

# 20<sup>C&D</sup> *Yeats Way*

parkwest.ie

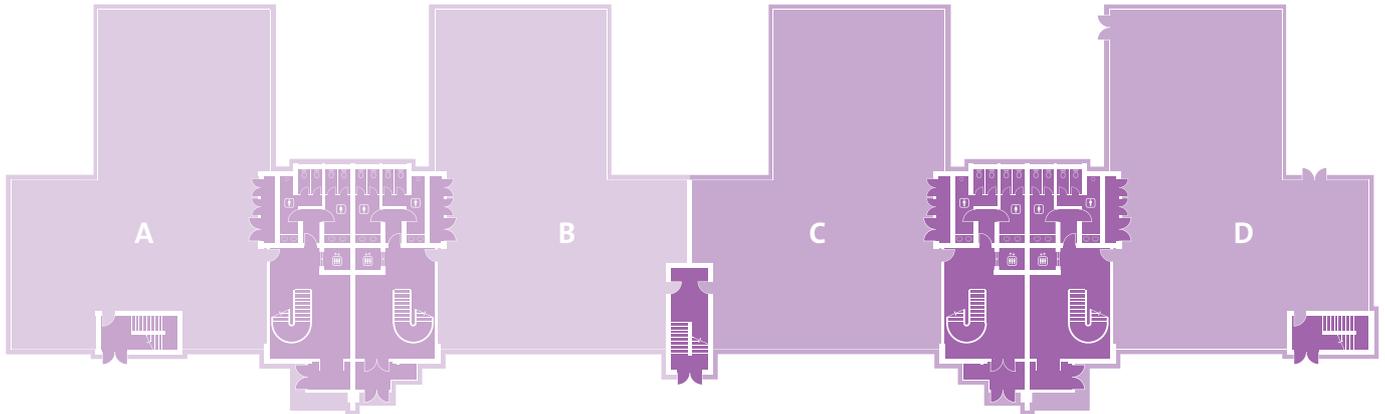
29,870ft<sup>2</sup> (2,775m<sup>2</sup>)  
Floors from 4,898ft<sup>2</sup> (455m<sup>2</sup>)

  
park  
west  
Business Park



BER C2 C3

# 20<sub>C&D</sub> Yeats Way



## Accommodation

From 4,898ft<sup>2</sup> (455m<sup>2</sup>) to 29,870ft<sup>2</sup> (2,775m<sup>2</sup>)

## 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 C2  
 BER No.800038317  
 Energy Performance Indicator: 409.39 kWh/m<sup>2</sup>/yr

## BER Details 20D

BER C3  
 BER No.800017998  
 Energy Performance Indicator: 1269.54 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 20C	m <sup>2</sup>	ft <sup>2</sup>
G Floor	455	4,897
1st Floor	462	4,973
2nd Floor	455	4,897
<b>Total</b>	<b>1,372</b>	<b>14,767</b>
Block 20D	m <sup>2</sup>	ft <sup>2</sup>
G Floor	457	4,919
1st Floor	471	5,070
2nd Floor	475	5,113
<b>Total</b>	<b>1,403</b>	<b>15,102</b>
<b>Overall total</b>	<b>2,775</b>	<b>29,870</b>



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