



4056 Kingswood Drive, Citywest Business Campus, D24 TP08

FOR SALE

BER B2



2,013 sq m

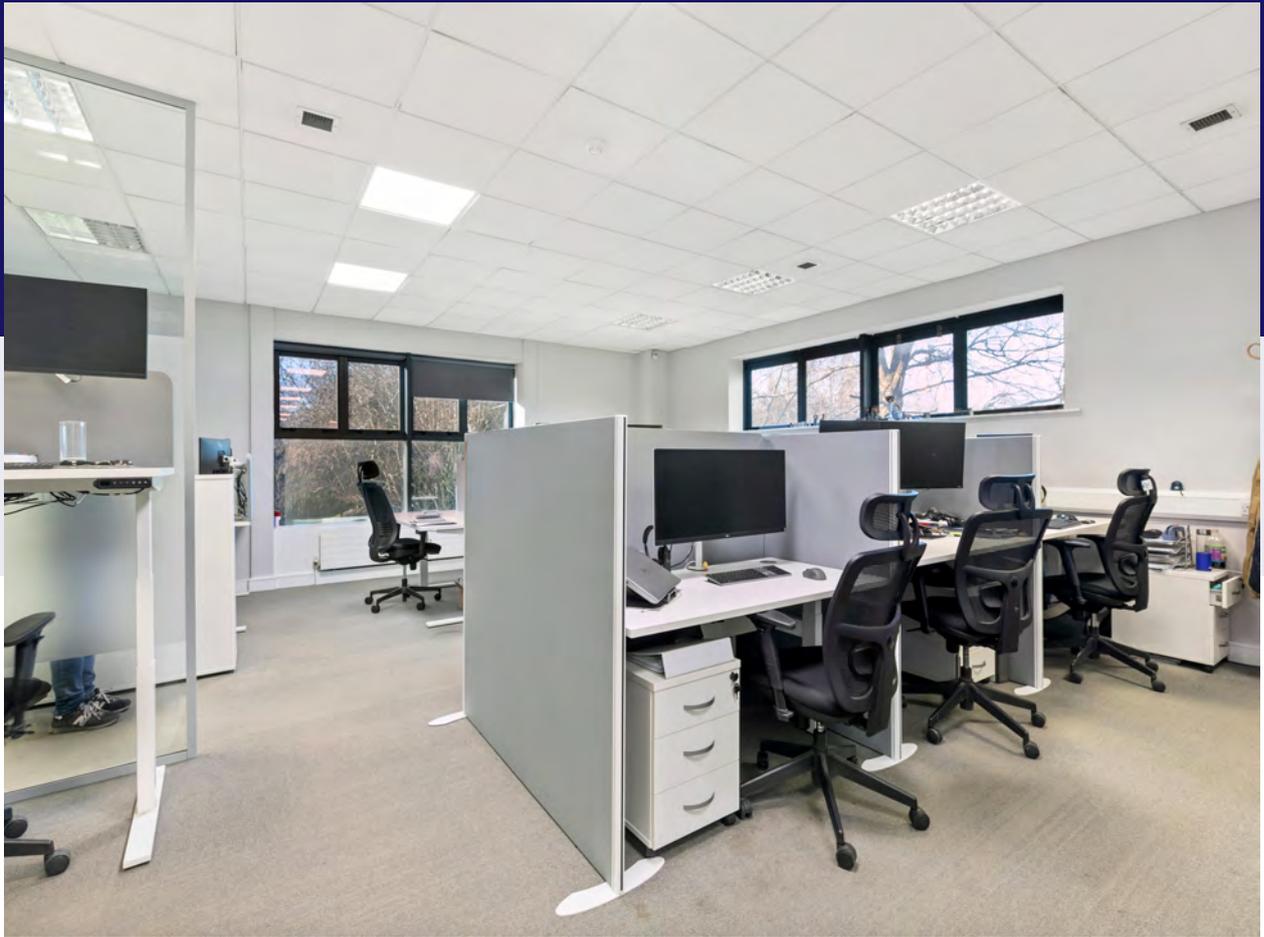


2 No. Level
Access Doors



M50 Motorway,
N4, N7 & N81 Access

Rare Opportunity to Purchase a Vacant Possession,
HQ Facility in Ireland's World-Class Business Campus



