43 **Yeats Way** parkwest.ie

Fully-Fitted Office Space 5,382ft² (500m²)





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





43 Yeats Way

Gross Internal floor area

Block 43A		m²	ft²
G Floor	Irish Kidney Assoc.	415	4,467
1st Floor	Reserved	415	4,467
2nd Floor	Tetra Ireland	415	4,467
3rd Floor	Compass Group	414	4,456
Total		415	4,467
Block 43B		m²	ft²
G Floor	Atradius	500	5,382
1st Floor	Available	500	5,382
2nd Floor	IPS	500	5,382
3rd Floor	MoGi Group	488	5,253
Total		500	5,382
Overall tota	l.	915	9,849

Accommodation

From 5,382ft2 (500m2)

Specification

Fully-fitted turn key office space Raised access floors (floor voids 100mm) Suspended ceilings (ceiling voids 350mm clear) Usable floor-to-ceiling height 2.70m (9ft) Entrance foyer floor-to-ceiling height 13m (40ft) Category 2 lighting VRV air-conditioning Multi-duct telecoms 8-person passenger lifts Ample car parking

BER Details

BER B2 BER No.800015216 Energy Performance Indicator: 293.31 kWh/m2/yr

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.



Sam Daunt T: +353 1 618 5500 PSRA 001528



DEVELOPMENTS harcourtdevelopments.com T: 01 475 3928

HARCOURT

Developer



Amenities

Nangor Road

Train Station

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