

2022 Bianconi Avenue

Citywest Business Campus, Dublin 24, D24 HX03

A Strategic N7 Commercial Opportunity



A Strategic Commercial Investment Opportunity with Exceptional Potential

Overview

2022 Bianconi Avenue presents a rare opportunity to acquire a high-profile commercial asset in one of Dublin's most dynamic business locations.

-  **Modern Headquarter Office Building.**
-  **Site Area:** 2.33 Hectares (5.76 acres) – offering significant development potential.
-  **Accommodation** extends to 7,198.9 sq. m (77,490 sq. ft) (GIA).
-  **Generous Parking:** 260 surface car parking spaces.
-  **Low Site Coverage:** 13.31%, with precedent for up to 41.83% in the area.
-  **Great Development Potential:** Ideal for further development or repurposing (subject to planning and title).
-  **Vacant Possession:** Available immediately.
-  **Reinstatement Value** significantly higher than asking price.
-  **Title:** Long Leasehold, 999-year lease from March 1998.
-  **Guide Price:** €9 million (€116 psf) – a compelling value proposition.

Location & Connectivity

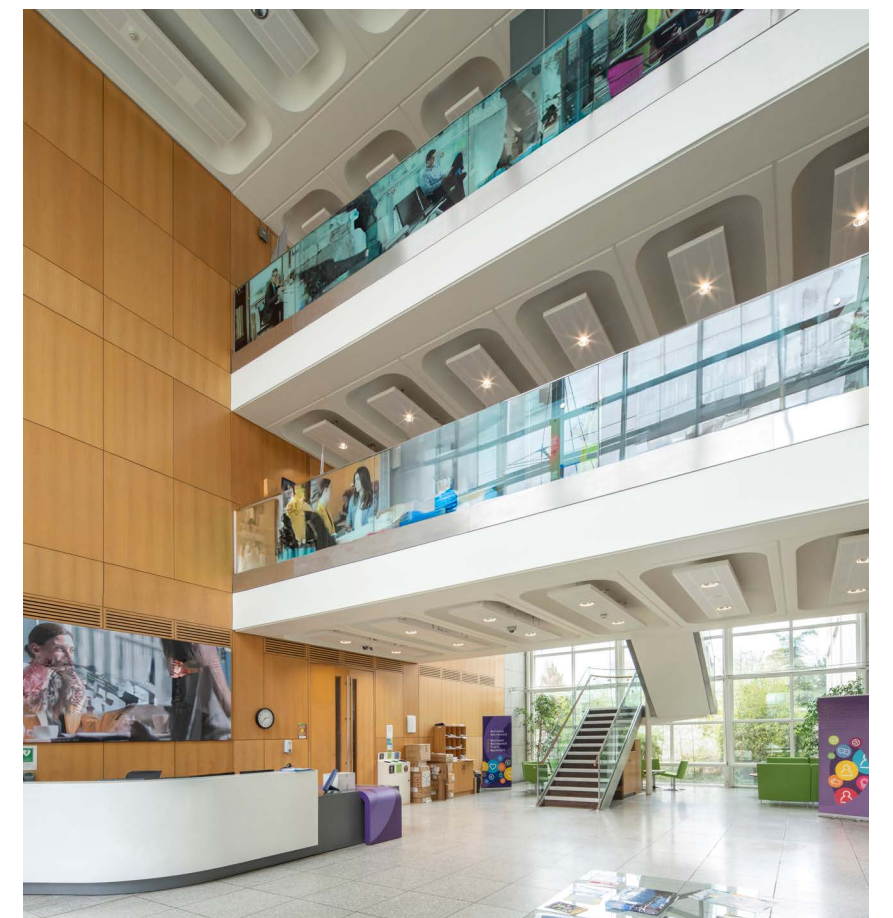
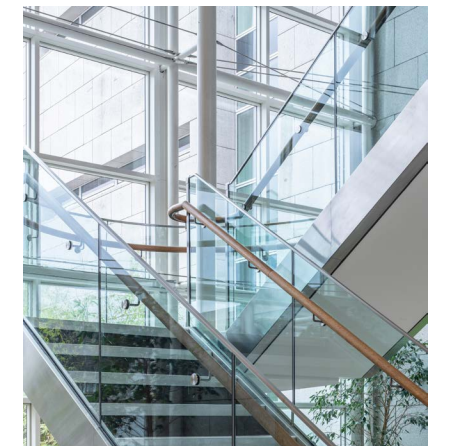
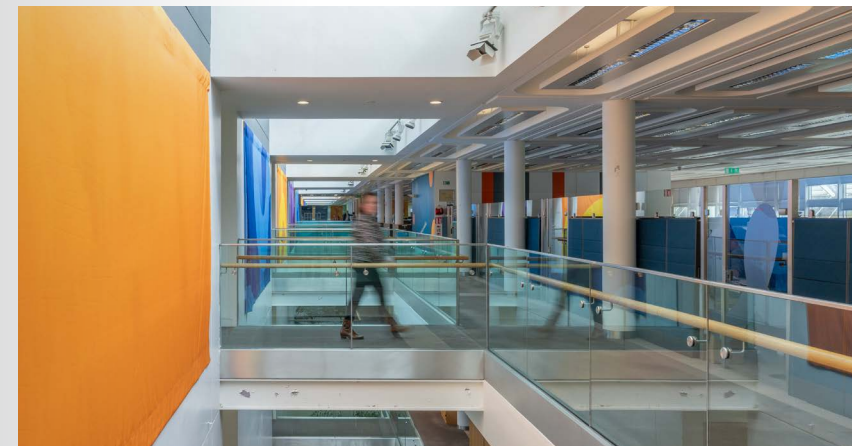
A Premier Address with Unrivalled Access

