

2052  
CASTLE  
DRIVE

CITYWEST BUSINESS CAMPUS  
DUBLIN 24 | D24 HP93





Modern mid-terraced light industrial unit extending to approximately 311 sq.m (3,343 sq.ft).



High-quality office accommodation over ground and first floor levels with warehouse space to the rear.



Excellent strategic location within Citywest Business Campus, approximately 15km from Dublin City Centre and 5km from the M50/M7 Interchange.



Warehouse benefits from a clear internal eave's height of approximately 6.3 metres and loading access via an electric roller shutter door.

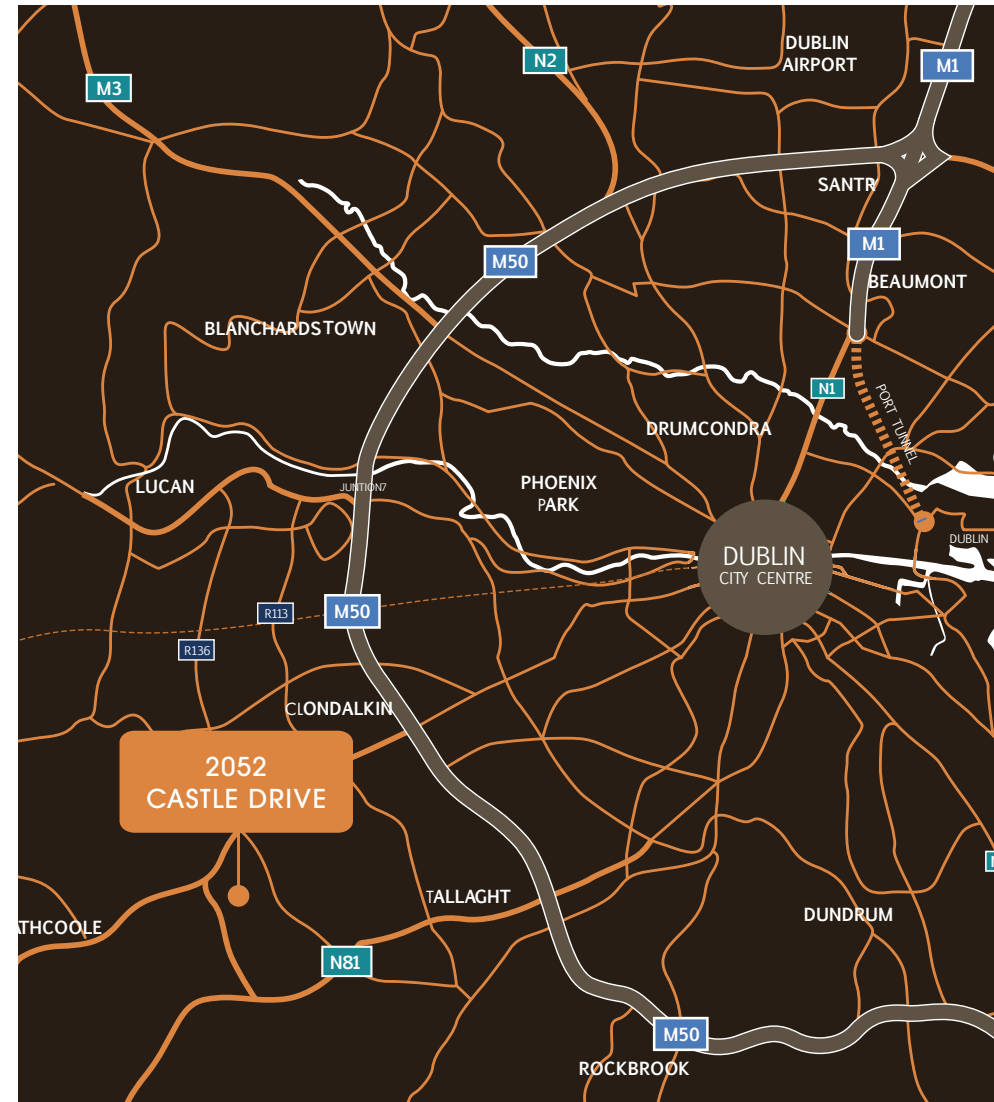


10 designated car parking spaces together with dedicated loading and set-down areas.



