

2052 CASTLE DRIVE

CITYWEST BUSINESS CAMPUS
DUBLIN 24 | D24 HP93



Modern mid-terraced light industrial unit extending to approximately 349 sq.m (3,755 sq.ft).



High-quality office accommodation over ground and first floor levels with warehouse space to the rear.



Excellent strategic location within Citywest Business Campus, approximately 15km from Dublin City Centre and 5km from the M50/M7 Interchange.



Warehouse benefits from a clear internal eave's height of approximately 6.3 metres and loading access via an electric roller shutter door.

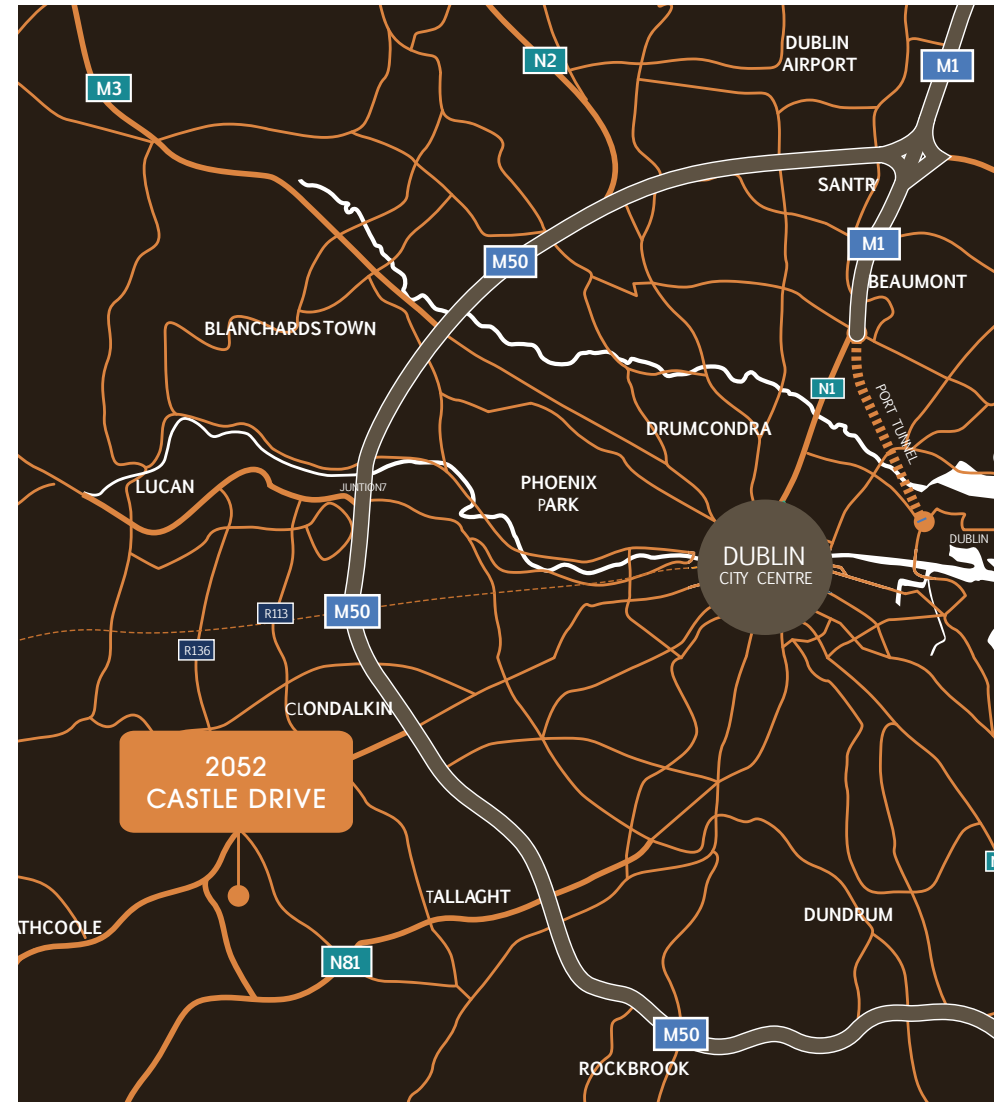


10 designated car parking spaces together with dedicated loading and set-down areas.



