

20c *Beckett Way*

parkwest.ie

14,769ft² (1,372m²)
Floors from 4,898ft² (455m²)

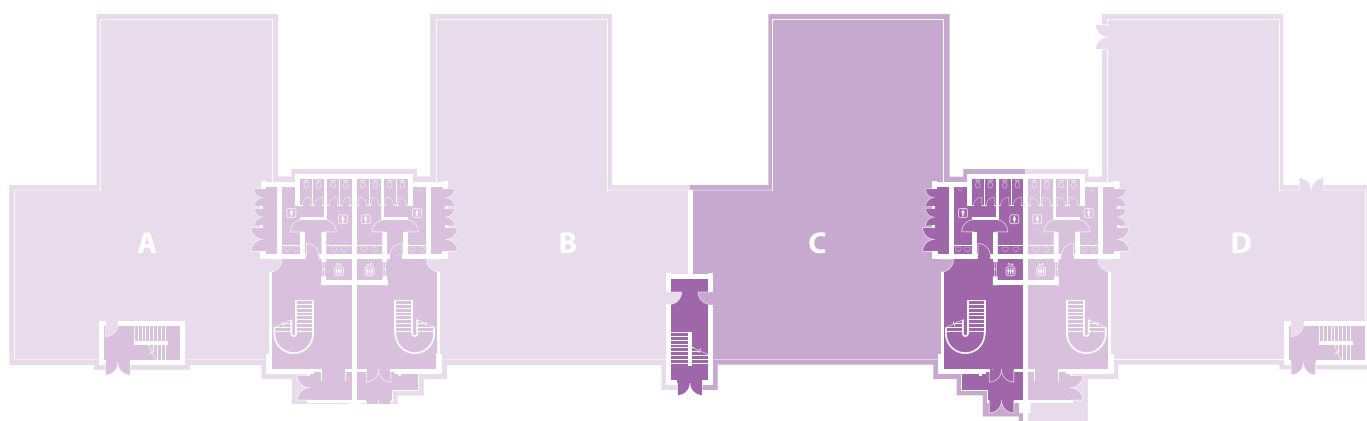
 **park
west**
Business Park



ONLY 20 MINUTES TO DUBLIN AIRPORT AND 20 MINUTES TO
CITY CENTRE AND GRAND CANAL DOCK BY ON-SITE TRAIN.

BER **D1**

20c *Beckett Way*



Accommodation

From 4,898ft² (455m²) to 14,769ft² (1,372m²)

Specification

Raised access floors (floor voids 200mm)
Suspended ceilings (ceiling voids 350mm clear)
Usable floor-to-ceiling height 2.7m (9ft)
Entrance foyer floor-to-ceiling height 9m (30ft) / 6.15m (20ft)
Category 2 lighting
VRV air-conditioning
Multi-duct telecoms
8-person passenger lifts
Ample car parking

BER Details 20C

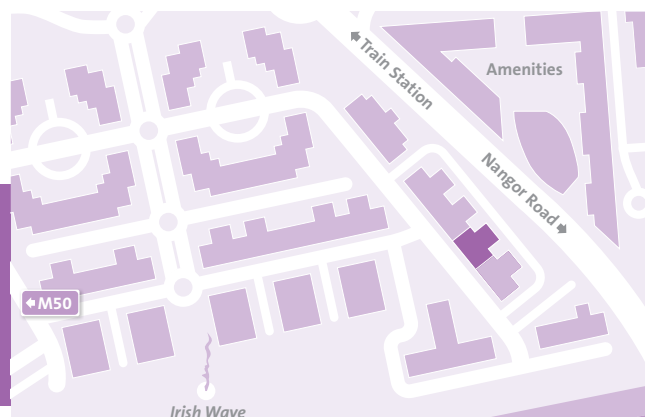
BER D1
BER No.800780926
Energy Performance Indicator: 279.4 kWh/m²/yr

Gross Internal floor area

Block 20C		m ²	ft ²
G Floor	Available	455	4,898
1st Floor	Available	462	4,973
2nd Floor	Available	455	4,898
Total		1,372	14,769

Transport

Located by M50/N7 only 20 minutes to Dublin Airport and 20 minutes to City Centre and Grand Canal Dock by on-site train. Additional connections with Luas Red Line and Dublin Bus.



Agent



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Developer



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Disclaimer: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) All description, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.