## LOCATION

- Situated within Citywest Business Campus, one of Dublin's premier business and industrial parks.
- Excellent road connectivity via the N7 Naas Road, M50 Motorway and N81 Blessington Road.
- Well served by public transport, with the LUAS Red Line at Citywest Campus providing direct access to Dublin City Centre, Heuston Station and Connolly Station.
- Dublin Bus services operating nearby include routes 65B, 77A, S8 and W6.
- Located amongst a number of established occupiers including AMD, John Sisk & Son, Conscia Ireland, Tennant & Ruttle Distribution and AirconMech.



## AREA



## DESCRIPTION

- Modern mid-terraced light industrial unit extending to approximately 311 sq.m (3,343 sq.ft).
- Comprises two-storey office accommodation to the front with warehouse accommodation to the rear.
- Steel frame construction with concrete block infill walls and insulated composite metal cladding.
- Warehouse accessed via an electric roller shutter door measuring approximately 4.37m wide by 5.23m high.
- Clear internal warehouse eaves height of approximately 6.3 metres.
- Office accommodation comprises a mix of open-plan and cellular offices together with meeting and staff facilities.
- Benefits from 10 designated car parking spaces together with dedicated loading and set-down areas.

DESCRIPTION	SQM	SQFT
Warehouse	118	1,266
Ground Floor Offices	99	1,066
First Floor Offices	94	1,012
<b>TOTAL</b>	<b>311</b>	<b>3,343</b>

Intending purchasers are specifically advised to verify all information, including floor areas.

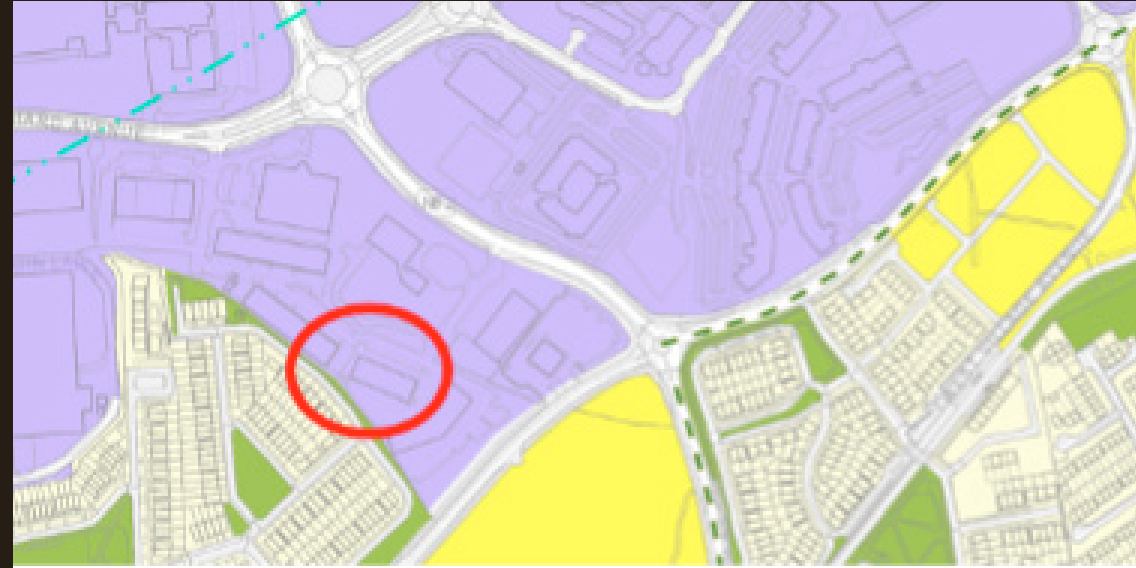
The subject property extends to approx. 271 sq.m / 2,916 sq.ft. on an NIA basis.





## ZONING

The property is situated in an area that is zoned Objective EE 'To provide for enterprise and employment related uses', under the South Dublin County Development Plan 2022-2028.



## SERVICES

We understand the usual mains services of water, drainage, electricity, telephone and natural gas are available and connected to the property.

## FOR SALE

Guide price on application

## TITLE

Freehold

## RATES

€8,260 per annum (Based on 2026 ARV)

## BER



## FURTHER INFORMATION | VIEWING

To arrange a viewing or to request further information contact:

Sean Gormley		353 (0) 87 676 8112		sgormley@lisney.com
Sam Clarke		353 (0) 87 334 4854		sclarke@lisney.com



Lisney  
St. Stephen's Green House  
Earlsfort Terrace  
Dublin 2 | D02 PH42

[lisney.com](https://www.lisney.com)

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