

FOR SALE (By Private Treaty)



**3300 Lake Drive, Citywest Business
Campus, Dublin 24**



Site outline for illustrative purposes only

Property Highlights

- Detached H-shaped two-storey Office with an ancillary Workshop Facility that extends to approx. 3,023 sq m (32,544 sq ft) GIA.
- Situated on a large site of approx. 1.01 ha / 2.49 acres with 96 surface car park spaces.
- The subject property is located within Citywest Business Campus which occupies a strategic location within the campus in close proximity to the N7 and N82 beside other buildings.
- The Property is zoned under the South Dublin County Development Plan 2022 – 2028. Objective EE – ‘to provide for enterprise and employment related uses’.
- Guide Price of €5,000,000 (exclusive VAT).

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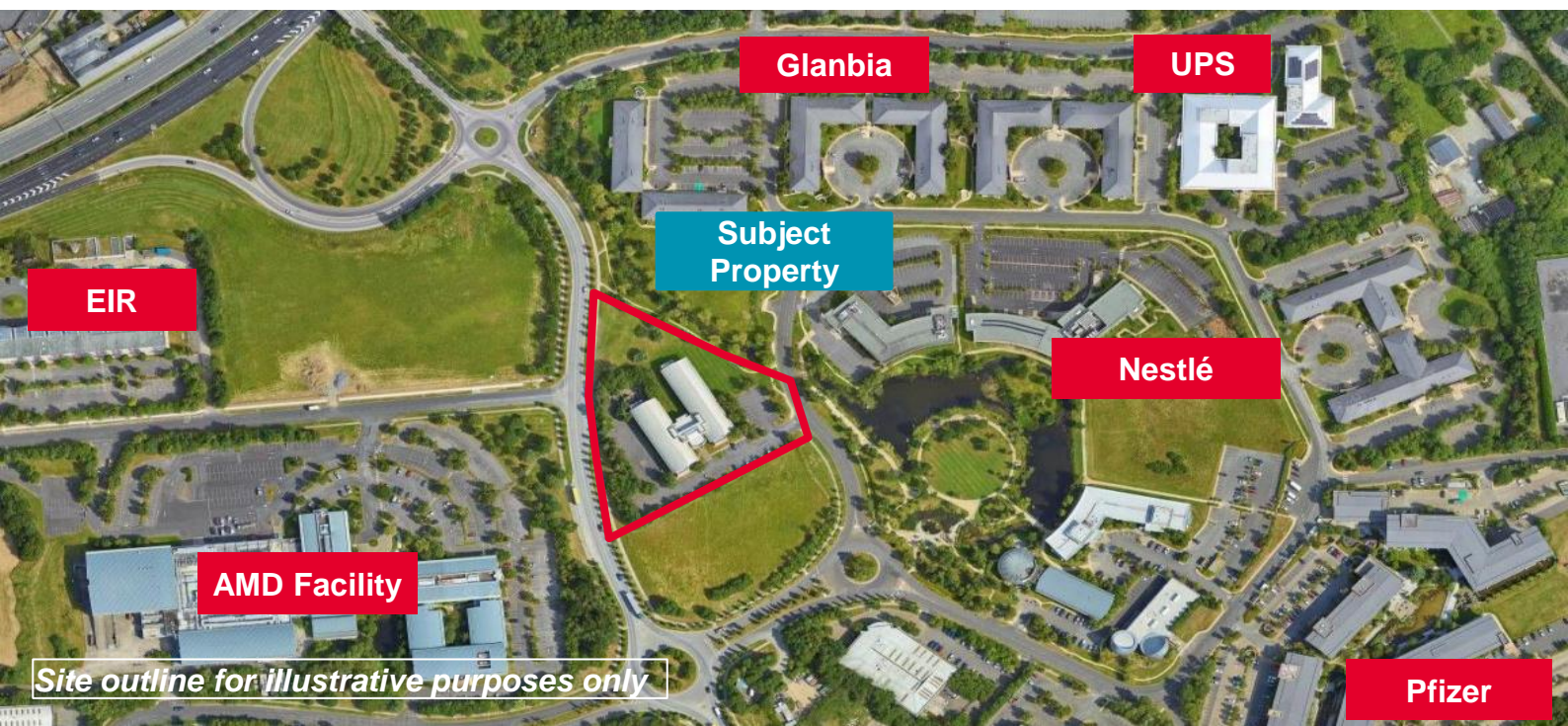


Location

- The subject property is located in Citywest Business Campus, a satellite suburban centre in south-west Dublin approximately 15km south-west of Dublin city centre. It is 2km north east of Saggart, 4km north east of Rathcoole and 5km north west of Tallaght.
- The Citywest Business Campus is located just off the N7 Naas Road which provides access to the M7 Dublin to Limerick, M8 Dublin to Cork, M9 Dublin to Waterford motorways and to the M50 motorway which all of the national primary routes radiating from Dublin begin their junction.
- The Citywest Business Campus comprises approximately 150 hectares of predominantly office and commercial uses. Occupiers include EIR, Pfizer, Glanbia, GlaxoSmithKline and Adobe. The area is a well-established industrial area with a number of industrial estates in close proximity including Magna Business Park and Baldonnell Business Park.
- The area is well served by public transport with several Dublin Bus routes providing services to and from the city centre. The Red Luas line also runs through the campus providing regular services to and from the city centre and Saggart, via Tallaght.

Property Description

- The subject property comprises a detached two storey H-shaped office building with ancillary storage accommodation on a large site of approximately 1.01 hectares (1.54 acres). We understand the building was built in the 1990s and extends to approximately 3,023.45 sq m (32,544 sq ft).
- The property is of reinforced concrete frame construction with a part brick part painted render façade. There are 96 surface car parking spaces surrounding the property and to the rear, there is vehicular access to a small enclosed yard.
- The accommodation on the ground floor includes a reception, open plan offices, smaller enclosed offices, meeting rooms, male and female toilets. To the rear of the unit there is a loading access door which provides entry into a sizeable workshop space which is currently in use for storage purposes. The first floor can be accessed via the lift or 5 internal sets of stairs. It incorporates open plan offices, smaller enclosed offices, board room, canteen and stores.
- The offices generally are fit out to a basic specification with carpet flooring, perimeter trunking, suspended ceilings with inset fluorescent lighting and spot lighting in parts. The heating throughout is provided by wall mounted gas fire radiators.





Accommodation Schedule

Accommodation	Use	Sq m GIA	Sq ft GIA
Ground	Office/ Workshop	1,488.75	16,025
First	Office	1,534.70	16,520
Total Area		3,023.45	32,544

Land Zoning

The Property is zoned under the South Dublin County Development Plan 2022 – 2028. Objective EE – ‘to provide for enterprise and employment related uses’.

Viewings

Viewing strictly by appointment with sole agents, Cushman & Wakefield.

Title

We understand that the title is held under a Long Leasehold interest from 29 April 1996 for 999 years.

Services

We have assumed that all services including electrical, water and drainage are available to the property. However, we would ask that interested parties carry out their own due diligence.

Guide Price

€5,000,000 (exclusive of all purchaser costs).



Any intended purchaser will need to satisfy themselves with the exact site area and floor areas of this site and property.

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