

TO LET
FULLY FITTED OFFICE ACCOMMODATION

2ND FLOOR, 3094

Lake Drive

CITYWEST BUSINESS CAMPUS
DUBLIN 24



Fully fitted furnished office accommodation

1,034 sq. m. (11,130 sq. ft.)

Bright & flexible open plan floor plate.

Excellent transport connectivity

42 on-site car parking spaces

Available immediately



Location

Located just off the N7 and only 5 minutes from the M50, 3094 Lake Drive is in a highly accessible location, providing easy access to all major motorways.

Citywest Business Campus is situated 15km south-west of Dublin city centre, 26km from Dublin Airport & 32km from Dublin Port.

Occupiers also benefit from strong public transport links; the Luas red line can be accessed just 900m from 3094 Lake Drive at the Citywest stop. Dublin Bus routes (65B, 69, 69X and 77A) connect the business park to surrounding suburbs and the city centre.

Amenities in the local area include Feeka café, Belcibo, Citywest Shopping Centre, Circle K, Lidl & Energie Fitness.



Description

The 2nd Floor of 3094 Lake Drive offers 1,034 sq. m. (11,130 sq. ft.) of fully fitted furnished office accommodation in the heart of Citywest Business Campus.

This regular shaped floor plate could be easily adapted to suit a variety of businesses. The existing layout comprises of 85 open plan workstations, cellular meeting rooms/offices, a modern reception area, kitchenette and a spacious 10-person boardroom. The 2nd Floor also benefits from a generous allocation of 42 on-site car parking spaces.

Citywest Business Campus is home to several well-known national & international occupiers including John Sisk & Sons, Cannon Ireland, Tirlan, SAP, AbbVie, Medtronic, and UPS Ireland, to name a few.



Specifications



RAISED
ACCESS FLOORS



FLOOR BOXES WIRED
FOR POWER & DATA



SUSPENDED
CEILINGS



RECESSED
LED LIGHTING



AIR
CONDITIONING



GAS FIRED
CENTRAL HEATING



COMMS
ROOM



24-PERSON
CANTEEN



2X8 PERSON
PASSENGER LIFTS



LADIES, GENTS & DISABLED
TOILET FACILITIES





Floor Plans



Schedule of Accommodation

FLOOR	SQ. M. (G.I.A)	SQ. FT. (G.I.A)
2nd Floor	1,034	11,130

*Measured on a Gross Internal Area basis. Please note floor areas should be verified independently.

Fully Fitted
Offices Comprising:

- 85 open plan workstations
- 8 cellular offices
- 2 huddle/break out rooms
- Modern reception
- 8 person meeting room
- 10 person boardroom
- 24 person canteen
- Comms room
- File room

Further Information

Quoting Rent:

On Application.

Lease:

Available by way of lease assignment until June 2036.

Service Charge:

The 2026 Building & Estate Service Charge liability equates to approximately €6.00 per sq. ft. per annum ex VAT.

Rates:

The 2026 Local Authority rates equate to €4.01 per sq. ft. per annum

Viewings strictly by appointment through sole letting agents BNP Paribas Real Estate.

BER:



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