Citywest is Dublin's premier business park and **2022 Bianconi Avenue is one of only 4 developments within Citywest that enjoys direct frontage onto the N7**. The property benefits from excellent connectivity with high profile onto the N7, one of the busiest national routes linking Dublin to Cork, Limerick & Waterford.

There is excellent transport infrastructure linking Citywest to Dublin City Centre, two LUAS stops are located within 1.2 km of the property. Dublin Bus routes (77A, 65B & 69) serve the campus from the city centre every fifteen minutes. The property is located within 5km from the N7 & M50 intersection, thereby providing ease of access to Dublin Airport (27km), Dublin Port (37 km) and the wider national road network. Citywest is strategically located less than 20km from Dublin City Centre.

Surrounding Amenities & Occupiers:

Citywest Shopping Centre is located 1.6km south of the property. There are new residential schemes from developers, including Harcourt and Ardstone, in the vicinity of the Asset. Major commercial occupiers nearby include; SAP, Pfizer, Fidelity, BT Ireland, Canon, Lufthansa, Glanbia John Sisk & Sons, Amazon, Uniphar, Colgate and more.



Description

Modern, Flexible, & Highly Visible

- ▶ The property comprises a modern three storey office building which extends to approximately 7,198.9 sq. m (77,490 sq. ft) (GIA) together with 260 car spaces at surface level located on an elevated site extending to approximately 2.33 ha (5.76 acres).
- ▶ The property has the benefit of two access points on Bianconi Avenue.
- ▶ The site has excellent exposure onto the N7 of approximately 190 metres and approximately 202 metres onto Bianconi Avenue.
- ▶ The building comprises concrete frame construction with double glazed windows and part stone cladding.
- ▶ Current site coverage of c. 13.31%. There is precedent in the area for site intensification to c. 40% coverage.

Specification

- ▶ Raised Access Flooring
- ▶ Generous Floor to Ceiling Height
- ▶ Large open plan canteen
- ▶ High quality ladies and gents WC's and shower facilities
- ▶ Full height reception area

Zoning

The Asset is zoned Enterprise and Employment Related Uses in the South Dublin County Council Development Plan 2022 – 2028.

Permitted in Principle

Abattoir, Advertisements and Advertising Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq. m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.

Open for Consideration

Agriculture, Allotments, Car Park, Childcare Facilities, Concrete / Asphalt Plant in or adjacent to a Quarry, Data Centre, Garden Centre, Hotel / Hostel, Industry-Extractive, Motor Sales Outlet, Nightclub, Offices 100 sq. m-1,000 sq. m, Offices over 1,000 sq. m, Public House, Refuse Landfill / Tip, Restaurant / Café, Retail Warehouse, Social Club, Sports Club / Facility, Stadium, Veterinary Surgery

Development Potential

We have procured a planning report from John Spain & Associates outlining other potential uses of the property, subject to planning and title. This report is available on 2022bianconi.com the sales data room.

