

TO LET

# 3008 LAKE DRIVE

CITYWEST BUSINESS CAMPUS

DUBLIN 24



3008 LAKE DRIVE IS A FULLY REFURBISHED,  
SELF-CONTAINED 2-STOREY OFFICE  
BUILDING IN CITYWEST BUSINESS CAMPUS

SURROUNDED BY A HOST  
OF INTERNATIONAL AND  
DOMESTIC OCCUPIERS



Uniphar Group

GSK

NIELSON

ABBVIE

Unilever Ireland

Medtronic

National Broadband  
Ireland

Nestlé

John Sisk & Sons

UPS Ireland

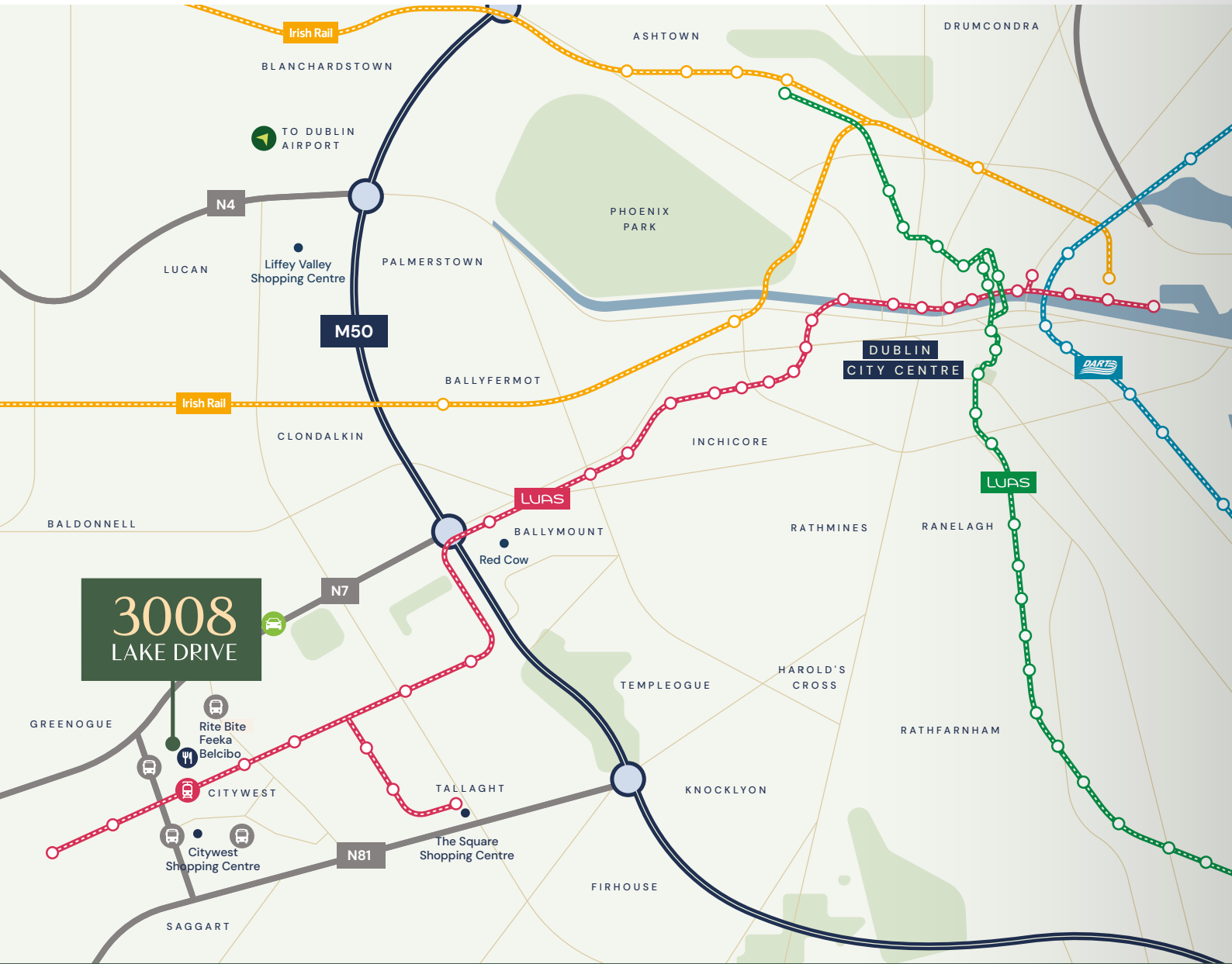
Kone

Neodyne

Schneider  
Electric Ireland

Aspen Pharma

3008  
LAKE DRIVE



# LOCATION

**Citywest Business Campus is located approximately 15km southwest of Dublin City Centre, in close proximity to the N7 and M50 ring road.**

