

# 7 BROWNSBARN DRIVE

CITYWEST BUSINESS CAMPUS

TO LET

Prestigious Logistics Facility of  
4,331 sq m / 46,613 sq ft







PRESTIGIOUS, HEADQUARTERS  
WAREHOUSE & OFFICE PREMISES



**4,331 sq m**  
**46,613 sq ft**



**Bus Stop**  
**11 minutes walk**



**2.54 Acres**  
**1.03 Ha.**



**LUAS Stop**  
**18 minutes walk**



Translucent roof  
and wall panels



Fully Fitted Offices  
& Staff Facilities



Air source heat pump



12 m. clear internal height



3 dock levellers



1 level access door



# STAFF AMENITIES

## CONVENIENCE & CHILDCARE



## FOOD



## CITYWEST SHOPPING CENTRE

Just 5 minutes' drive from 7 Brownsbarn Drive and anchored by Dunnes Stores, Citywest Shopping Centre provides a wealth of staff amenities including food & beverage, health & beauty and gym offerings.

# PRESTIGE LIKE NO OTHER

LEADING OCCUPIERS IN CITYWEST INCLUDE:





**Bright office space with extensive glazing**



**Raised access floors**



**Suspended ceilings with recessed LED lighting**



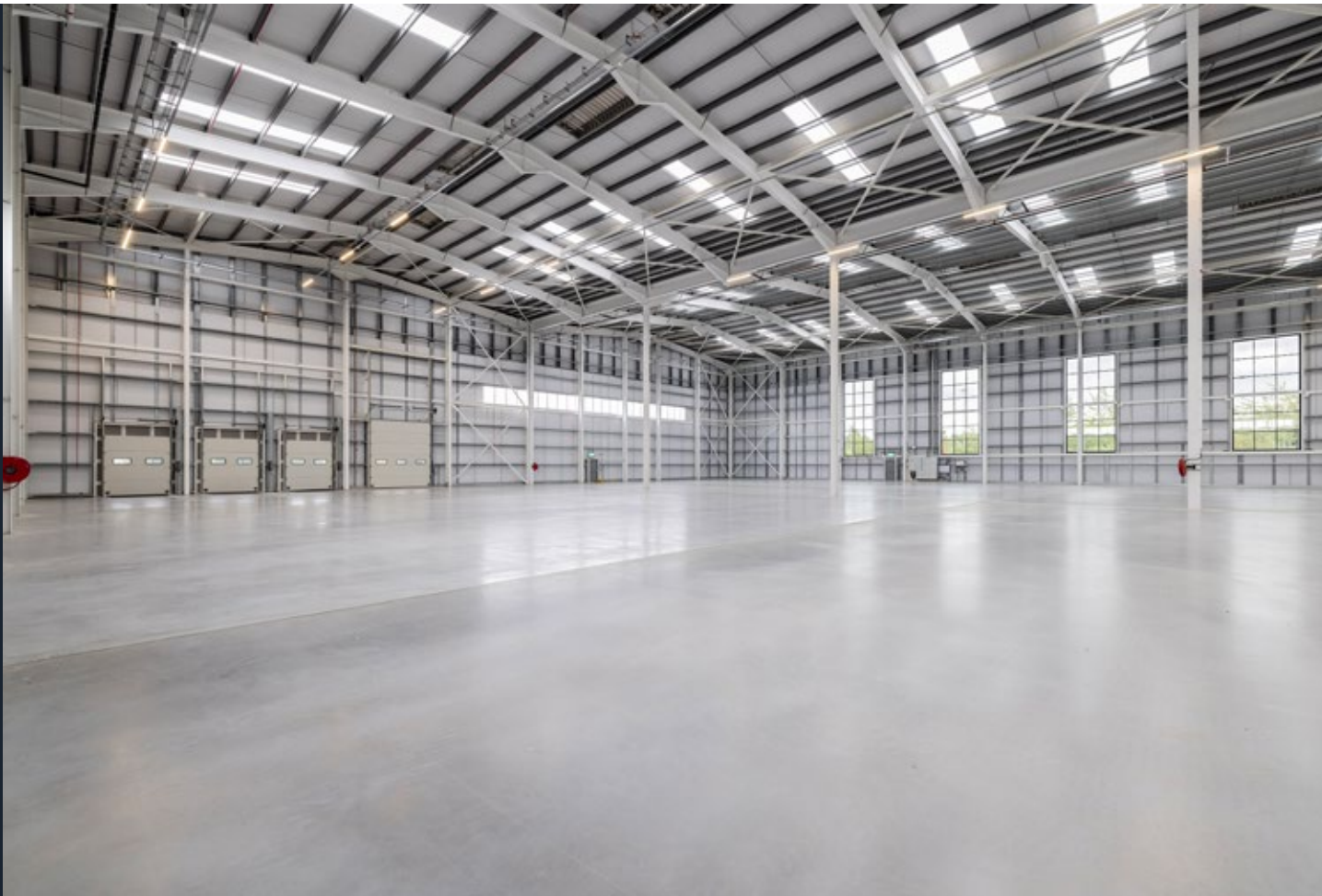
**Air source heat pump**



**Passenger lift**



**25 parking spaces incl. 5 EV**





**3 dock levellers**



**1 level access door**



**FM2 grade floor**



**12 m. clear internal height**



**Translucent roof and wall panels**



**38 m. deep service yard**



# 7 BROWNSBARN DRIVE

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A STRIKING  
NEW DESIGN TO  
COMPLEMENT ITS  
PRESTIGIOUS ADDRESS

Bicycle  
parking

Air source  
heat pump

LED lighting

EV charging  
points



ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	3,861	41,561
3 Storey Offices & Staff Facilities	470	5,052
Total	4,331	46,613

