

**TO LET****5 RIVERWALK, (1ST FLOOR) CITYWEST, DUBLIN 24****Property Location**

Riverwalk is located in the heart of Citywest Business Campus, surrounded by a beautifully landscaped environment. Riverwalk boasts a superb tenant list, including Adobe, Sony, Pfizer, Unilever, Shire, Sanofi Aventis, and many more.

Accessibility was a priority for Citywest from the start, so there has always been ample parking for as many people as ever might need it. The campus has multiple access points and is strategically located on the high-profile Naas Road (N7), which provides immediate access to the rest of the country via a well-developed road network. Dublin's orbital motorway, the M50, is only a few minutes' drive away, providing easy access to Dublin Airport.

Citywest is a genuine transport hub for commuters. Connectivity to commuter locations is provided by the many bus routes that pass or terminate at the campus. Additionally, the Luas tram line, which connects directly to the IFSC, was recently extended to Citywest. A complimentary shuttle bus service runs from the Luas stop around the campus during peak hours.

Property Description

This exceptional office floor spans approximately 9,510 sq ft GIA. It is presented in a walk-in condition, offering an incoming occupier a seamless transition without the need for additional capital expenditure. The high-quality fit-out, thoughtfully designed by the previous tenant, combines a clever layout with premium finishes to create a versatile workspace that will suit a wide range of business types. As illustrated in the accompanying photographs, the space is in excellent condition and ready for immediate occupation, providing a cost-effective solution for tenants seeking a modern, professional environment without the time and expense of a full refurbishment.

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Schedule of Accommodation

Floor	SQ.M.	SQ.FT.	Car Spaces	Bike Spaces
Ground Floor	n/a	n/a	-	-
1 st Floor	884	9,510	30	Ample
2 nd Floor	n/a	n/a	-	-
Total (GIA)	884	9,510		

Specification

Riverwalk is proud to announce its achievement of LEED Gold accreditation, a testament to the landlord's continued commitment to elevating the campus's ESG credentials in line with the highest City standards. This milestone reflects a significant investment in sustainable design, energy efficiency, and environmental stewardship, reinforcing Riverwalk as a premier destination for forward-thinking occupiers.

Lease Term

A new flex-term lease on competitive terms is available.

Service Charge

The 2025 service charge apportionment is €9.29 per sq. ft. (exclusive of VAT).

Commercial Rates

The 2025 service charge apportionment is approximately €6.50 per sq. ft. (exclusive of VAT).

Insurance

Available on request.

Quoting Rent

Available on request.

BER:

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