The campus provides easy access to all major motorways linking Dublin to Belfast, Cork, Galway, Limerick and Waterford. 3008 Lake Drive is conveniently located within 26km from Dublin Airport and 32km from Dublin Port.

The campus itself is a well-established business location with numerous national and international occupiers such as Sisk Group, Nielsen, AbbVie and SAP. A wide range of amenities are available within the campus itself, and Citywest Shopping Centre is also only a 15-minute walk away, with occupiers including Dunnes Stores, Lloyds Pharmacy, An Post & Costa Coffee.

Lake Drive is well serviced in terms of public transport, being less than a 10-minute walk from the Luas Red Line at Citywest Campus stop. There is an internal shuttle bus within the park as well as Dublin Bus which connects the Campus to Dublin City Centre. Dublin Bus routes (65B, 69, 69X and 77A) serve the campus every 15 minutes.



# DESCRIPTION

3008 Lake Drive is a high profile, 2-storey self-contained office building, extending to 2,133 sq. m. (22,957 sq. ft.), with the benefit of 69 on-site surface car parking spaces. The ground floor extends to 1,074 sq. m. (11,557 sq. ft.), the 1st Floor offers 1,059 sq. m. (11,400 sq. ft.) of bright, open plan accommodation. Each floor can be subdivided providing offices suites from 480 sq. m. (5,200 sq. ft.). Ideal for occupiers seeking a headquarter office building, the accommodation is surrounded by high quality landscaping which is synonymous with Citywest Business Campus.

3008 Lake Drive has undergone a complete refurbishment and provides best in class specification that would suit a variety of business uses. The new CAT A specification includes new suspended ceilings with LED lighting, metalated raised access floors, floor boxes wired for power, air conditioning, plastered & painted walls and a BER A rating.

SPECIFICATION

The office specification can be summarised as follows:



