

# 2024 BIANCONI AVENUE

Citywest Business Campus,  
Dublin 24



## TO LET

MODERN OFFICE SPECIFICATION WITH SUPERB PROFILE  
EXTENDING APPROX 19,000 sq. ft.





# 2024 BIANCONI AVENUE

CITYWEST BUSINESS CAMPUS, DUBLIN 24

19,127 sq. ft. of fitted office space with  
60 surface car parking spaces

## LOCATION

- Prime location within the highly sought-after Citywest Business Campus
- Excellent connectivity and strong roadside visibility
- Prominent signage opportunities facing the N7
- Just 13-minute from the Saggart LUAS stop (Red Line)
- Convenient access to Dublin City Centre via nearby Dublin Bus routes: the 69 (3-minute walk) and the 65B and 77A (8-minute walk)
- 15km from Dublin City Centre
- Quick and convenient access to the M50 via the nearby N7
- Surrounded by leading occupiers such as Version Connect, Fidelity Investments, and Unilever

## DESCRIPTION

- 2024 Bianconi Avenue, Citywest offers 19,127 sq. ft. GIA of fitted office space
- Office accommodation is spread over 2 efficient floors of 9,500 sq. ft.
- Layout includes a mix of open-plan and cellular office space
- Features include: Meeting rooms, Boardroom, Kitchenette
- Double-height feature reception area
- Floor-to-ceiling glazing provides excellent natural light throughout
- Large car park available with impressive landscaping



## AVAILABILITY

Available Immediately

## RENT

Rent on application

## VIEWING

Strictly by appointment with the sole agents  
Knight Frank

## LEASE

Flexible lease terms available

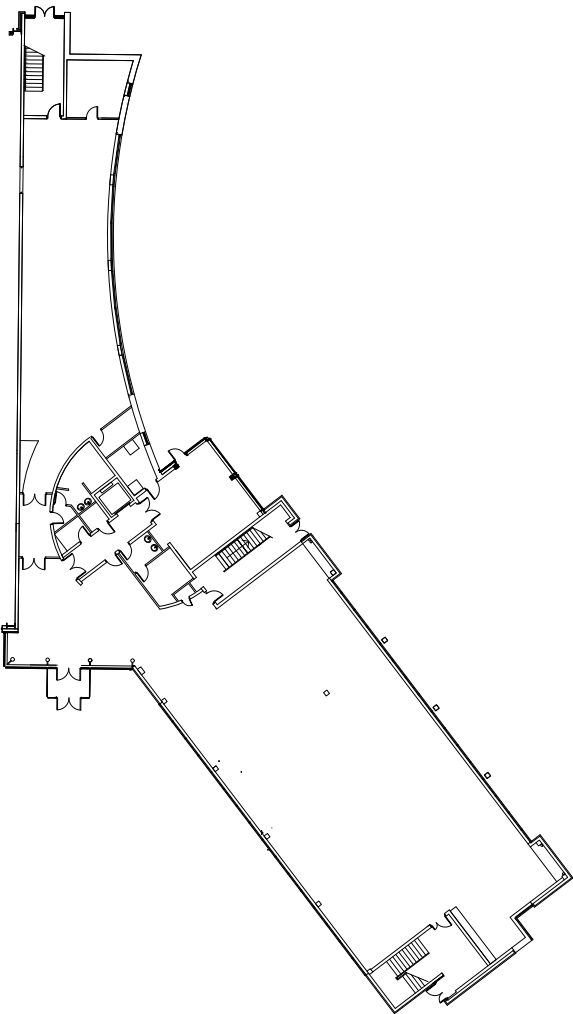
## CAR SPACES

60 Car Parking spaces

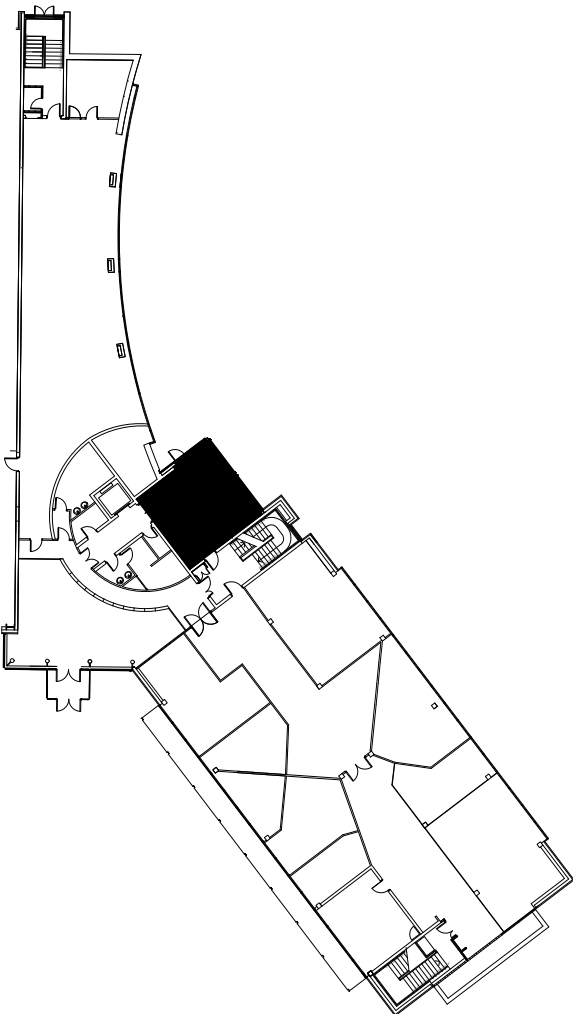
## BER

**BER C1** Target BER A3

Ground Floor



First Floor



Floor plans not to scale and for indentification purposes only

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SPECIFICATION

- Double height reception
- Suspended ceiling
- Air-conditioning
- Raised access floors with carpet tile finish
- Painted and plastered walls
- Floor boxes wired for power and data
- Double glazed windows
- Passenger lift
- Toilet facilities on each floor
- Wheelchair accessible toilet
- Painted and plastered walls
- Target A3 BER

AMENITIES

- Parklands District Park – 1 minute walk
- Lean Bean Restaurant – 2 minute drive
- Bel Cido Restaurant – 2 minute drive
- Lemongrass Fusion Restaurant – 4 minute drive
- Dunnes Stores Supermarket – 4 minute drive
- Citywest Health & Leisure Club – 20 minute walk

ACCOMMODATION

FLOOR	SQ.M.	SQ.FT.
First Floor	896	9,644
Second Floor	800	9,483
Total	1,696	19,127



Map data ©2025 Google

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