

CORPORATE OFFICE SUITES

TO LET

Westland House

Westland Park, Nangor Road, Dublin 22



- High profile corporate office suites
- Suites from 207 sq.m - 772 sqm. (GIA)
- Fully air conditioned suites
- Ample car parking spaces with each suite
- Luas Kylemore 10 minute walk
- Easy access to M50, N7 & Dublin Airport
- Fully fitted and ready for immediate occupation

JOINT AGENTS



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www.knightfrank.ie



Tel: + 353 1 293 3800
www.fjfrisby.ie



Westland House

Westland Park, Nangor Road, Dublin 22

Location

Westland House is strategically located approximately 8km south west of Dublin city centre and less than 0.5km from the M50/ N7 intersection at the Red Cow Roundabout. Designed with flexibility in mind for the occupier, Westland House dominates the eastern corner of Westland Park with excellent frontage onto Nangor Road.

The location is key to the success of the property with the city centre and Dublin International Airport both within a 25 minute drive time. The Luas Red Line has had a dramatic effect on accessibility to the area making it an attractive work place for employees. There are 'Park and Ride' facilities available at the Red Cow terminus and there have been improvements to the Nangor Road to facilitate increased Dublin Bus services. There is also a commuter rail service from Heuston Station to Cherry Orchard Park West station which is a 15 minute walk from Westland House.

Westland Park already boasts large corporate occupiers including Royal Liver Assurance while other occupiers nearby include IBM, ADT TYCO, Alexion and Thomas Cook. The area has seen a rise in the number of residential occupiers and with that increased amenities and retail solutions. Liffey Valley Shopping Centre is just 3km away.

There are also excellent retail and leisure facilities at nearby Park West.

Description

The property comprises a modern three storey third generation corporate building providing a range of individual office suites with associated surface car parking. The suites are finished to a very high specification and include raised access floors, suspended ceilings and air conditioning. The convenient lay-out allows for both open plan and cellular accommodation.

The design of Westland House focuses on quality and flexibility for the occupier. There are fitted male and female toilets, eight person passenger lift and a feature stairwell in the central core.

Set in a landscaped environment, with the benefit of on-site security, Westland House is ready for immediate occupation.



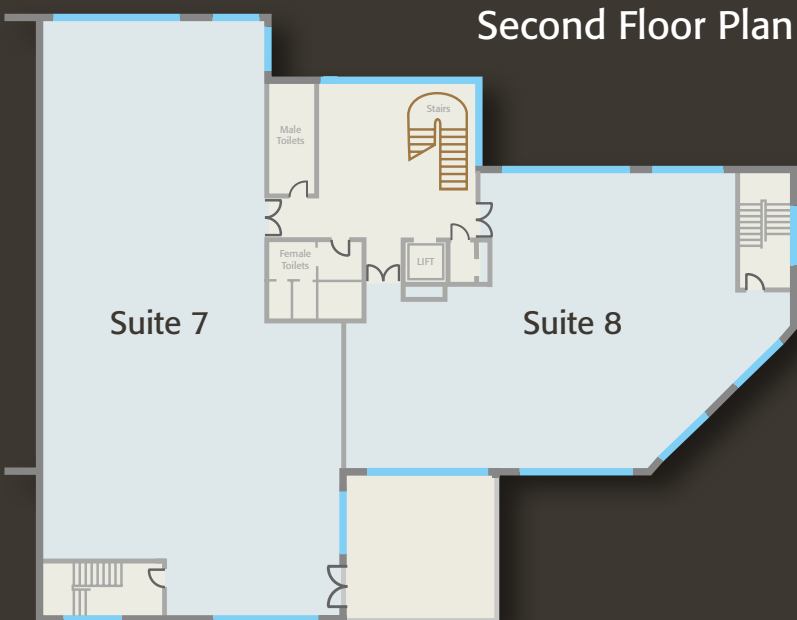
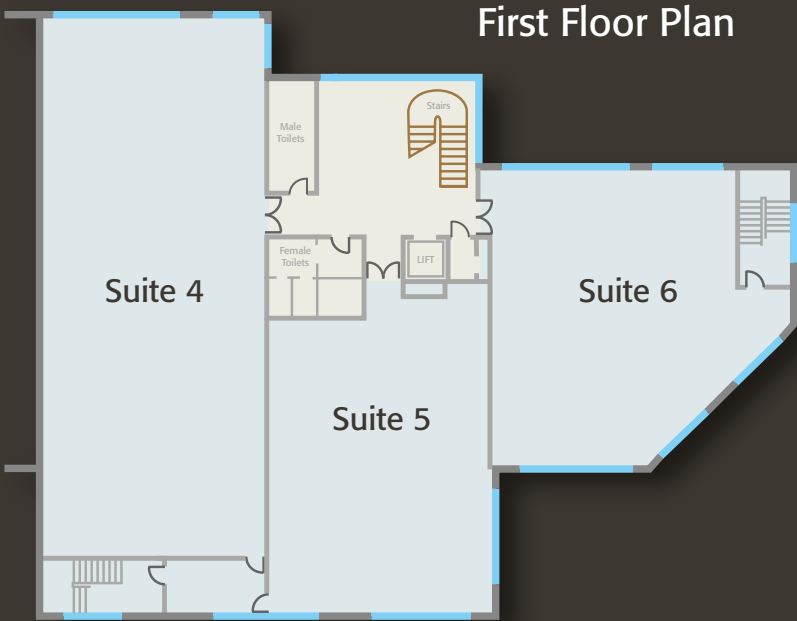
Accommodation

