

3006

LAKE DRIVE

Citywest Business Campus,
Citywest, Dublin 24

NEWLY REFURBISHED OFFICES TO LET



DESCRIPTION

3006 Lake Drive comprises a newly refurbished, 2-storey, self-contained office building, extending to 861 sq. m. (9,268 sq. ft.), with the benefit of 36 surface car parking spaces.

The accommodation is surrounded by high quality landscaping which is synonymous with Citywest Business Campus.

3006 Lake Drive has undergone a complete refurbishment which provides best in class specification. The bright and efficient floor plates will appeal to a wide variety of businesses, offering flexibility due to their regular shape.

Bright, efficient and flexible floor plates suitable for a wide variety of businesses.



LOCATION

Citywest Business Campus is located approximately 15km southwest of Dublin City Centre, in close proximity to the N7 and M50 ring road, providing easy access to all major motorways linking Dublin to Belfast, Cork, Galway, Limerick and Waterford. 3006 Lake Drive is conveniently located within 26km from Dublin Airport and 32km from Dublin Port.

The campus itself is a well-established business location with numerous national and international occupiers such as Pfizer, Nielsen, AbbVie, Glanbia and SAP. A wide range

of amenities are available within the campus itself, and Citywest Shopping Centre is also only a 15-minute walk away, with occupiers including Dunnes Stores, Lloyds Pharmacy, An Post & Costa Coffee.

Lake Drive is well serviced in terms of public transport, being less than a 10-minute walk from the Luas Red Line at Citywest Campus stop. There is an internal shuttle bus within the park as well as Dublin Bus which connects the Campus to Dublin City Centre. Dublin Bus routes (77A, 65B and 69) serve the campus every 15 minutes.



ACCESSIBILITY



10 - minute walk to LUAS Red Line



6 - minute walk to various Dublin Bus stops



GoAhead Bus offers routes to UCD Belfield campus, Kildare, and Newbridge



Business Park serviced by shuttle bus



Located off the N7, offering easy access to the M50

AMENITIES

Circle K
(4 min drive)

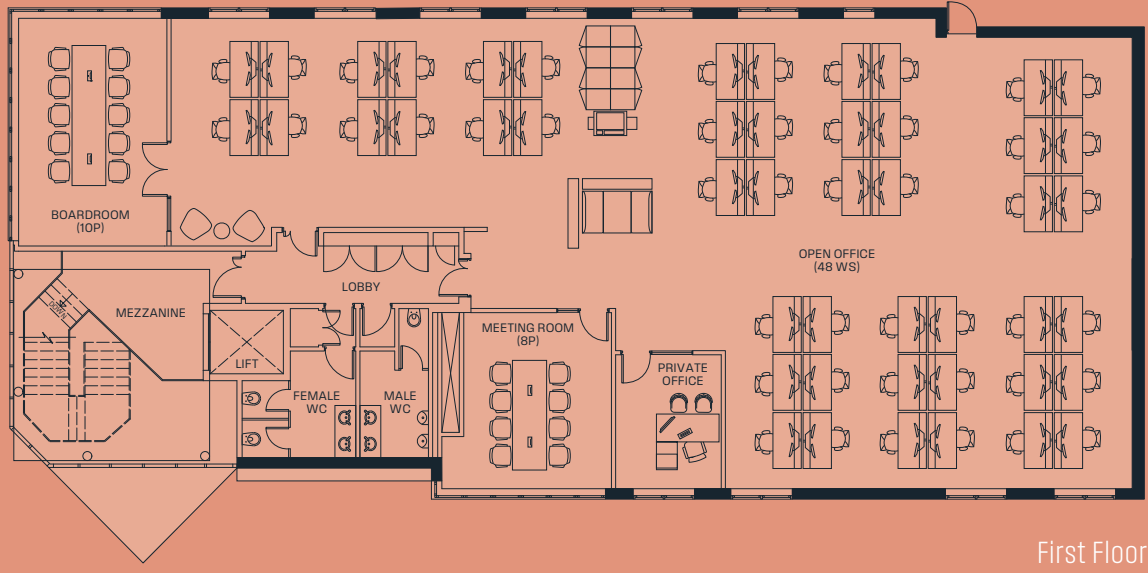
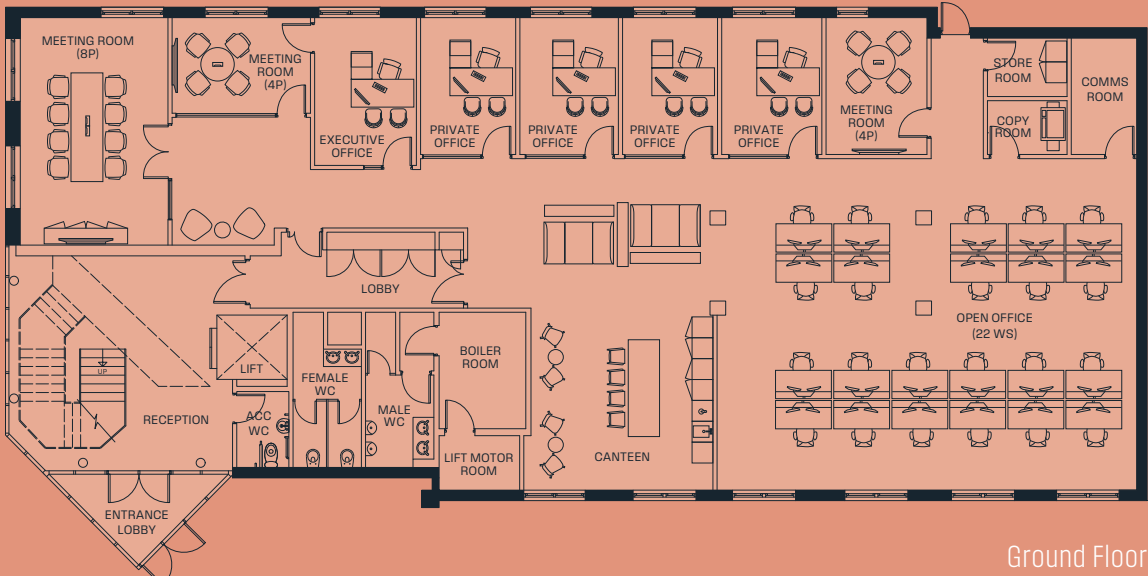
Spar
(6 min walk)

Shuttle Bus
(6 min walk)

Citywest Shopping Centre
(4 min drive)

SPECIFICATION

- › Raised Access Floors
- › Floor Boxes Wired for Power
- › Suspended Ceilings with Recessed LED Lighting
- › Cassette Air Conditioning
- › Gas Fired Central Heating
- › New Carpet Tiles Throughout
- › 1 X8 Person Passenger Lift
- › Ladies, Gents & Disabled Toilets (Each Floor)
- › Fire & Security Alarm
- › BER: B3



LEASE TERM

Available by way of new flexible lease.

CAR PARKING

36 surface car parking spaces. Additional spaces available upon request.

SCHEDULE OF ACCOMMODATION

FLOOR	SQ. M. (G.I.A)	SQ. FT. (G.I.A)
Ground Floor	449	4,833
First Floor	412	4,435
Total	861	9,268

* Measured on a Gross Internal Area basis.



FURTHER INFORMATION

Quoting Rent

€30.00 per sq. ft. p.a.

Service Charge

Approx €1.50 per
sq. ft. p.a.

Rates

2025 rates equate to
€3.99 per sq. ft. p.a.

**Viewings strictly by appointment through sole letting agents
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