

## To Let



- 460 sq m - 945 sq m (4,951 sq ft - 10,171 sq ft)
- First and Second floors available
- Ease of access to N7, M50, multiple Bus routes, Park West Train station, & Luas connections
- Onsite amenities include gym, shops, pharmacy, creche, hotel and 24 hour security
- Access to T50 broadband
- Flexible lease terms available

**Grafton Buildings, 34 Grafton Street, Dublin 2**

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# 9A Beckett Way, Park West Business Park, Park West, Dublin 12



### Location

Block 9A Beckett Way is situated within Park West Business Park approximately 8km west of Dublin city centre. Park West can be accessed from three entrances being the Nangor Road, Cloverhill Road which leads to the N4 and Killeen Road. The Park provides easy access to the N7, M50, Dublin Airport and city centre via on site Train, Bus and nearby Luas on the Naas Road. Park West is home to a host of high calibre occupiers such as Alliance Worldwide Care, Globoforce, Sysnet and BancTec.

### Description

Block 9a comprises a profile three storey office building in the heart of Park West Business Park. The available accommodation is located at first and second floor level and conforms to a predominantly open plan layout whilst offering flexibility to provide meeting and boardrooms facilities if required.

### Accommodation

Floor Area	Sq m	Sq Ft
First Floor	485	5,220
Second Floor	460	4,951
Total	945	10,171

Interested parties are advised to verify the floor areas and to undertake their own due diligence.



### Features

- Carpet covered raised access floors
- Wired for power & data
- Suspended ceiling tiles with recessed lighting
- Air conditioning
- Kitchenette and toilet facilities on all floors
- Lift access to all floors
- Intercom system
- 16 car spaces

### Lease

Available floor by floor under new flexible lease terms.

### Rent

On application

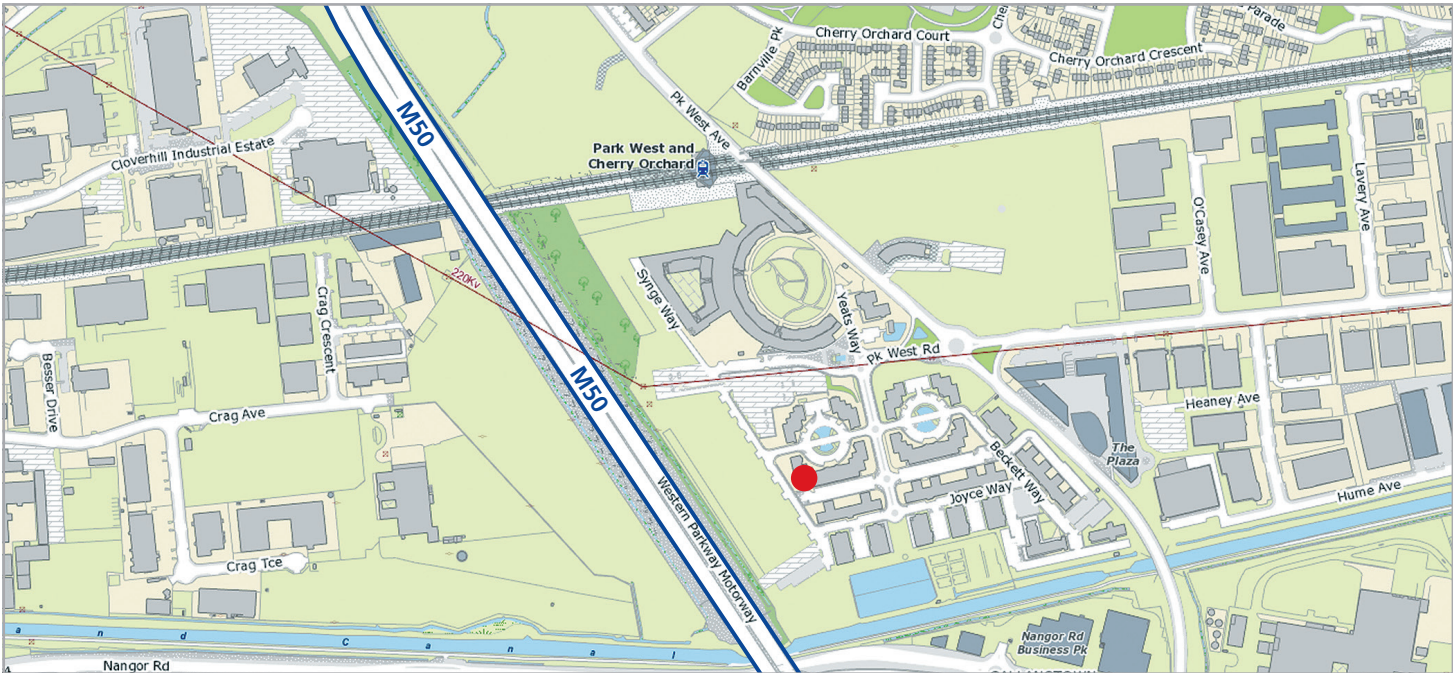
### BER

**BER D1**

Ber No: 800468530  
Energy Performance Indicator: 515.59 kWh/m<sup>2</sup>/yr

### Viewing

Strictly by appointment through the sole letting agents.



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