

TWO MODERN OFFICE BUILDINGS
FOR SALE BY PRIVATE TREATY

10B & 10C
PARKWEST
BUSINESS CAMPUS

DUBLIN 12



**SELF-CONTAINED 3-STOREY HQ
OFFICE BUILDING EXTENDING TO**

38,232 SQ.FT (GIA)

Includes 50 on-site car parking spaces

Central location within the Park West Campus

Guide Price €4,000,000 (€105 per sq.ft)

**Excellent investment or owner-occupier
opportunity**



**Park West Business Campus is
situated 8km West of Dublin City
Centre and is the largest Business
& Technologies campus in Ireland**

The business park is easily accessible via the Nangor Road, which connects the business park to the M50 ring road, providing access to all major motorways linking Dublin to Belfast, Cork, Galway, Limerick, and Waterford.

The property is conveniently located within a 10-minute walk from Park West train station, which is serviced by the Arrow network, linking the 'Kildare to Heuston' line.

The Luas Red line is located adjacent to the campus at Red Cow and Kylemore Road and a feeder bus from the park provides regular services to both Luas stations. Additionally, a private feeder bus is available to transport employees to the Naas Road & City Centre together with numerous Dublin Bus routes.



MEET THE NEIGHBOURS



M50

Nissan Ireland

Orchard Fostering

Allianz Partners
International Health

Allianz Technologies

MKO

Automatic Fire

Viatel Technology
Group

Progress
Systems
Limited

Amdocs

Fulfil Nutrition

10B & 10C
PARKWEST
BUSINESS CAMPUS

Applegreen

Brink's Cash
Services

Auxilion

PARKWEST
STATION

I.T. Alliance Group

Cocoa
Atelier

Irish Kidney
Association

Aspect Hotel

DESCRIPTION

Blocks 10B & 10C comprise two modern 3-storey office buildings centrally located in the Park West Business Campus.

The properties extend to a gross internal area of 3,552 sq. m. (38,232 sq. ft.) and features predominantly open-plan office space on each floor. The building is accessed via an impressive triple height reception area. The office accommodation benefits from a generous 2.7 metre floor-to-ceiling height throughout. Each floor level has the benefit of toilet facilities. 50 car spaces accompany the property.



Specifications



RAISED ACCESS FLOORS



FLOOR BOXES WIRED FOR POWER

CARPETED THROUGHOUT



SUSPENDED CEILINGS



RECESSED LIGHTING



1X8 PERSON PASSENGER LIFT



LADIES & GENTS' TOILETS ON ALL FLOORS



VRV AIR CONDITIONING



SECURITY & FIRE ALARM

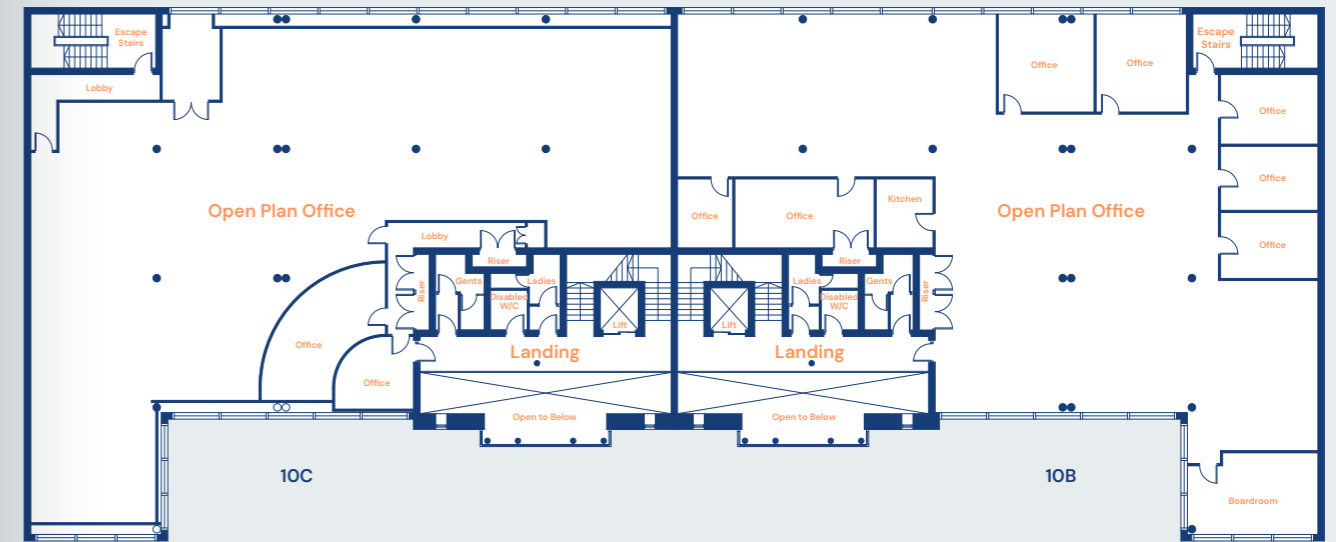


FLOOR PLANS

Ground Floor



First Floor



Second Floor



SCHEDULE OF ACCOMMODATION

Floor	sq. m.	sq. ft.	Car Spaces
10B			
Ground	592	6,372	8
First	592	6,372	8
Second	592	6,372	8
Total	1,776	19,116	24
10C			
Ground	592	6,372	8
First	592	6,372	8
Second	592	6,372	10
Total	1,776	19,116	26
TOTAL	3,552	38,232	50

TENANCY DETAILS

	2ND FLOOR 10B	2ND FLOOR 10C
Size	6,372 sq. ft.	6,372 sq. ft.
Tenant Entity	Garwyn Ireland Limited	Garwyn Ireland Limited
Lease Commencement	1st June 2000	1st January 2022
Lease Expiration	30th June 2027	30th June 2027
Annual Rent	€105,000 per annum	€55,000 per annum
DOR	No	No



FURTHER INFORMATION

Title

We understand that the property is held under long lease hold.

Zoning

Zoned Z14 – Strategic Development and Regeneration Areas (SDRAs) (Dublin City Council Development Plan 2022–2028).

BER



Guide Price

The guide price is €4,000,000.

Rates

The 2026 Dublin City Council rates equate to c. €2.50 per sq. ft. per annum.

Estate Service Charge

The 2026 estate management charge equates to €34,907.32.

Viewings

All viewings are strictly by private appointment through sole selling agent BNP Paribas Real Estate.

SELLING AGENT



**BNP PARIBAS
REAL ESTATE**

+353 (0) 1 661 1233
realestate.bnpparibas.ie

PSRA No: 002702

CONTACTS

Keith O'Neill
keith.oneill@bnpparibas.com
+353 (86) 857 9696

John Cannon
john.cannon@bnpparibas.com
+353 (0)87 396 6725

SOLICITORS

To be confirmed.

Disclaimer: BNP Paribas Real Estate gives notice that these particulars are set out for general outline only, for the guidance of intending lessees and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.