

UNIT 4030 KINGSWOOD AVE

CITYWEST BUSINESS CAMPUS ▪ DUBLIN 24 ▪ D24 YK12

TO LET



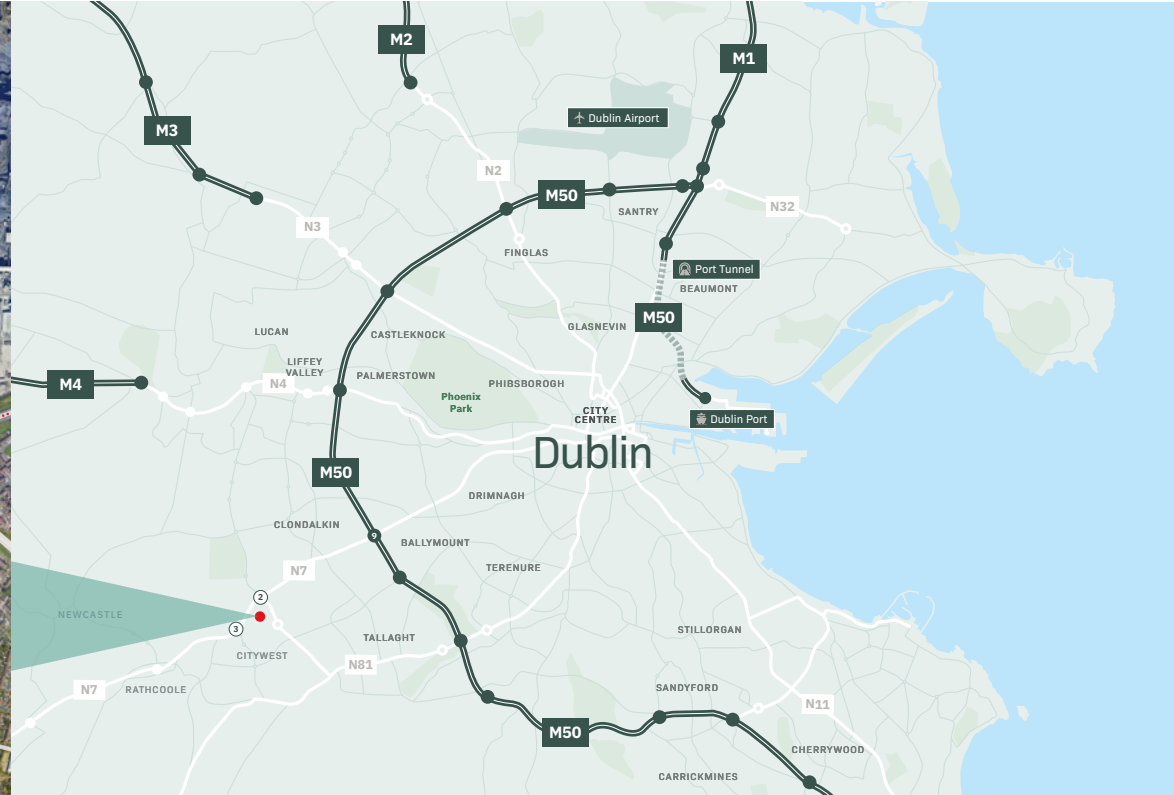
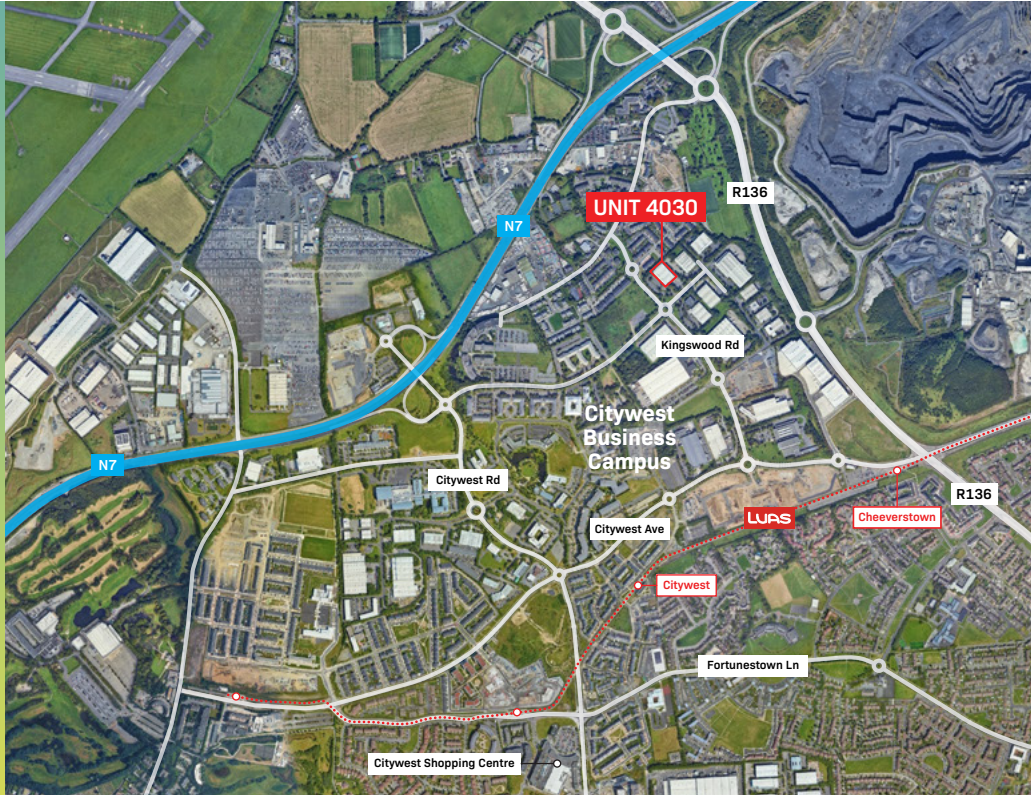
Detached light industrial facility extending to approx. 2,816 sq m (30,312 sq ft)
within the established Citywest Business Campus



