

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

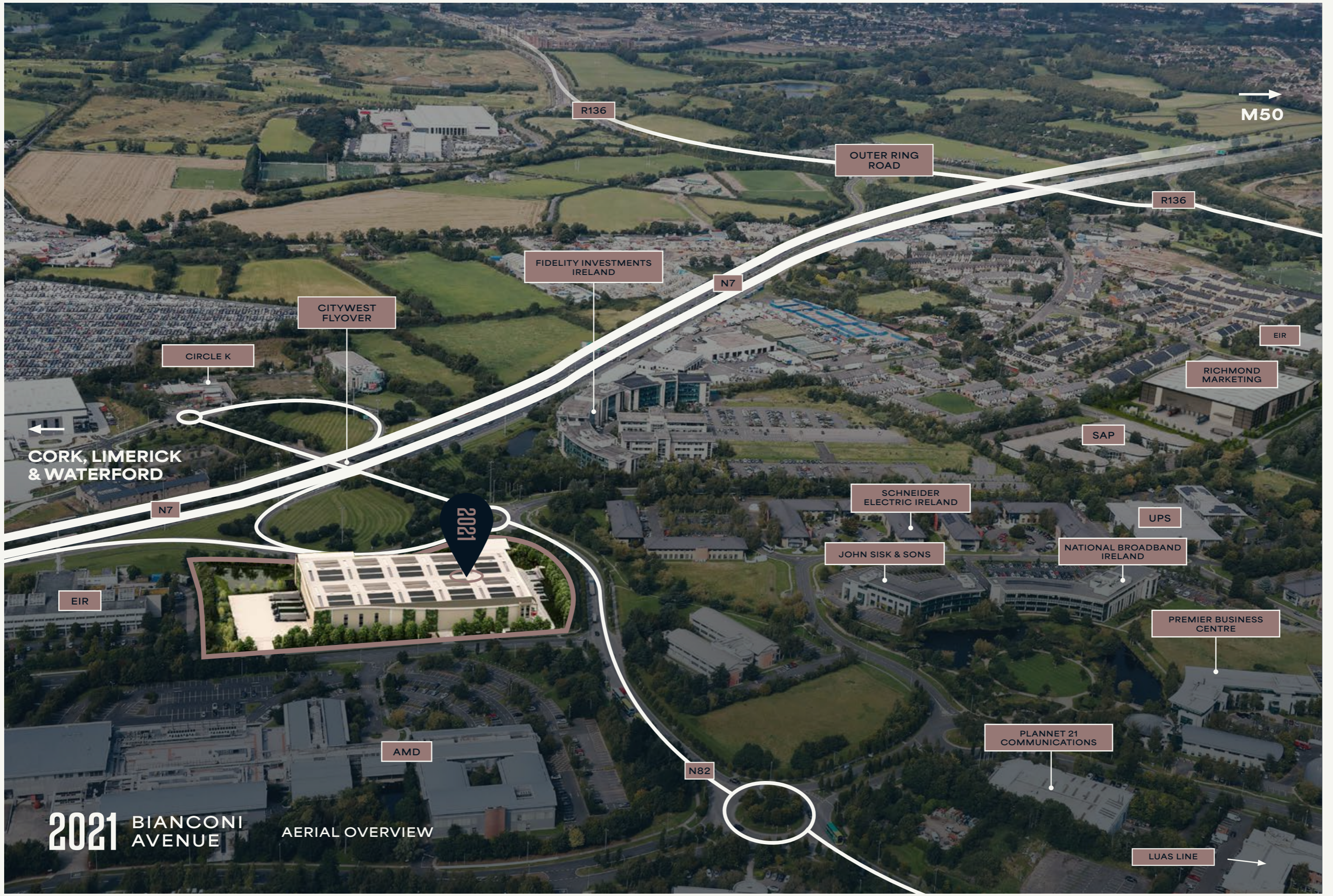
Gross External Areas	sq m	sq ft
Warehouse	7,971	85,799
Ground Floor Offices and Staff Facilities	302	3,251
First Floor Offices and Staff Facilities	295	3,175
Second Floor Offices and Staff Facilities	295	3,175
Third Floor Offices and Staff Facilities	295	3,175
Total	9,158	98,576



Striking Corporate Logistics HQ

SITE AREA
2.16 HA / 5.34 ACRES





CORK, LIMERICK & WATERFORD

M50

R136

OUTER RING ROAD

R136

FIDELITY INVESTMENTS IRELAND

N7

CITYWEST FLYOVER

CIRCLE K

EIR

RICHMOND MARKETING

SAP

SCHNEIDER ELECTRIC IRELAND

UPS

JOHN SISK & SONS

NATIONAL BROADBAND IRELAND

EIR

PREMIER BUSINESS CENTRE

AMD

N82

PLANNET 21 COMMUNICATIONS

2021 BIANCONI AVENUE

AERIAL OVERVIEW







LUAS LINE

53.291414, -6.429208



LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

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

DEVELOPER

See 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**

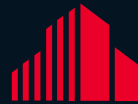
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DISCLAIMER

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