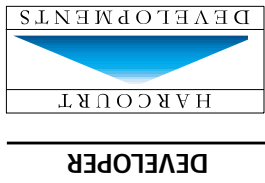




Retail opportunities  
in Ireland's largest  
business park

The Plaza, Park West, Nangor Road, Dublin.



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[www.harcourtddevelopments.com](http://www.harcourtddevelopments.com)



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## LOCATION

Park West Business Park is located in west Dublin on the Nangor Road, close to the junction of the M50 / Naas Road.

The award-winning 91 hectare (230 acre) business campus comprises high-specification office and industrial units set in landscaped gardens. Over 225 companies and 8,000 employees are currently on site. When completed, the park will comprise over 420,000 square metres of office, residential and industrial accommodation.

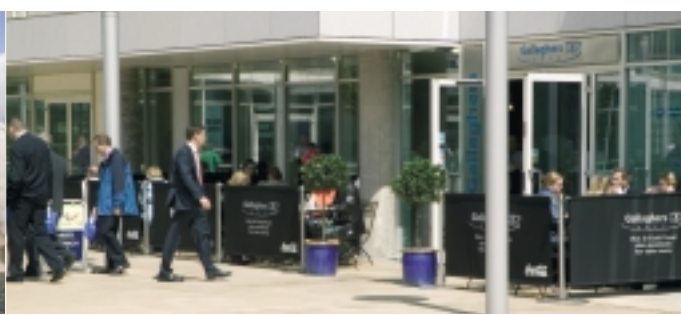
Companies already in occupation include Accenture, Allianz, Dixons, Fujitsu-Siemens, Heinz, Horizon, John Player & Sons, Panorama Holidays, Roches Store and Site'l's Call Centre.

The Plaza is a 25,000 sq.m. retail and leisure complex situated at the heart of the scheme.

Suggested occupiers to complement the existing retailers include a fashion outlet, optician, video rental store, financial institution, florist etc.

## ACCESS

Access to the development is excellent by both public and private transport. The on site train station (Park West/Cherry Orchard) is on the main Dublin to Cork line and just one stop - eight minutes, from Heuston Station. For further details visit the transport section at [www.parkwest.ie](http://www.parkwest.ie)







## DESCRIPTION

Park West is noted for its high quality environment including superior landscaping and sculptures. The Plaza is an integral part of this quality environment providing occupiers with essential services and leisure facilities.

Phase 1 of the amenity block is fully let and comprises 8 retail units, a public house and a gym. Spar, O'Brien's Sandwich Bar, Gallagher's Café, The Giraffe Child Care Centre and Jackie Skelly Fitness are among the operators.

Phase 2 of the amenity block extends to a total of 1,736 sq.m and is laid out in 11 units. These units are fully-flexible and capable of amalgamation.

## PARK MANAGEMENT

Dedicated on site management staff ensure the highest standards of maintenance are upheld throughout the campus. Park West has 24-hour on-site security personnel and video monitoring by CCTV.







**ACCOMMODATION**

Unit no.	Unit size sq.m
11	145
12	126
13	119
14	100
15	113
16	346
17	195
18	135
19	120
20	120
21	116
22	101

**SPECIFICATION**

All units are provided to shell specification, which includes all mains services ready for distribution by the tenant. The shop fronts will be provided by the landlord. Detailed floor plans are available upon request.

**ALTERNATIVE**

Alternatively units may be combined to create larger units.

Unit nos.	Unit size sq.m
11-13	390
14-16	559
17-19	465
20-22	337

**LEASE**

Each of the units will be made available on new 25-year full repairing and insuring leases subject to 5-yearly upward only rent reviews. Each tenant will be responsible for local authority rates, landlord's insurance premium and service charge for the upkeep of the common areas of the park.

**VAT & STAMP DUTY**

Any VAT and Stamp Duty arising out of the transaction will be the responsibility of incoming tenants