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LOCATION

The property is located within Citywest Business Campus, approximately 19.3km southwest of Dublin City Centre.

The campus is strategically positioned adjacent to the N7, approximately 1.4km to Junction 2, and is close to the interchange with the M50 motorway (Junction 9), providing excellent connectivity to Dublin City Centre, Dublin Airport, Dublin Port, and the wider national road network.

The property benefits from excellent public transport links, with both the Citywest and Cheeverstown stops on the Luas Red Line within walking distance, providing convenient access to Dublin City Centre and the wider metropolitan area. The location also benefits from proximity to a range of amenities, including Citywest Shopping Centre, Citywest Hotel & Convention Centre, and an established occupier base within one of Dublin's premier business parks.

	Approx. Distance (KM)	Approx. Drive Time (Mins)
N7 (J3)	1.2	2
M50 (J9)	5.8	6
Dublin City Centre	23	28
Airport	24.1	22
Dublin Port	31.8	25

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DESCRIPTION

PROPERTY OVERVIEW



- Recently refurbished to a high standard
- Detached industrial unit with self-contained yard
- 124 no. car parking spaces
- Yard depth of approx. 40m
- Separate employee and HGV access points to the building's eastern elevation

WAREHOUSE



- Industrial facility extending to approx. 2,816 sq m (30,312 sq ft).
- Clear internal height of approx. 6m
- Suitable for a range of uses such as modern logistics, warehousing, and distribution operations
- 1 no. roller shutter door to the eastern elevation
- On-site substation providing 700kva power supply

OFFICES



- Extensive office accommodation extending to approximately 712 sq m (7,664 sq ft).
- Suspended ceilings throughout the office accommodation
- Flexible office space suitable for a wide range of occupiers and business operations



SCHEDULE OF ACCOMMODATION

Accommodation	Sq.M.	Sq.Ft.
Warehouse	2,055	22,120
Offices	712	7,664
Storage	49	528
TOTAL	2,816	30,312

All measurements are approximate and for information purposes only. Intending occupiers must satisfy themselves as to the accuracy of the measurements and information provided above.

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ADDITIONAL INFORMATION

Inspections

All inspections are strictly by appointment through the sole agent, Savills.

Service Charge

The service charge budget for 2026 is approx. €24,126.47.

BER

BER B1

Rent

On application.



FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

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PROPERTY MISREPRESENTATION ACT

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