LOCATION

- Situated within Citywest Business Campus, one of Dublin's premier business and industrial parks.
- Approximately 15km west of Dublin City Centre and 5km from the M50/M7 Interchange at Red Cow.
- Excellent road connectivity via the N7 Naas Road, M50 Motorway and N81 Blessington Road.
- Well served by public transport, with the LUAS Red Line at Citywest Campus providing direct access to Dublin City Centre, Heuston Station and Connolly Station.
- Dublin Bus services operating nearby include routes 65B, 77A, S8 and W6.
- Located amongst a number of established occupiers including AMD, John Sisk & Son, Conscia Ireland, Tennant & Ruttle Distribution and AirconMech.



AREA



DESCRIPTION

- Modern mid-terraced light industrial unit extending to approximately 349 sq.m (3,755 sq.ft).
- Comprises two-storey office accommodation to the front with warehouse accommodation to the rear.
- Steel frame construction with concrete block infill walls and insulated composite metal cladding.
- Warehouse accessed via an electric roller shutter door measuring approximately 4.37m wide by 5.23m high.
- Clear internal warehouse eaves height of approximately 6.3 metres.
- Office accommodation comprises a mix of open-plan and cellular offices together with meeting and staff facilities.
- Benefits from 10 designated car parking spaces together with dedicated loading and set-down areas.

DESCRIPTION	SQM	SQFT
Warehouse	118	1,266
Ground Floor Offices	99	1,066
First Floor Offices	94	1,012
TOTAL	311	3,343

Intending purchasers are specifically advised to verify all information, including floor areas.

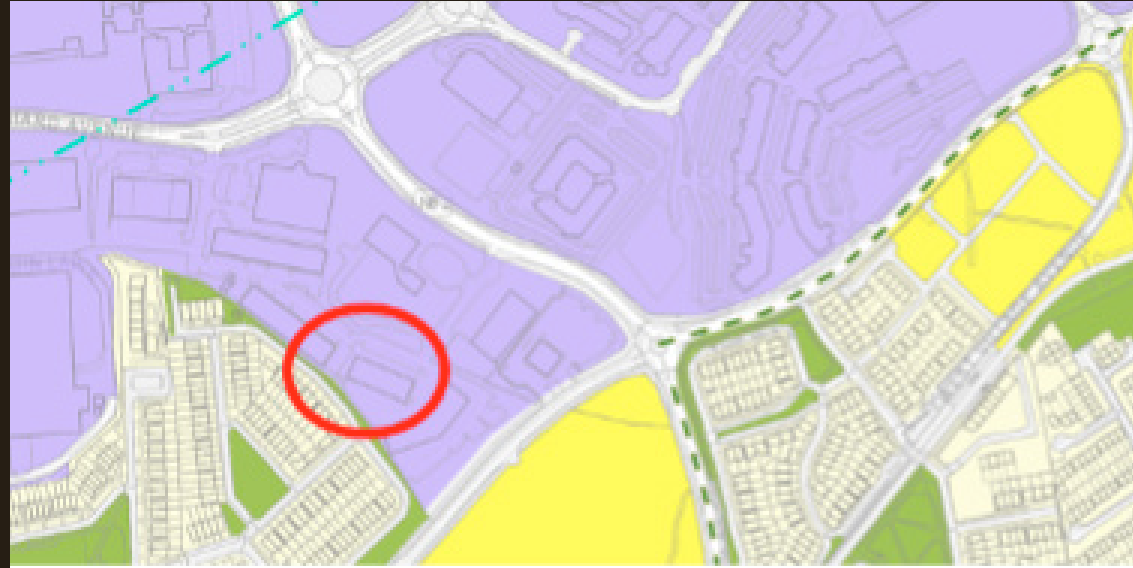
The subject property extends to approx. 271 sq.m / 2,916 sq.ft. on an NIA basis.





ZONING

The property is situated in an area that is zoned Objective EE 'To provide for enterprise and employment related uses', under the South Dublin County Development Plan 2022-2028.



SERVICES

We understand the usual mains services of water, drainage, electricity, telephone and natural gas are available and connected to the property.

SERVICE CHARGES

€2840 per annum

FOR SALE

Guide price on application

TITLE

Freehold

RATES

€8,260 per annum (Based on 2026 ARV)

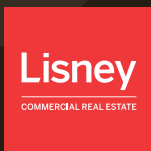
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FURTHER INFORMATION | VIEWING

To arrange a viewing or to request further information contact:

Sean Gormley		353 (0) 87 676 8112		sgormley@lisney.com
Sam Clarke		353 (0) 87 334 4854		sclarke@lisney.com



Lisney
St. Stephen's Green House
Earlsfort Terrace
Dublin 2 | D02 PH42

lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.