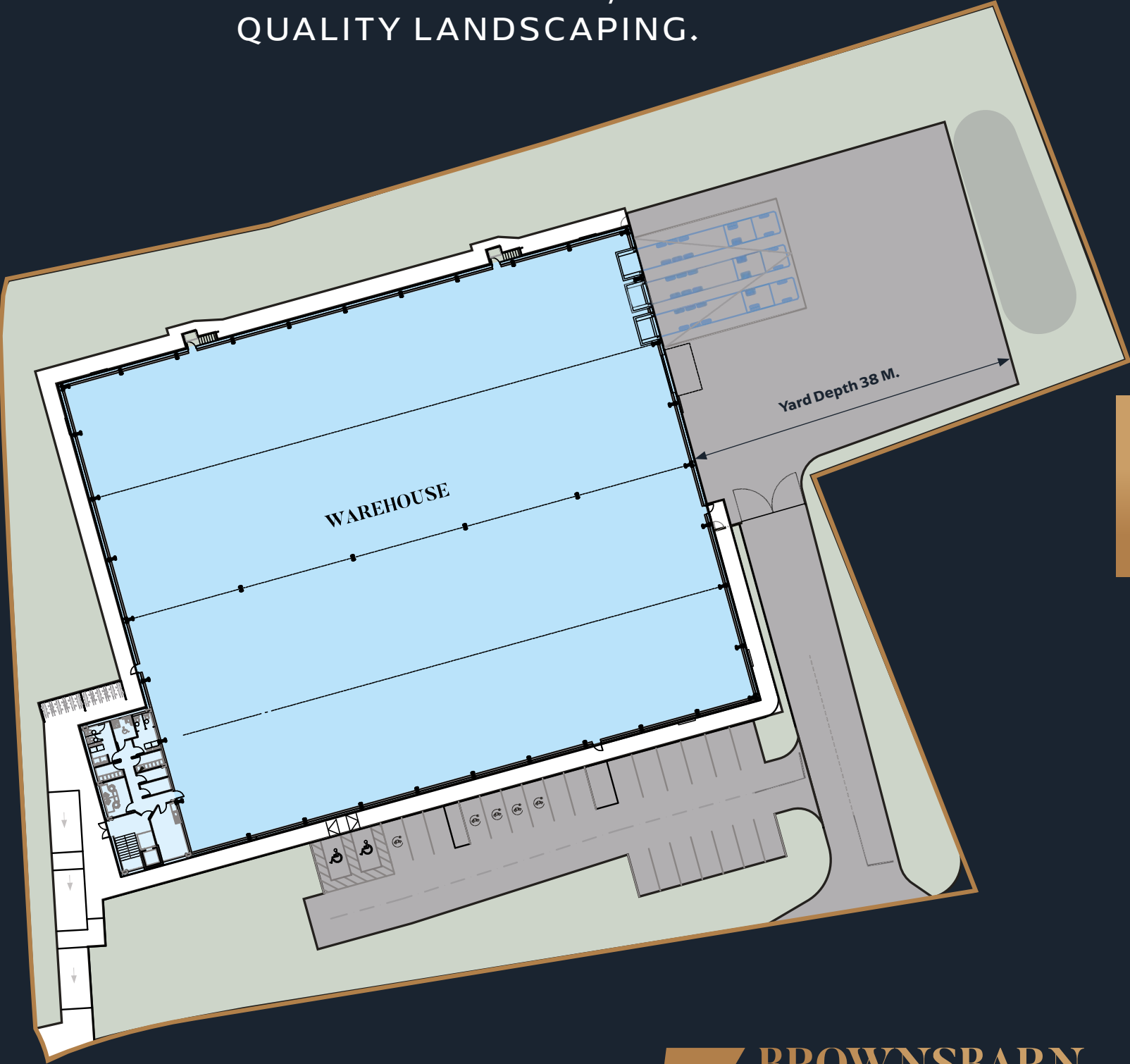
SITE AREA: 1.03 HA. / 2.54 ACRES

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



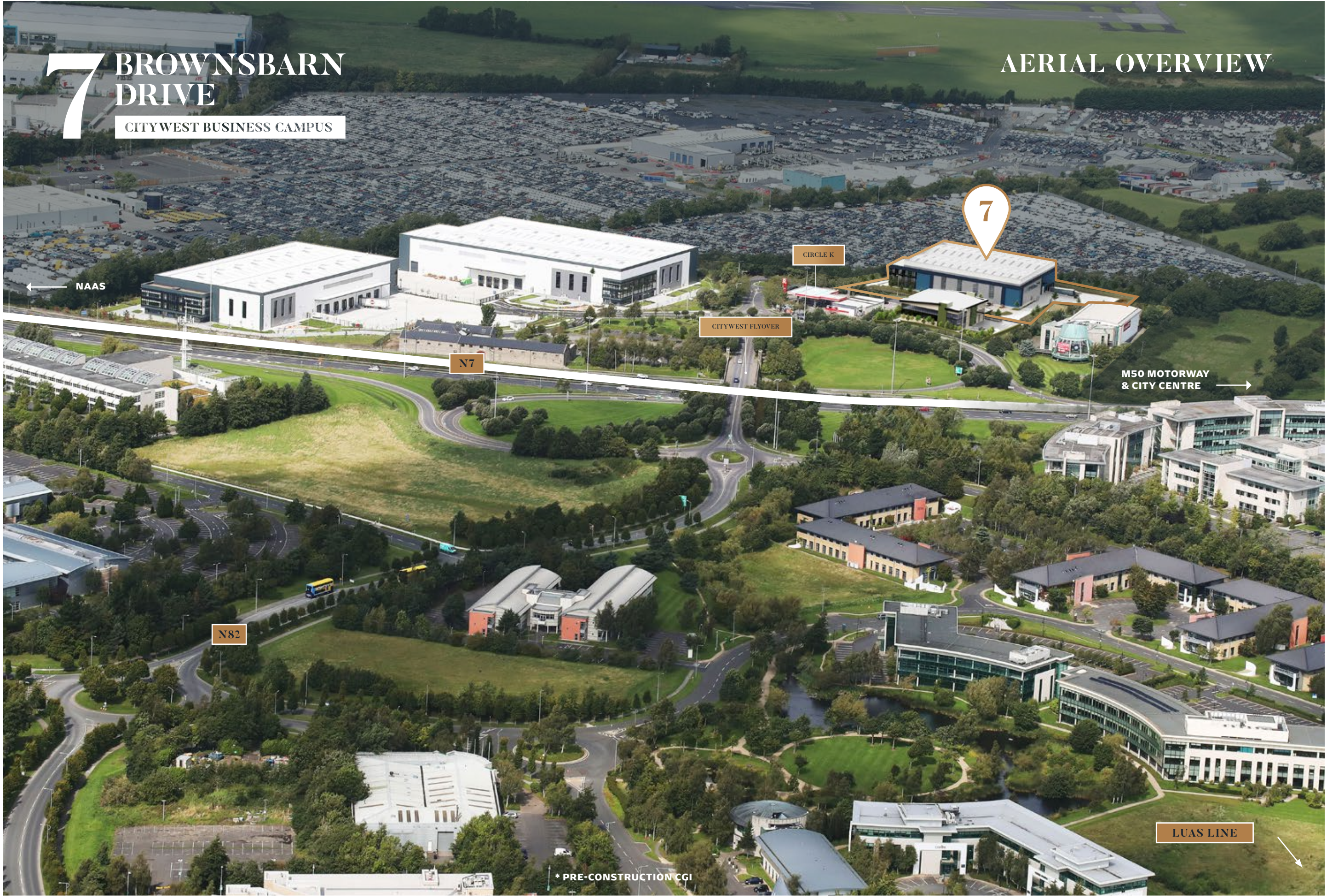
Striking Corporate Logistics HQ

CITYWEST BUSINESS CAMPUS IS A WORLD-CLASS DEVELOPMENT BENEFITING FROM 24/7 ON-SITE SECURITY PATROLS, CCTV AND HIGH QUALITY LANDSCAPING.



7 BROWNSBARN DRIVE  
CITYWEST BUSINESS CAMPUS





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CITYWEST BUSINESS CAMPUS

## AERIAL OVERVIEW

← NAAS

CIRCLE K

CITYWEST FLYOVER

N7

M50 MOTORWAY & CITY CENTRE →

N82

LUAS LINE

\* PRE-CONSTRUCTION CGI











GPS: 53.295709, -6.429905



## LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

	N136 (Outer Ring Road) 3 Mins		M50 Motorway (Junction 9) 7 Mins
	N7 (Naas Road) 1 Min		Dublin International Airport 20 Mins
	N81 7 Mins		Dublin Port Tunnel 20 Mins



## ABOUT THE OWNER

See: [eqtgroup.com/real-estate](http://eqtgroup.com/real-estate)



EQT Real Estate, created through the merger of EQT and Exeter Property Group in 2021, is a global leader in real estate investment management. With 35+ billion USD in total property gross asset value since inception, we invest capital for sophisticated institutional clients worldwide, including public, union, and corporate pension funds, sovereign wealth funds, foundations, university endowments, insurers, family offices, and funds of funds.

With a legacy spanning over five decades, EQT Real Estate acquires, develops, and manages logistics, office, life science, and residential properties that adapt to evolving tenant needs driven by logistical, commercial, and demographic trends. Owning and operating over 2,000 properties and 400+ million square feet, we are among the largest real estate developers in the world.

## LETTING AGENTS



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## DISCLAIMER

Particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY or Jones Lang LaSalle has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending tenant or third party arising out of information contained on these web pages, brochures or given verbally. Annual rent is quoted exclusive of VAT and any other applicable taxes that the tenant will be liable for and the tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.