RAISED  
ACCESS FLOORS



FLOOR BOXES  
WIRED FOR POWER



NEW METALATED  
SUSPENDED CEILING



RECESSED LED LIGHTING



NEW MITSUBISHI VRF  
AIR-CONDITIONING



FULLY REFURBISHED TOILET  
& COMMON AREAS



1X 8 PERSON PASSENGER LIFT  
1X 4 PERSON PASSENGER PLATFORM LIFT



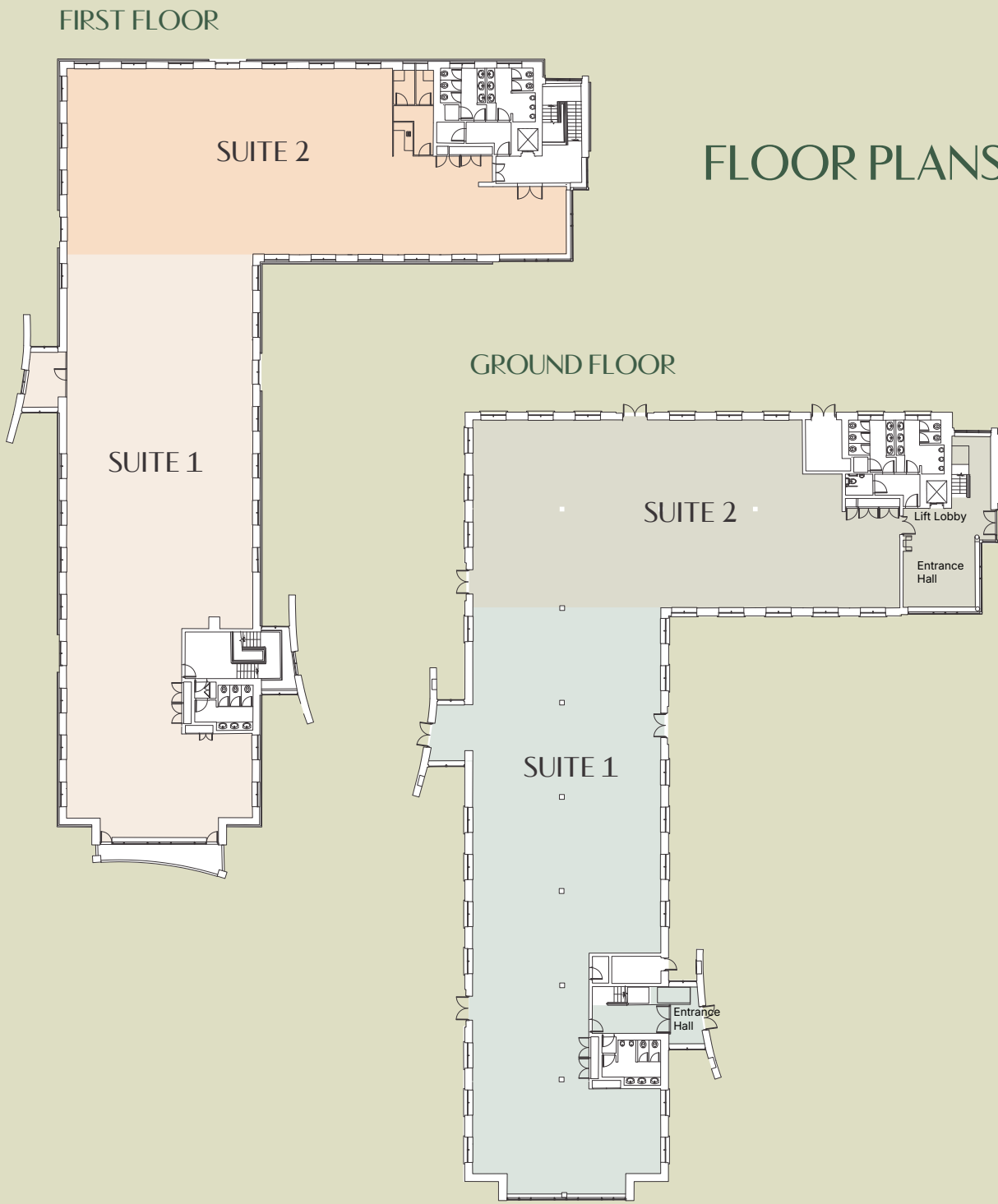
LADIES & GENTS TOILETS  
(EACH FLOOR)



FIRE & SECURITY  
ALARM



FLOOR PLANS



SCHEDULE OF ACCOMMODATION

| Level                  | GIA sq. m | GIA sq. ft |
|------------------------|-----------|------------|
| Ground Floor - Suite 1 | 582.4     | 6,269      |
| Ground Floor - Suite 2 | 491.3     | 5,288      |
| First Floor - Suite 1  | 572.7     | 6,164      |
| First Floor - Suite 2  | 486.4     | 5,236      |
| TOTAL                  | 2,132.8   | 22,957     |

All floor areas were measured on a GIA basis



## FURTHER INFORMATION

### Quoting Rent

On Application

### Lease

Available on new lease terms

### Service Charge

The 2026 Estate Charge liability equates to approximately €1.50 per sq. ft. per annum ex VAT

### Rates

The 2026 Local Authority rates equate to €4.00 per sq. ft. per annum



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



**BNP PARIBAS  
REAL ESTATE**

+353 (0) 1 661 1233  
[www.realestate.bnpparibas.ie](http://www.realestate.bnpparibas.ie)

PSRA No: 002702

### Keith O'Neill

[keith.oneill@bnpparibas.com](mailto:keith.oneill@bnpparibas.com)  
+353 (0) 86 857 9696

### John Cannon

[john.cannon@bnpparibas.com](mailto:john.cannon@bnpparibas.com)  
+353 (0) 87 396 6725

Disclaimer: BNP Paribas Real Estate gives notice that these particulars are set out for general outline only, for the guidance of intending lessees and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.