3013A Lake Drive

CITYWEST, DUBLIN 24

FOR SALE BY PRIVATE TREATY
TENANTS NOT AFFECTED

BER B2

Outline for indicative purposes only

Investment Highlights

High Quality Modern Three-Storey Office Building extending to

20,471 sq. ft. (1,901.9 sq. m.)

GIA with 67 car parking spaces

100% Occupied

to a Cluster of Healthcare Tenants including Bausch Health, Bausch + Lomb, Dermalogica and Solta Medical

WAULT to expiry of

5.19 years

and WAULT to break of

4.81 years*

*As of 01/10/2026

Excellent Connectivity

Highly accessible "15-minute city" for commuters with direct motorway links

Overall income of

€575,809 p.a.

Excellent sustainability credentials through recent investment bringing the building to a

B2 BER Rating

with an identified pathway to A3

**Outline for indicative purposes only*

Location

3013A Lake Drive is perfectly positioned in the centre of Citywest Business Campus.

Situated directly off the N7, Citywest benefits from a highly accessible location close to the interchange of the M50 motorway and the N7 national primary route. The N7 links Dublin city with counties Kildare, Laois, and Cork.

The business campus is home to prominent blue-chip multinational and domestic occupiers, including SAP, Unilever, eir, Pfizer, Uniphar, Fidelity and GSK.

The property benefits from excellent public transport links, with Dublin Bus services just 400 meters away and the Citywest Campus LUAS Red Line stop 700 meters away, delivering seamless connectivity to Dublin City Centre and surrounding areas.

Surrounding on-campus amenities include Feeka, Bel Cibo and Links créche. Citywest Shopping Centre, Dunnes Stores, numerous restaurants, gyms and leisure amenities are within walking distance.

Transport

Walk

Citywest Road Dublin Bus Stop	4 mins
Citywest Campus LUAS Stop	7 mins
Citywest Shopping Centre	10 mins

Car

N7	2 mins
M50 Motorway	7 mins
Dublin Airport	25 mins
Dublin City Centre	30 mins

Tenant Overview

The entire rental income is generated by five high-quality healthcare tenants, producing a rental income of €575,809 p.a.

Tenant	Floor	Car Spaces	Total Annual Rent	Lease Start	WAULB [1]	Break Date	WAULE [1]	Expiry Date
Bausch + Lomb Ireland Limited	Part-Second	15	€151,334	20/09/2022	6.05	20/09/2032	6.05	20/09/2032
Bausch Health Ireland Ltd	Part-Ground	19	€158,200	30/11/2018	3.94	09/08/2030	3.94	09/08/2030
Dermalogica (Skin Care) Ireland Limited	Part-First	12	€108,200	01/10/2026	8.00	30/09/2034	10.00	30/09/2036
Ideal Standard (Ireland) Limited	Part-Second	10	€70,000	22/06/2017	0.83	30/06/2027	0.83	30/06/2027
Solta Medical Ireland Limited	Part-First	11	€88,075	10/09/2012	3.94	09/08/2030	3.94	09/08/2030
		67	**€575,809**		**4.81**		**5.19**	

[1] As of 01/10/2026

BAUSCH + LOMB

Bausch + Lomb, is a leading global eye health organisation that is focused on helping people see better. Its core businesses include over-the-counter products, dietary supplements, eye care products, ophthalmic pharmaceuticals, contact lenses, lens care products, ophthalmic surgical devices and instruments.

Bausch + Lomb develops, manufactures and markets one of the most comprehensive product portfolios in the industry, which is available in more than 100 countries.

BAUSCH Health

Bausch Health develops, manufactures and markets a wide range of pharmaceutical, medical device and over-the-counter products, primarily in the therapeutic areas of eye health, gastroenterology and dermatology.

Bausch Health maintains a significant presence in Ireland with over 1,300 employees in Ireland, primarily focused on manufacturing contact lenses in Waterford and corporate/regulatory operations in Dublin (Citywest).

Bausch Health Ireland Ltd reported a profit before tax of $422m in 2024.

dermalogica

Dermalogica is a global leader in the professional skincare sector, dedicated to advancing skin health.

The company develops and markets a comprehensive portfolio of professional-grade products and specialized treatments. Serving a dual market of licensed professionals and retail consumers, Dermalogica maintains a significant distribution network in over 100 countries worldwide.

Ideal Standard

Ideal Standard is a leading manufacturer of high-quality bathroom solutions that is focused on combining design and performance. Its core businesses include the production of ceramics, taps and fittings, bathing and wellness products, and bathroom furniture.

Ideal Standard develops and manufactures these solutions to serve both the residential and commercial sectors.

SOLTA MEDICAL

Solta Medical, a subsidiary of Bausch Health, is a US-based personal aesthetic company with a presence in over 50 countries.

The company pioneered advanced solutions in skin tightening, resurfacing, and body contouring, offering high-quality patented energy-based devices that have established Solta as one of the industry's most reputable aesthetic partners.

Solta Medical Ireland Limited reported a profit before tax of $76m in 2023, which increased by over 50% from 2022 to 2023.

Property Description

3013A Lake Drive is a three-storey, fully-let office building extending to 20,471 sq. ft. (1,901.9 sq. m.) GIA in a well established business campus.

