

BLOCK 9D, BECKETT WAY, PARK WEST BUSINESS PARK, DUBLIN 12



For Sale by Private Treaty

- ◆ High quality office building investment
- ◆ Freehold
- ◆ 1,626 sq m (17,505 sq ft)
- ◆ Currently occupied by Eurocommerce Limited and CR2 Limited
- ◆ 1 vacant floor
- ◆ Tenants not affected

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BLOCK 9D, BECKETT WAY, PARK WEST BUSINESS PARK, DUBLIN 12

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Location

Park West is an award winning Business Park, located just off the Nangor Road in Dublin 12. The park is easily accessible with close proximity to the M50/Naas road junction and is approximately 7.2 km from Dublin City Centre. Liffey Valley Shopping Centre is 3km away.

On site amenities include The Aspect Hotel, Energie Fitness Gym and Giraffe Childcare Creche, plus numerous retail provisions.

Transport

Park West has three separate entrances: at the Nangor Road, Cloverhill Road and at the Killeen Road. Dublin Bus serves the campus via a quality bus corridor providing efficient services to the city centre. A private bus service is also in operation. The park benefits from its own on-site train station on the Arrow line network, which is an 8 minute journey from Heuston Station.

There are also dedicated feeder buses to the nearby Luas Red Line stop at the Red Cow and Kylemore Road stops.

Description

Block 9D is a self contained modern office building of approximately 17,500 sq ft over three floors. The building has an impressive atrium style entrance lobby with a feature staircase to all floors. The office accommodation is predominately open plan although the ground and second floors have a dedicated tenant fit out. Each floor has toilet facilities, security alarm system and air conditioning. There are 22 surface car parking spaces available with the demise. Local occupiers of the park include Avnet Technology Solutions, Darach Technology, Irish Sports Council, Schindler, Allianz and Thornton & Partners to name a few.

Specification

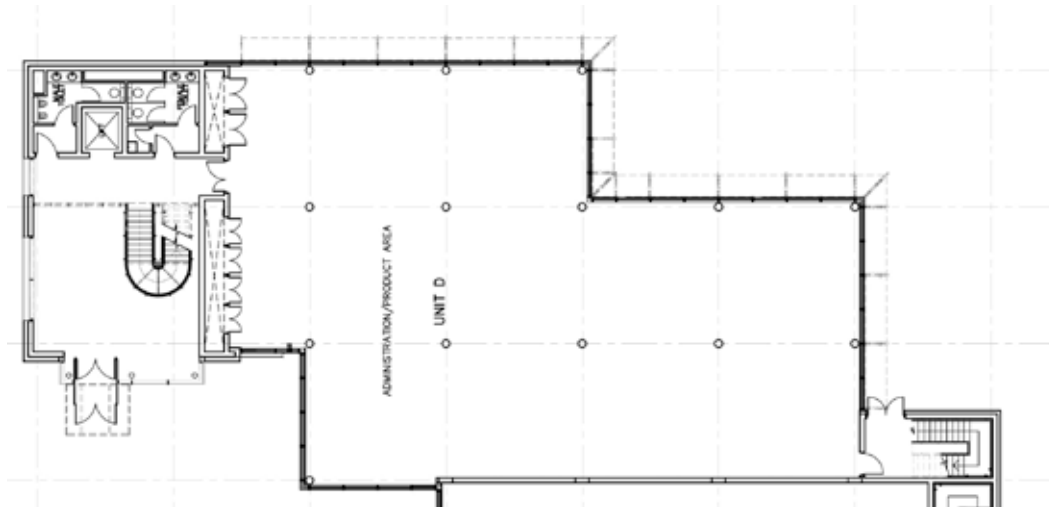
- Raised access floors
- Category 2 light fittings
- Flexible floor plates
- Landscaped mature grounds
- Suspended ceilings
- Air conditioning
- 8 Person Passenger lift

