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Citywest
ireland's world-class business campus

For Sale/To Let 2050 Orchard Avenue

Flexible Business Units
472m²–541m²

A DEVELOPMENT BY

DAVY ▲ HICKEY
PROPERTIES

SOLE AGENT

**JONES LANG
LASALLE**

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joneslanglasalle.ie

2050 Orchard Avenue Citywest Business Campus

Citywest, a world class business campus of 142 hectares (350 acres) located on the N7 Naas Road dual carriageway to the west of Dublin City, is specifically designed to meet the demanding requirements of leading international and domestic companies. Now available just off the main Citywest Road (N82) in the heart of the Business Campus are ten high specification business units designed with flexibility as the keynote and available in sizes ranging from 472m² to 541m².

There are few locations as well provided with public transport as Citywest. The extension of the Luas line to Citywest with 2 stations just minutes from this quality scheme is expected to be operational in 2010. Several bus routes which travel approximately every 15 minutes to the city centre via Tallaght have their terminals at Citywest. In addition, the privately run Citywest Shuttle Bus links the Business Campus with Tallaght Luas Station.

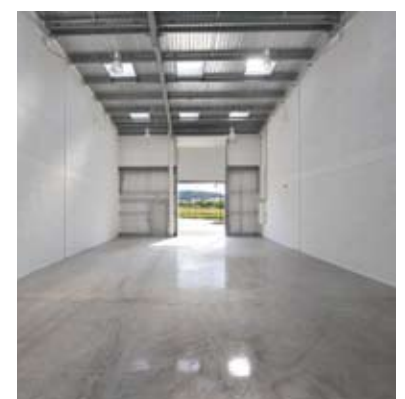
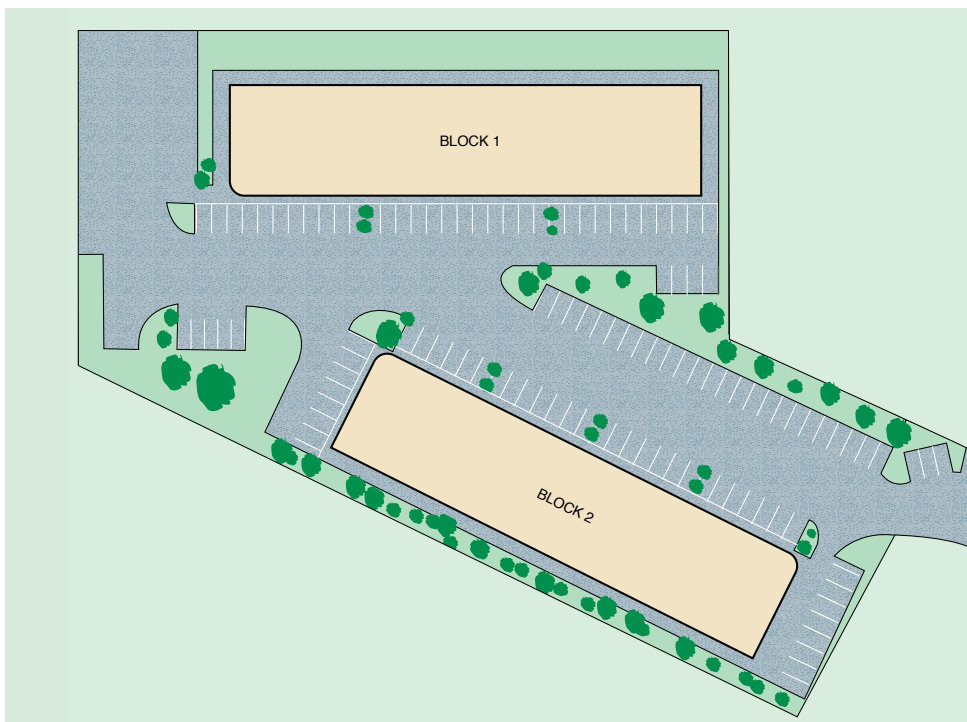
Campus Services

Citywest boasts all the amenities of a world class business campus including restaurants, shops, ATM and a crèche. In addition is the nearby Citywest Shopping Centre, anchored by Dunnes Stores, which includes a pharmacy, newsagents, fashion outlets etc.

