

BER C3

Lisney



BLOCK 14
JOYCE WAY
PARK WEST - DUBLIN 18

Highlights

- Ground floor grade A fitted office space available TO LET
- Size available: 865.2 sq.m (9,312 sq.ft) Gross Internal Area
- 22 Car spaces available
- Raised access floors with floor boxes wired for power and data cabling
- CAT 6 data cabling & comms room
- VRV air conditioning
- Kitchenette
- Available immediately




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Location

Block 14 is situated in Park West Business Park, 8km west of Dublin city centre. The park is accessed via the Nangor Road which connects to M50 orbital motorway providing links in and out of Dublin city. Park West is a modern business park benefiting from an array of facilities and on-site amenities including The Aspect Hotel, Giraffe Child Care Centre, Spar Convenience Store, Park West Pharmacy and Energie Fitness Club. Neighbouring occupiers include Allianz, WorkHuman, Apple Green & Nissan Ireland.

The property benefits from excellent public transport links including the onsite train station which is fed by the Arrow network linking Kildare with Heuston Station. The Luas Red Line is accessible at the Kylemore and Red Cow stops which are approx. 2.5 km from the subject property. A feeder bus from the park provides regular services to both Luas stations. The Dublin bus and a private feeder bus service also provide regular services to and from the city centre

Description

Block 14 Joyce Way is a standalone purpose-built office situated in the Park West Business Park. The property comprises a 3 storey office which extends to 2,523 sq m (27,166 sq ft) with the top two floors currently occupied. The property benefits from lift access to all floors. The available ground floor extends to 865.2 sqm (9,312 sq.ft) and is predominantly open plan with a large meeting room and boardroom.

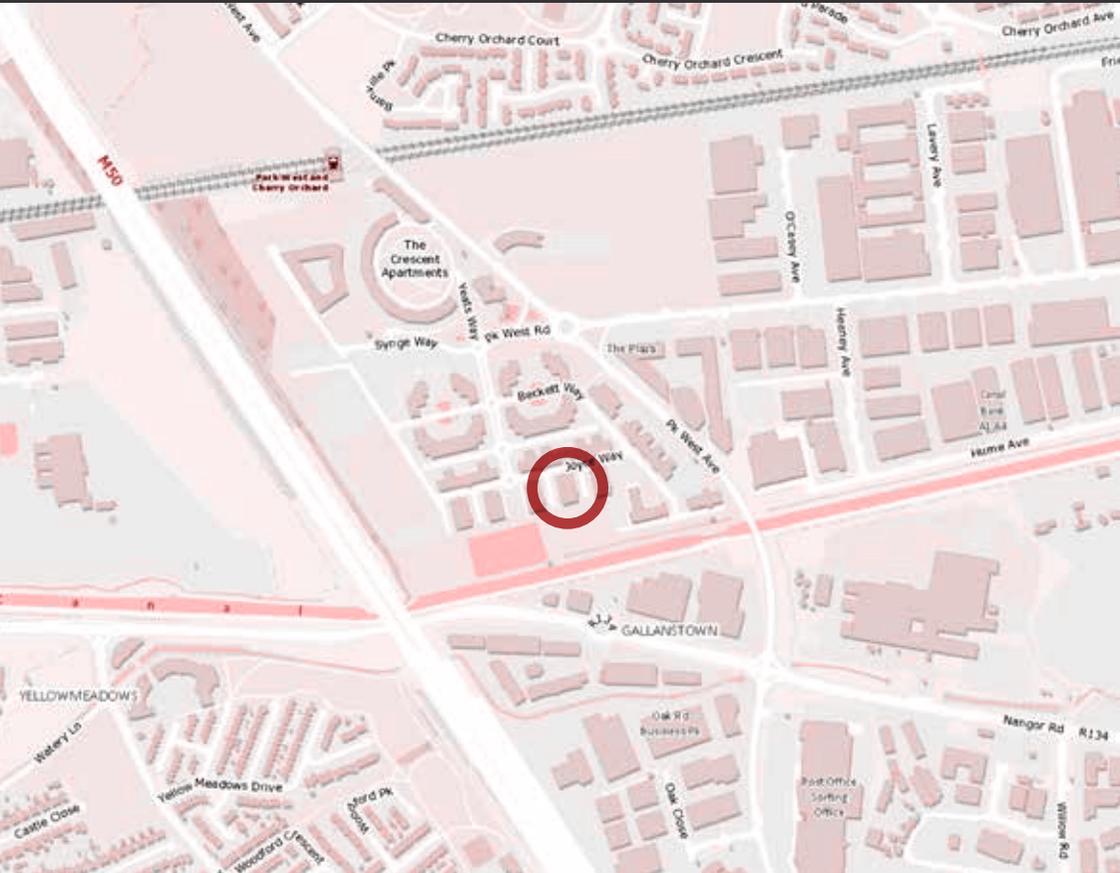
The floor has been recently refurbished and the specification includes raised access floors with carpet, suspended ceilings, VRV air-conditioning, floor boxes wired for power and CAT 6 data cabling with a comms room, alarm system and a large kitchenette.

There are 22 car spaces available.

Accommodation

| Floor | Sqm (GIA) | Sqft (GIA) |
|--------------|------------------|-------------------|
| Ground | 865.2 Sqm | 9,312 Sqft |
| Total | 865.2 Sqm | 9,312 Sqft |





Lease:

Available on flexible lease terms

Rent:

Available on application

Viewing

Strictly by appointment through the sole letting agents Lisney.

For Further Information, please contact:

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