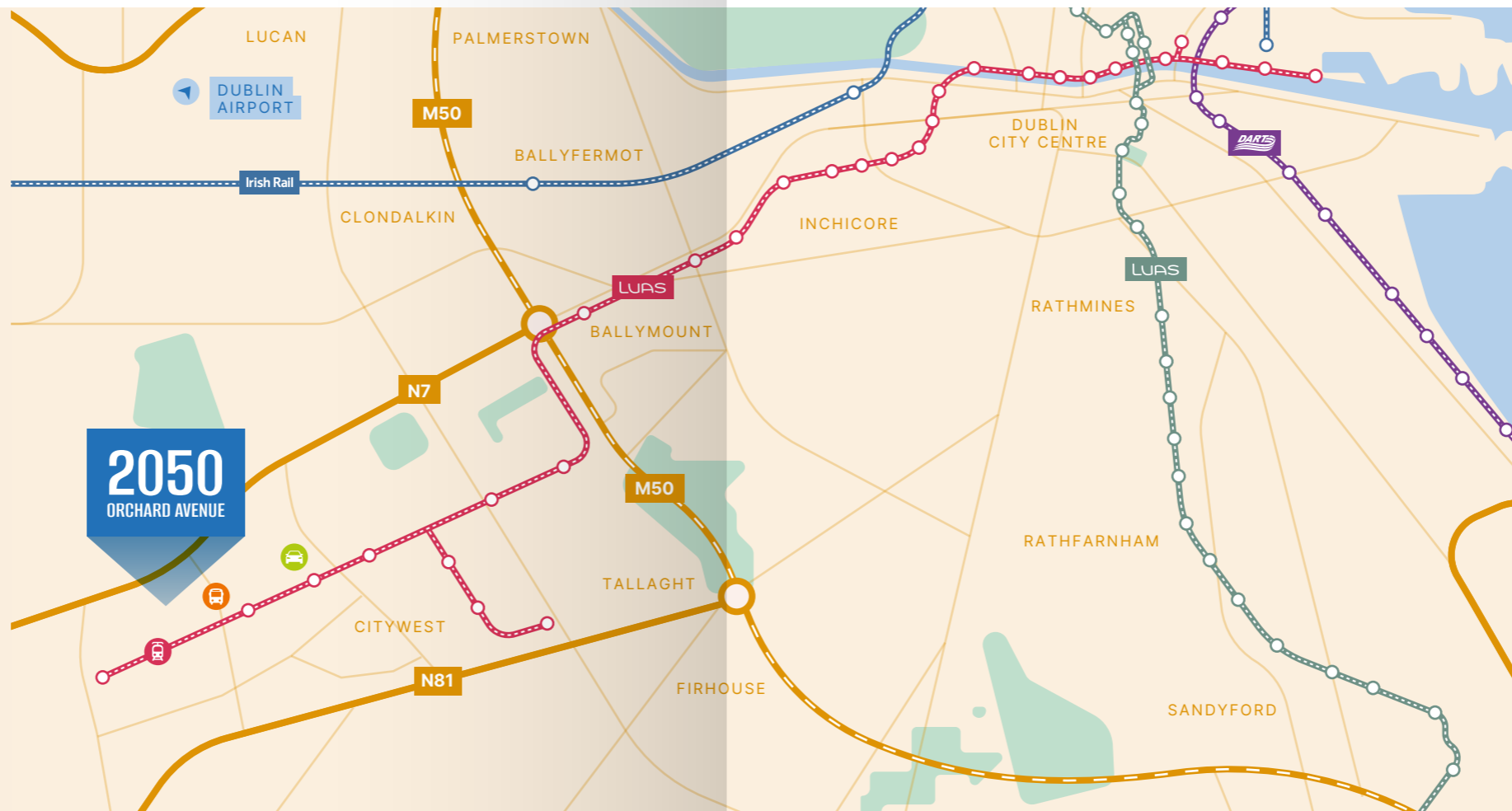
Dunnes Stores

# LOCATION

Citywest Business Park is strategically located adjacent to the N7 dual carriageway and is only 5.5 km from M50/N7 intersection.

The campus provides a managed corporate environment with the benefit of on-site security and CCTV cameras. The units are located within a short distance of Citywest shopping centre providing a wide range retail conveniences along with nearby cafes, restaurants and other food options.

2050 Orchard Avenue is well serviced by public transport including direct access to Dublin Bus routes as well as the Red Line Luas which links the Campus to Tallaght and the City Centre.



Fortunestown Luas Stop  
(750 metres)



Dublin Bus Routes  
65B, 77A, S8, W6  
(400 metres from Unit 7B)



Cheeverstown Luas  
Park & Ride  
(1.7 Km)



Dublin Airport  
(20 min drive)

## DESCRIPTION

Unit 7B, 2050 Orchard Avenue, Citywest offers (290 sq. m.) 3,122 sq. ft. of fully fitted & furnished office accommodation across 2 floors. The current configuration offers 16 workstations & 4 cellular offices/meeting rooms. Both the Ground & 1st floors are a regular shape and could be adapted to suit a variety of businesses.

Unit 7B provides Tenants with the opportunity to occupy a self-contained, own-door office in a well-established business park setting.



## SPECIFICATION

- › Solid Flooring
- › Carpet tiles throughout
- › Perimeter trunking wired for power & data
- › CAT 6 cabling
- › Electric heating
- › Suspended ceilings with recessed LED lighting
- › Ladies, Gents & Disabled toilet facilities
- › 2 tea stations
- › Comms rack
- › 8 On-site car parking spaces



## FURTHER INFORMATION

**Quoting Rent**  
On Application

**Lease Terms**  
Available on new flexible lease terms from the Landlord

**Service Charge**  
The 2026 estate service charge liability equates to €9.69 per sq. m. (€0.90 per sq. ft.) per annum

**Rates**  
The 2026 rates liability equates to approximately €39.18 per sq. m. (€3.64 per sq. ft.) per annum

Viewings strictly by appointment through sole letting agents  
BNP Paribas Real Estate.



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