LOCATION HIGHLIGHTS

- Situated off Kingswood Road within the award-winning Citywest Business Campus (citywestcampus.com).
- The Campus can be accessed via the Tallaght By-Pass (N81) or Naas Road (N7 – Junction 3).
- The property is only 1.1 km from the Outer Ring Road which connects the N7 with the Lucan By-Pass (N4) and the N81.
- The M50 Motorway is 4.7 km from the property.
- On-site amenities include Riverwalk. This provides a convenience store, ATM, sandwich bar and restaurant. Lakeview Restaurant provides an alternative option.
- Creche, service station and Citywest Shopping Centre all on-site, the latter providing a wealth of staff amenities including food & beverage, health & beauty and gym offerings.
- Unparalleled telecommunications infrastructure with resilient ducting laid providing a choice of telecom providers. The campus hosts the landing point of the global crossing fibre network.
- Light Rail Tram System (LUAS) links the Campus with the City Centre and the IFSC. There is also a Campus LUAS shuttle bus.
- Multiple services from Dublin Bus.
- Campus is fully managed with 24/7 security personnel and high-resolution CCTV cameras throughout.
- Occupiers in the Campus include Abbvie, Adobe, AMD, Boots, Canon, Fidelity Investments, Glanbia, GSK, Keppel, Nestlé, Nielsen, Pfizer, Roche, Sanofi Aventis, SAP, Takeda, Unilever, Uniphar, United Drug and UPS.

PROPERTY FEATURES

Light Industrial / Warehouse Space

- Bright space with those walls of blockwork painted and 10% translucent roof lighting.
- LED lighting & gas fired heating.
- Clear internal height of 6.4 m.
- 2 No. automated level access loading doors, each 3.6 m. wide x 3.8 m. high.
- Single and three phase power supplies, extensively distributed.

Offices & Staff Facilities

- Fully fitted accommodation.
- Suspended acoustic tiled ceilings with recessed fluorescent lights.
- Gas fired heating.
- Plastered and painted walls.
- Staff welfare facilities include a fitted canteen.

General

- Prestigious, detached HQ facility.
- Self-contained site of 0.47 Ha. / 1.16 Acres.
- 39 designated car parking spaces.
- Dedicated Sub-Station.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial / Warehouse Space	1,257
Structural Mezzanine	120
Two Storey Offices & Staff Facilities	636
TOTAL	2,013
Non-Structural Mezzanine	299

Regarding the non-structural mezzanine referred to above, no planning permission, other certification or compliance documentation exists for it. This situation will not be rectified by the Vendor, and the property is being sold "as is".

Intending purchasers are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

BER

BER: B2
 BER No. 801119199
 Energy Performance Indicator: 351 kWh/m²/yr

TITLE

Held under a Long Leasehold Title (999 years) - Folio DN92029L.

ASKING PRICE

On application.



DRIVE TIMES	MINS
N7 (Naas Road) - Citywest Interchange	3
Outer Ring Road	3
N81 - Tallaght By-Pass	5
N4 - Lucan By-Pass	12
M50 Motorway Junction 9	7

(Source: Google Maps without traffic)

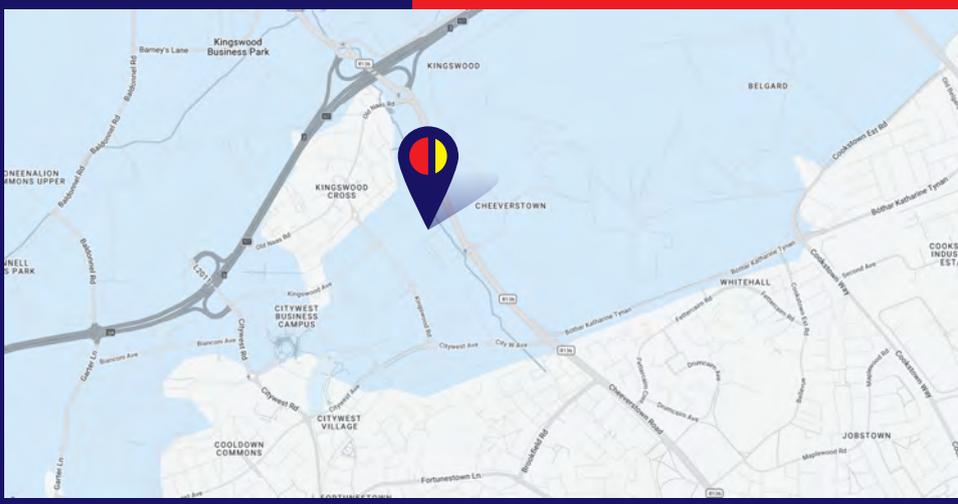
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PSRA Licence No. 002027



DISCLAIMER

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