

# 10A *Beckett Way*

parkwest.ie

Fully-Fitted Office Building

17,500ft<sup>2</sup> (1,626m<sup>2</sup>)

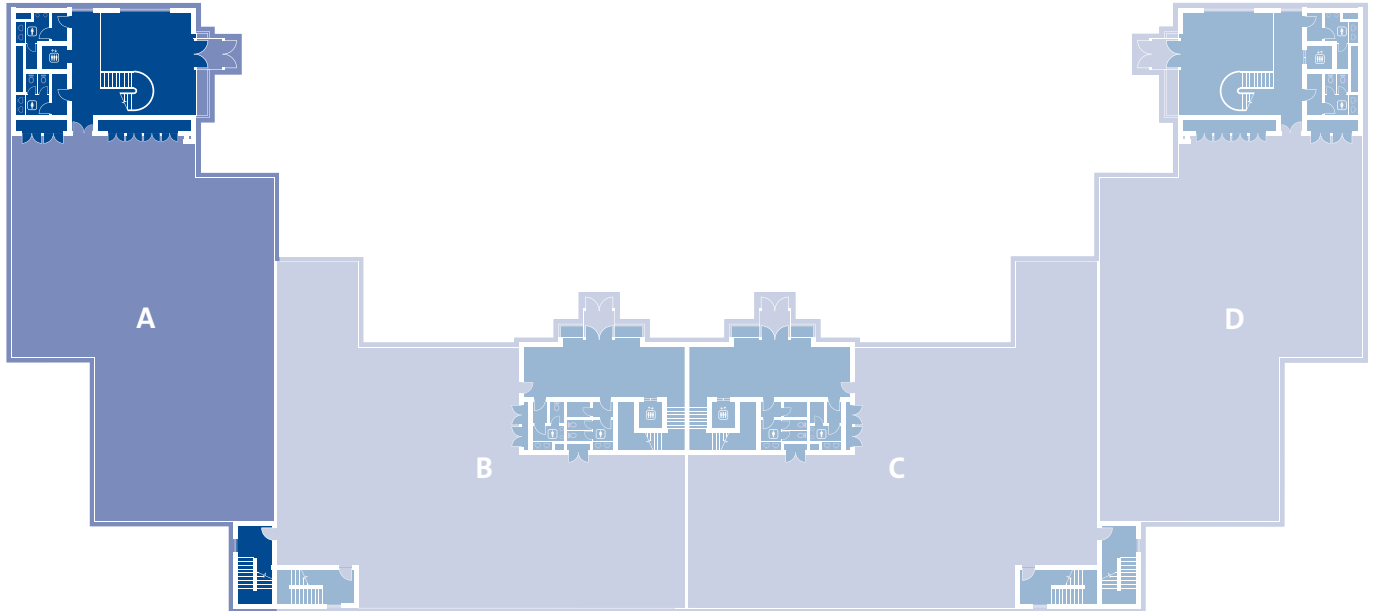
Floors from 5,834ft<sup>2</sup> (542m<sup>2</sup>)

  
park  
west  
Business Park



BER C1

# 10A *Beckett Way*



## Accommodation

From 5,834ft<sup>2</sup> (542m<sup>2</sup>) to 17,500ft<sup>2</sup> (1,626m<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 2.7m (9ft)  
 Entrance foyer floor-to-ceiling height 6.325m (21ft)  
 Category 2 lighting  
 VRV air-conditioning  
 Multi-duct telecoms  
 8-person passenger lifts  
 Ample car parking

## BER Details

BER C1  
 BER No.800061244  
 Energy Performance Indicator: 387.71 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.

## Gross internal floor area

Block 10A	m <sup>2</sup>	ft <sup>2</sup>
G Floor	542	5,834
1st Floor	542	5,834
2nd Floor	542	5,834
<b>Total</b>	<b>1,626</b>	<b>17,500</b>



Agents

**CBRE**

**Mark Smyth  
& Alex Fahey**  
 T: +353 1 618 5500  
 PSRA 001528

**Knight  
Frank**

**David Reddy**  
 T: +353 1 634 2466  
 PSRA 001880

**CUSHMAN &  
WAKEFIELD**  
COMMERCIAL PARTNER OF SHERRY FITZGERALD

**David Bennett**  
 T: +353 1 639 9374  
 PSRA 002222

Developer

**HARCOURT  
DEVELOPMENTS**

[harcourtdevelopments.com](http://harcourtdevelopments.com)  
 T: 01 475 3928

**park  
west**  
 Business Park

[parkwest.ie](http://parkwest.ie)  
 T: 01 475 3928

Disclaimer: CBRE, Knight Frank and Cushman & Wakefield for themselves and for the vendors or lessors of this property whose agents they are give notice that: (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; (iii) No person in the employment of CBRE, Knight Frank and Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to the property.