



**Ground floor and part first floor Block 9D**  
Beckett Way, Park West Business Park, Dublin 12



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## Ground floor and part first floor Block 9D, Beckett Way, Park West Business Park, Dublin 12

### TO LET

#### Description

The building has an impressive atrium style entrance lobby with a feature staircase to all floors. The office accommodation available is the entire ground and part of first floor. Each floor has toilet facilities, security alarm system and air conditioning. There are 11 surface car parking spaces available.

#### 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 approximately 7.2 km from Dublin City Centre. Liffey Valley Shopping Centre is 3km away.

On site amenities include Aspect Hotel, Energie Fitness Gym, 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.

#### Specification

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

#### Tenancy

Flexible new lease terms available.

#### Accommodation

	Sq.m	Sq.ft
Ground Floor	c. 542	c. 5,835
First Floor	c. 156	c. 1,683
<b>Total:</b>	<b>698</b>	<b>7,518</b>

#### Viewings

Strictly by appointment through the sole agent.

#### Rent

On Application.

