



TO LET

6,358 SQ FT
(590.68 SQ M)

Fully Fitted Office

Turn-Key Condition

- Fully - Fitted Office Space
- Turn-Key Condition
- c. 591 sq. m. / 6,358 sq. ft.
- 8 Car Parking Spaces
- Excellent Transport Links

BLOCK 10B BECKETT WAY

Park West Business Centre, Dublin 12, D12 W702



Summary

Available Size	6,358 sq ft / 590.68 sq m
Rent	€13.50 per sq ft
Rates Payable	€11,330 per annum
Service Charge	€6,709 per annum
Car Parking	8 Car Parking Spaces
BER	C3 (800917197)

Description

The unit comprises a second floor, fully fitted office unit in turn-key condition with a mix of open plan and cellular offices.

The floor extends to c. 591 sq. m. / 6,358 sq. ft. and comes fully fitted, ready for immediate occupation.

The unit has the benefit of a fully fitted office, kitchen, passenger lift and boardroom.

There are 8 car parking spaces demised to the unit.

Specification

Open plan & Cellular Offices
Plastered & Painted Walls
Raised Access Floors
Carpeted Floors
Suspended Ceilings
LED Lighting
Passenger Lift
Kitchenette
Staff Welfare Facilities

Location

10B Beckett Way is located in Park West Business Park, 8 km west of Dublin city centre.

The park is accessible by the Nangor Road, which connects to the M50 to all main arterial routes.

The business park has the benefit of a variety of facilities and on-site services, including The Park West Tavern, Giraffe Child Care Centre, Spar, Insomnia, Park West Pharmacy, and Energie Fit Club.

There are excellent transport links in Park West, including a rail station which connects Kildare to Heuston Station.

Accommodation

Accommodation comprises the following areas;

Description	sq ft	sq m	Availability
Second Floor	6,358	590.68	Available
Total	6,358	590.68	

Viewings

Viewing is by Appointment Only - Please contact Quinn Agnew

Terms

Available by way of sub-lease or assignment.

The Landlord is willing to grant a new long term lease



Eoin Doyle

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