

# 2021

BIANCONI  
AVENUE

TO LET

Iconic Warehouse  
& Office HQ

Citywest Entrance



# 2021

BIANCONI  
AVENUE

# 2021 BIANCONI AVENUE

Citywest Business Campus, Dublin 24

## Iconic, Headquarters Logistics & Office Facility



9,158 sq m  
98,576 sq ft



LUAS Stop  
19 minutes  
walk

### POSITION

- Prime south Dublin location
- Adjacent to leading occupiers
- World-class business campus

### ACCESS

- 19 mins walk to LUAS stop
- 1 min walk to Dublin Bus Stop
- 6 mins drive to M50


### AMENITIES

- 10 mins walk to Spar and sandwich bar
- 10 mins walk to ATM and restaurant
- 3 mins drive to creche

### CAPACITY


- 10 Dock Levellers and 2 Level Access Doors
- 13 m clear internal height
- 38 m Deep Service Yard

## STAFF AMENITIES

 10-20 mins walk

CONVENIENCE  
& CHILDCARE



 10 mins walk

FOOD



CITYWEST  
SHOPPING  
CENTRE

Just 3 minutes' drive from 2021 Bianconi Avenue and anchored by Dunnes Stores, Citywest Shopping Centre provides a wealth of staff amenities including food & beverage, health & beauty and gym offerings.

**2021** BIANCONI  
AVENUE

## PRESTIGE LIKE NO OTHER

LEADING OCCUPIERS IN CITYWEST INCLUDE:'





Full height glazing on 3 sides



Raised access floors



Suspended ceilings with recessed LED lighting



Green Walls



Passenger lift



Air source heat pump



\* All CGI images are indicative only



10 dock levellers



2 level access doors



FM2 class floor



13 m clear internal height



Translucent roof and wall panels



HGV parking spaces



## A STRIKING NEW DESIGN TO COMPLEMENT ITS ICONIC POSITION

Citywest Business Campus is a world-class development benefiting from 24/7 on-site security patrols, CCTV and high quality landscaping.

TARGET CERTIFICATION



LEED Gold  
BER A3



# ACCOMMODATION

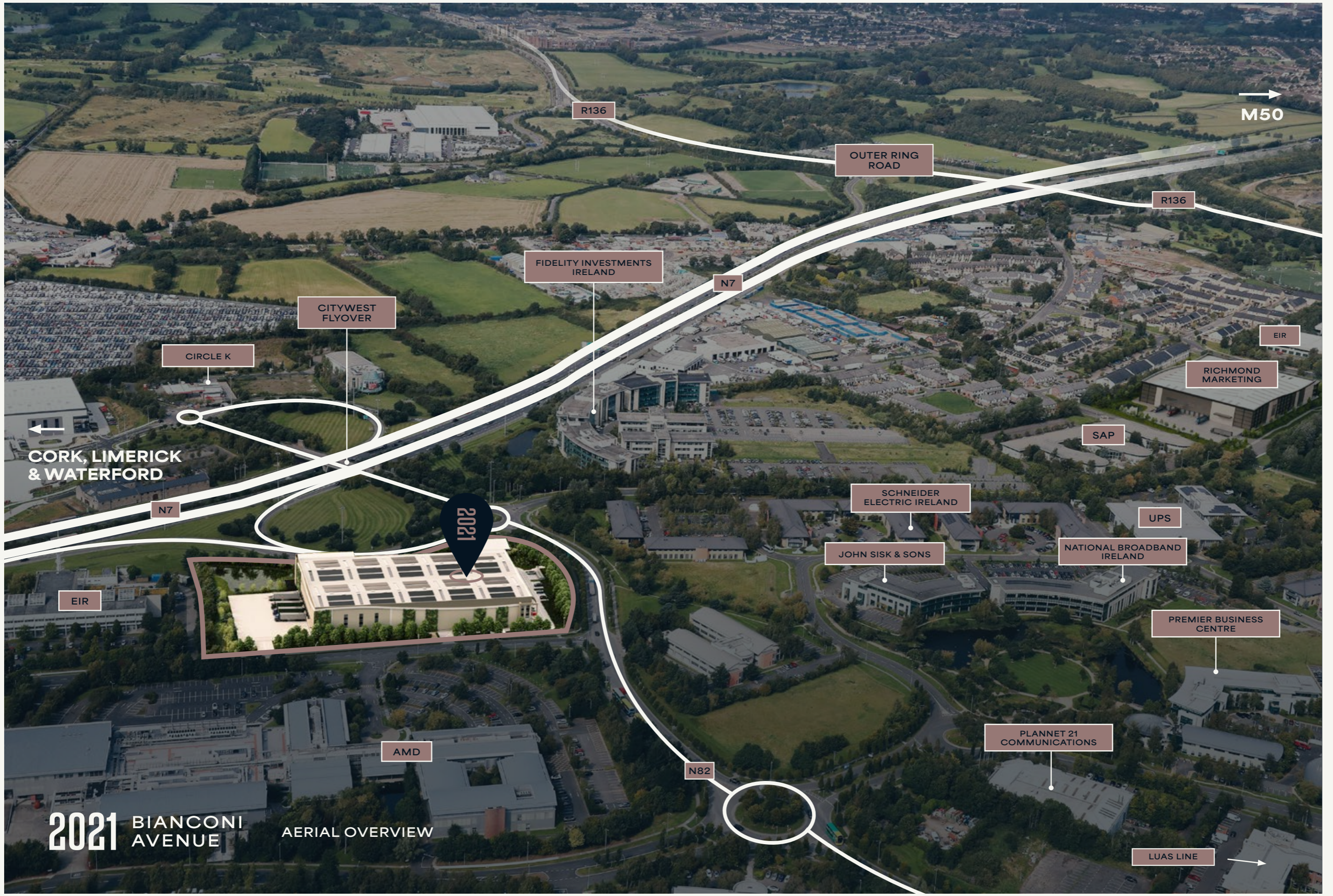
Gross External Areas	sq m	sq ft
Warehouse	7,971	85,799
Ground Floor Offices and Staff Facilities	302	3,251
First Floor Offices and Staff Facilities	295	3,175
Second Floor Offices and Staff Facilities	295	3,175
Third Floor Offices and Staff Facilities	295	3,175
<b>Total</b>	<b>9,158</b>	<b>98,576</b>



