

# 43 *Yeats Way*

[parkwest.ie](http://parkwest.ie)

Fully-Fitted Office Space  
5,382ft<sup>2</sup> (500m<sup>2</sup>)

  
**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 B2**

# 43 Yeats Way



## Gross Internal floor area

Block 43A		m <sup>2</sup>	ft <sup>2</sup>
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
<b>Total</b>		<b>415</b>	<b>4,467</b>

Block 43B		m <sup>2</sup>	ft <sup>2</sup>
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
<b>Total</b>		<b>500</b>	<b>5,382</b>

**Overall total** 915 9,849

## Accommodation

From 5,382ft<sup>2</sup> (500m<sup>2</sup>)

## 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/m<sup>2</sup>/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.



Agents



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