The approximate gross internal areas of each demise is as follows:

Suite	Sq.m.	Level	Car Spaces
Suite 1	240	Ground	10
Suite 2	159	Ground	6
Suite 3	155	Ground	6
Suite 4	247	First	10
Suite 5	177	First	6
Suite 6	153	First	6
Suite 7	318	Second	11
Suite 8	207	Second	8

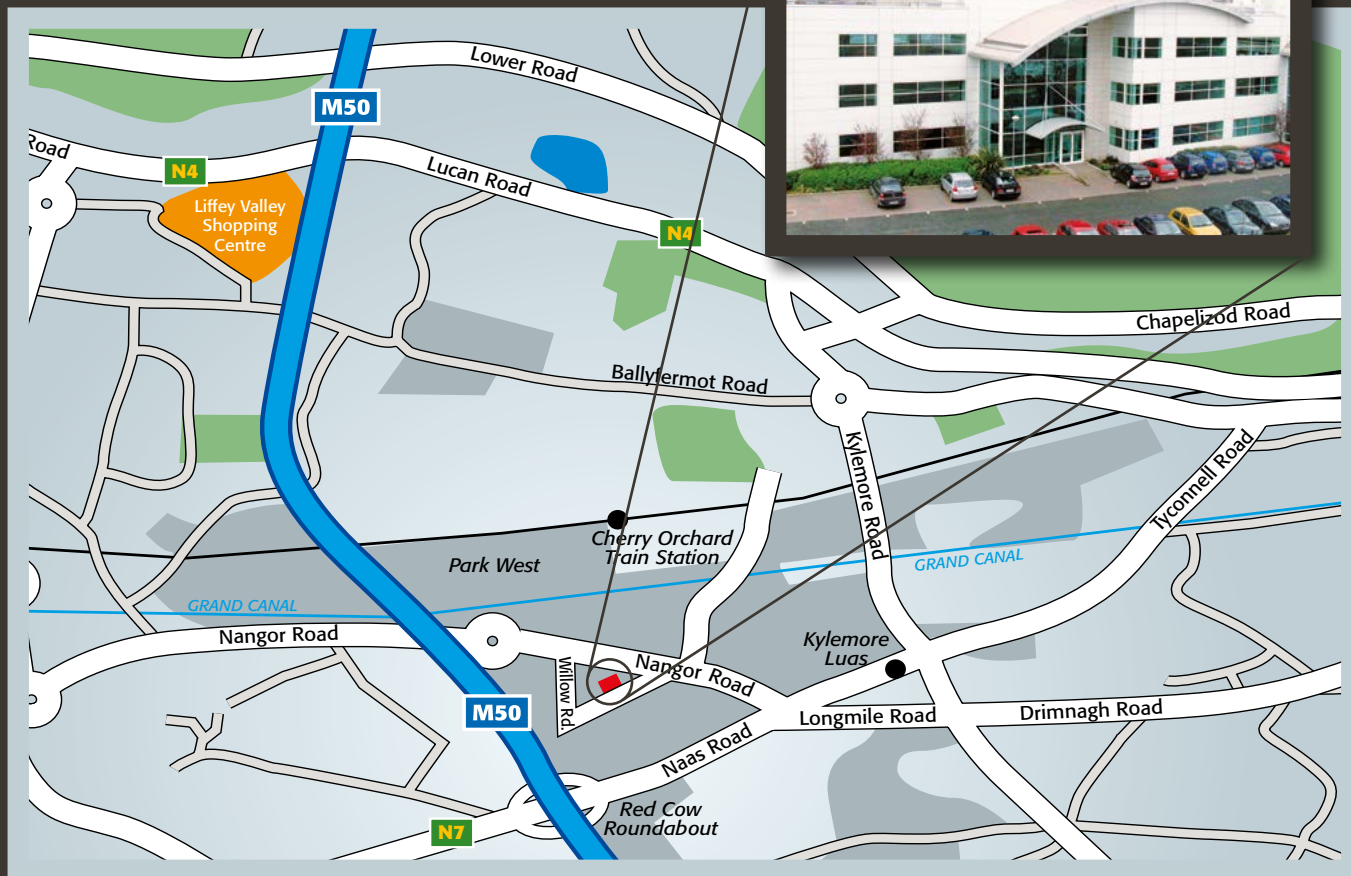
Specification

- Raised access floors with power boxes at 1 per 10 sq.m.
- Suspended ceiling with Category 2 lighting
- VRV (variable refrigerant volume) air-conditioning system
- 8 person passenger lift
- Fully fitted male and female toilets at each level
- High quality finishes throughout ready for immediate occupation
- Impressive three-storey glass wall reception hall
- Feature curved roof sections with overhang detail
- Landscaped environment
- High security ring fenced site with security barriers



Floor plans are not to scale. Floor plans for indicative purposes only.

Headquarter Offices



BER



BER Number:
800035917
Energy Performance
indicator
573.35 kWh/m²/yr



FURTHER DETAILS AND VIEWING ARRANGEMENTS WITH JOINT AGENTS



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