Title

A 999 year long leasehold interest will be granted. Davy Hickey Properties will retain an active management role in the Campus via service charge provisions, thereby ensuring quality services into the future.

Block Plan



Outline Specification

Frame

- Steel portal frame – single span.

Eaves

- Eaves height 7m.

Roof

- High quality heat fixed membranes on 100mm insulation on metal decking incorporating roof lights to warehouse areas.
- Warehouse floors are finished with a power floated concrete floor.

Lighting

- Low base warehouse lighting provided.

Mechanical and Electrical

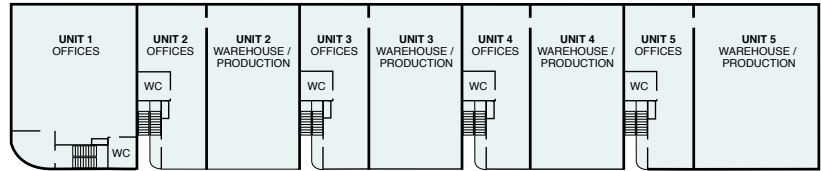
- Each unit is completed with a mains distribution board to serve power outlets by means of skirting trunking in the office area.
- Fully operational fire alarm.
- Electrical storage heating to office area.

Offices

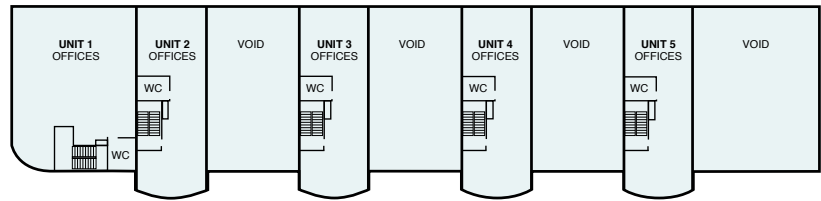
- The office accommodation will be provided with concrete floors, staircases and colour power coated double glazed aluminium windows.
- Suspended ceiling with recessed lighting.
- The toilet areas will be finished with easy to clean ceramic tiling and fitted with high quality sanitary ware.
- A tea station will be fitted with presses at high and low level and a sink unit.
- The front façade of the office areas will face into a car parking courtyard and be finished in architectural masonry with colour coated curtain glazing, all double glazed.
- Entrance to the corner units is via a lobby constructed in architectural double glazed façade.

Block 1

GROUND FLOOR

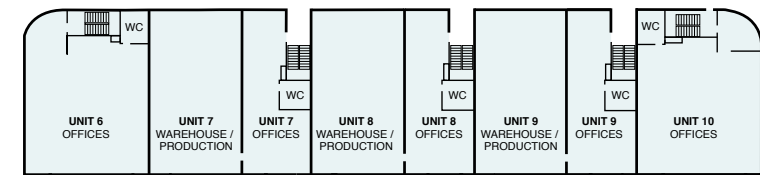


FIRST FLOOR

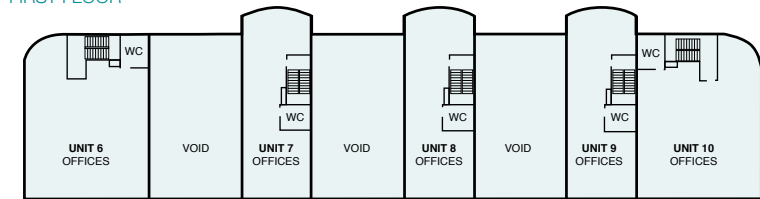


Block 2

GROUND FLOOR



FIRST FLOOR



Orchard Business Centre Floor Areas

Unit No.	Warehouse / Production Area (m ²)	2 Storey Offices (m ²)	Total (m ²)	Number of spaces
1	–	490	490	14
2	181	291	472	10
3	181	291	472	10
4	181	291	472	10
5	250	291	541	10
6	–	490	490	14
7	181	291	472	10
8	181	291	472	10
9	181	291	472	10
10	–	490	490	14

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence. All areas are approximate gross external floor areas and include ground floor lobby. Units can be combined to provide larger accommodation.



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www.citywest.com