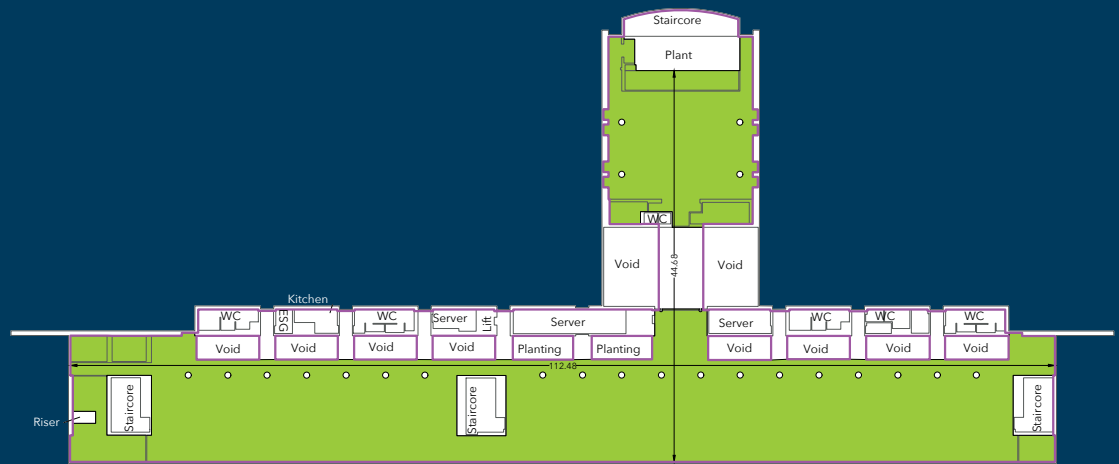


Floor Plans & Site Layout

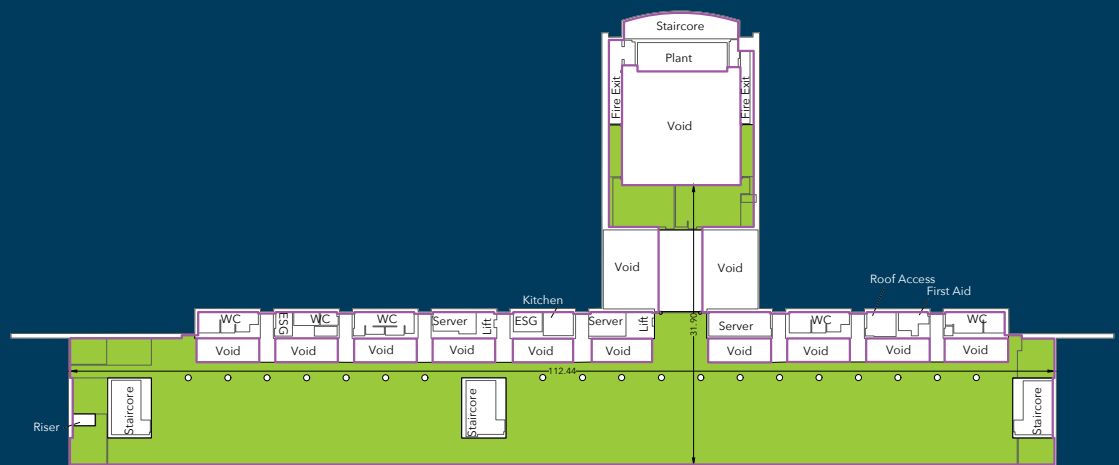
Floor Plans



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Building Layout and Accommodation

Floor	Use	Gross internal Area	
		Sq. M	Sq. Ft
Basement	Plant	497.7	5,325.0
Ground	Former Laboratory Building	559.0	6,017.0
Ground	Office	2,543.7	27,381.0
First	Office	2,141.0	23,046.0
Second	Office	1,955.2	21,046.0
Roof	Plant	182.5	1,964.0
Total incl. Plant (GIA)		7,879.1	84,779.0
Total Area excl. Plant (GIA)		7,198.9	77,490.0

Source: Hollis Survey 2018 Area Referencing Report

Site Layout





Contact & Viewing Information

Selling Agents:

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TWM

PSRA no: 001835

🌐 twmproperty.ie

📍 Fleming Court, Fleming's Place, Dublin 4, D04 N4X9

Method of Sale: For sale by Private Treaty

Title: Long Leasehold, 999-year lease from March 1998

VAT: VAT is applicable to the sale

BER: C3, BER No: 800908683

Data Room: 2022bianconi.com

Solicitor Details: Martin Colman, Dillon Eustace,
+353 (1) 673 1770, Martin.Colman@DillonEustace.ie

Guide Price: €9 million (€116 psf)

Viewings: Strictly by prior appointment with sole agent TWM.

Legal disclaimer

TWM for themselves and for the vendor/lessor of the property whose agents they are, give notice that:

These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement or representation of fact. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser, tenant or other person should not rely on them as statements or representations of fact but should satisfy themselves by inspections or otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

VAT may be payable on the purchase price.