Tenancy

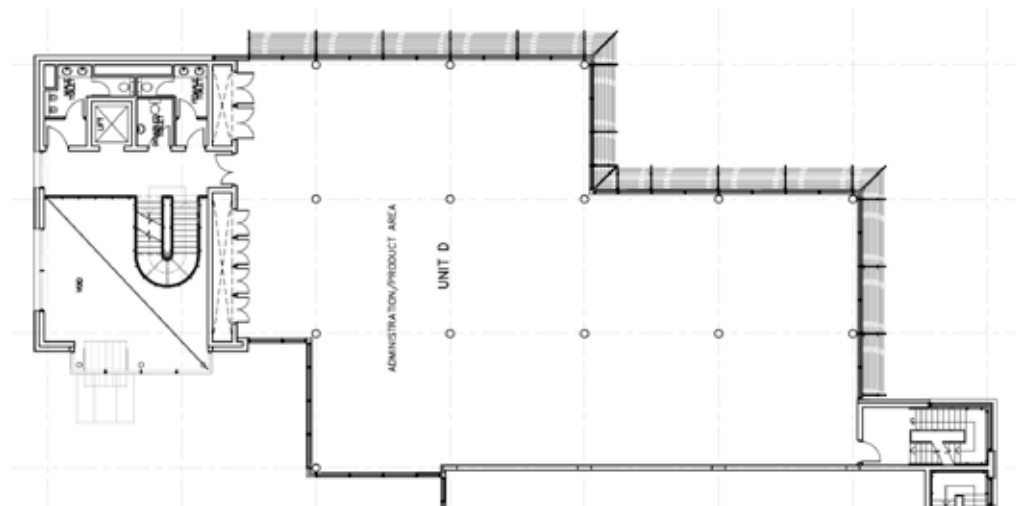
There are currently two leases in place with Euro Commerce Limited and CR2 Limited respectively. More details available on request.



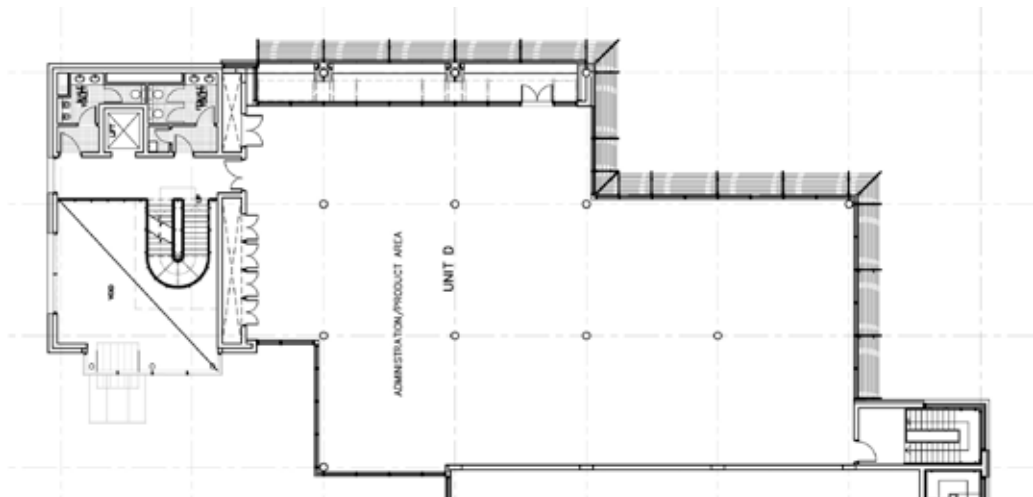
Ground Floor



First Floor



Second Floor



Not to Scale

This plan is for illustrative purposes only.

Accommodation	Sq m	Sq Ft
Ground Floor	542	5,835
First Floor	542	5,835
Second Floor	542	5,835
Total	1,626	17,505

Contacts

Ciara Horgan
ciara.horgan@ie.knightfrank.com

Suzanne Fitzgerald
Suzanne.fitzgerald@ie.knightfrank.com

Viewing

Strictly by appointment through the sole selling agent

Pricing

On Application



Important Notice

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