Striking Corporate Logistics HQ

**SITE AREA**  
2.16 HA / 5.34 ACRES





R136

M50

OUTER RING ROAD

R136

FIDELITY INVESTMENTS IRELAND

N7

CITYWEST FLYOVER

CIRCLE K

EIR

RICHMOND MARKETING

CORK, LIMERICK & WATERFORD

N7

2021

SAP

SCHNEIDER ELECTRIC IRELAND

UPS

JOHN SISK & SONS

NATIONAL BROADBAND IRELAND

EIR

PREMIER BUSINESS CENTRE

2021 BIANCONI AVENUE

AERIAL OVERVIEW

AMD

N82

PLANNET 21 COMMUNICATIONS







LUAS LINE

53.291414, -6.429208



## LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

- |  |   |
|--|---|
|  N136 (Outer Ring Road)<br>4 Mins |  M50 Motorway (Junction 9)<br>6 Mins     |
|  N7 (Naas Road)<br>2 Mins         |  Dublin International Airport<br>20 Mins |
|  N81<br>5 Mins                    |  Dublin Port Tunnel<br>20 Mins           |

## DEVELOPER

See [sandymark.ie](http://sandymark.ie)

**Sandymark.**

Sandymark, through its various affiliate companies, was responsible for the development of most of Greenogue Business Park and Greenogue Logistics Park. Over 25 years, it has delivered 4 million sq ft of industrial & logistics assets.

## LETTING AGENTS



**BNP PARIBAS  
REAL ESTATE**

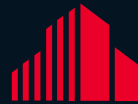
PSRA licence: 002702

**James Kearney**

+353 85 738 0566  
[james.f.kearney@bnpparibas.com](mailto:james.f.kearney@bnpparibas.com)

**Sean Higgins**

+353 87 036 7536  
[Sean.higgins@bnpparibas.com](mailto:Sean.higgins@bnpparibas.com)



**CUSHMAN &  
WAKEFIELD**

PSRA licence: 002222

**Brendan Smyth**

+353 86 040 2228  
[brendan.smyth@cushwake.com](mailto:brendan.smyth@cushwake.com)

**Marc Kelly**

+353 87 244 8313  
[Marc.kelly@cushwake.com](mailto:Marc.kelly@cushwake.com)

## 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.