The property benefits from exceptional lake frontage and houses a thriving healthcare cluster tenancy that fosters innovation.

Recent investment has upgraded the property to a BER rating of B2 with an identified pathway to A3, reflecting a commitment to energy efficiency and sustainability.

The building provides versatile accommodation accessed through a ground floor reception area. Floor plates range from 3,000 sq. ft. to 6,000 sq. ft., offering excellent flexibility for diverse occupier requirements.

The upper floors are served by a passenger lift and staircase, feature a mix of cellular offices, boardrooms, meeting facilities, kitchenettes and open-plan layouts.

Constructed in 2001 with quality solid masonry and limestone facades, the building features double-glazed windows throughout, ensuring optimal natural light and energy efficiency.

The property includes a generous parking provision with 67 spaces.

The property has been measured in accordance with the SCSI Code of Measuring Practice Guidance Notes on a Gross Internal basis and provides the following approximate areas:

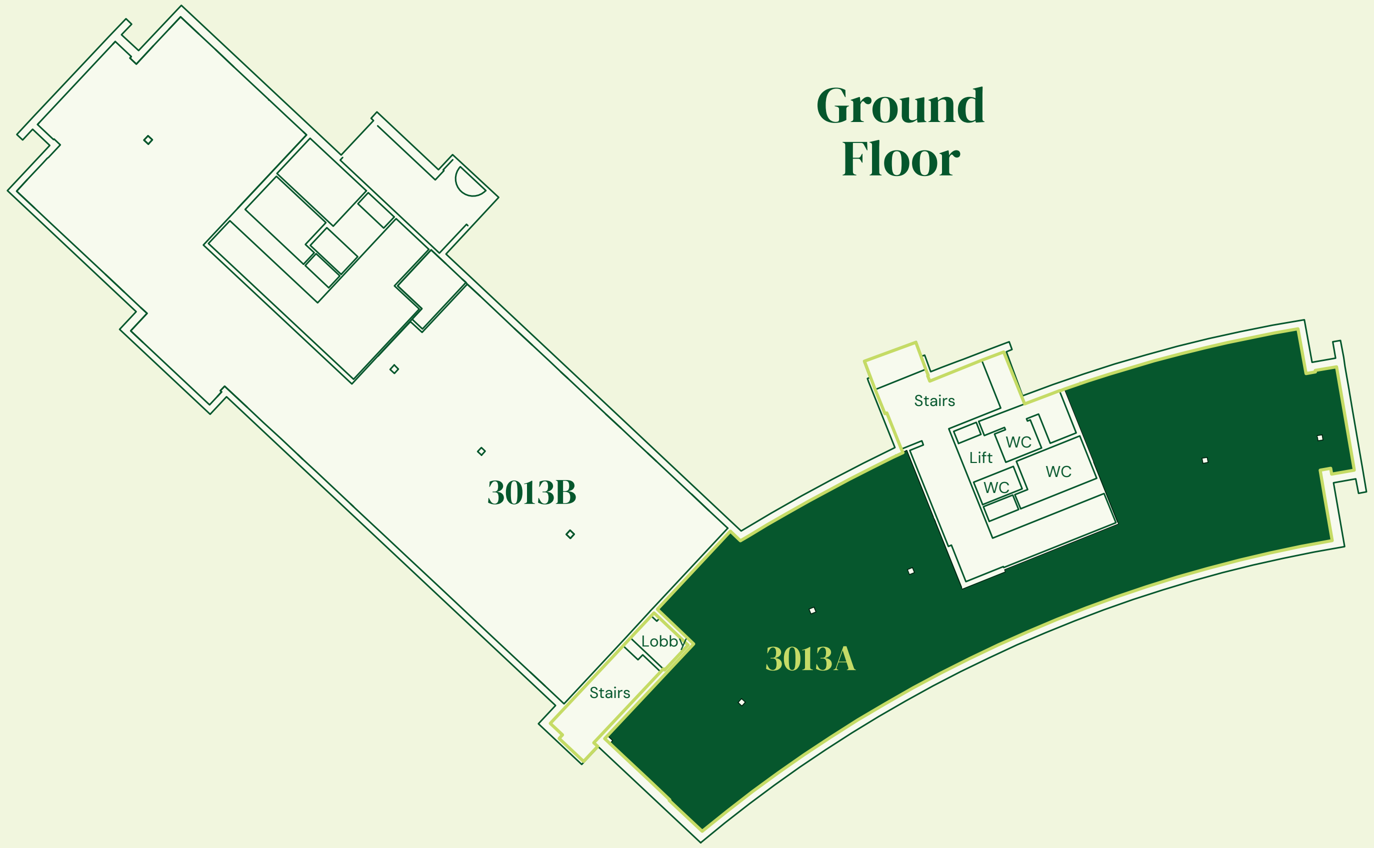
Floor	Sq.m.	Sq.Ft.
Ground	533.1	5,738
First	593.5	6,388
Second	706.6	7,606
Roof	68.7	739
Total	**1,901.9**	**20,471**

Measurements as per the Hollis Measurement Survey. A copy will be made available in the data room. All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

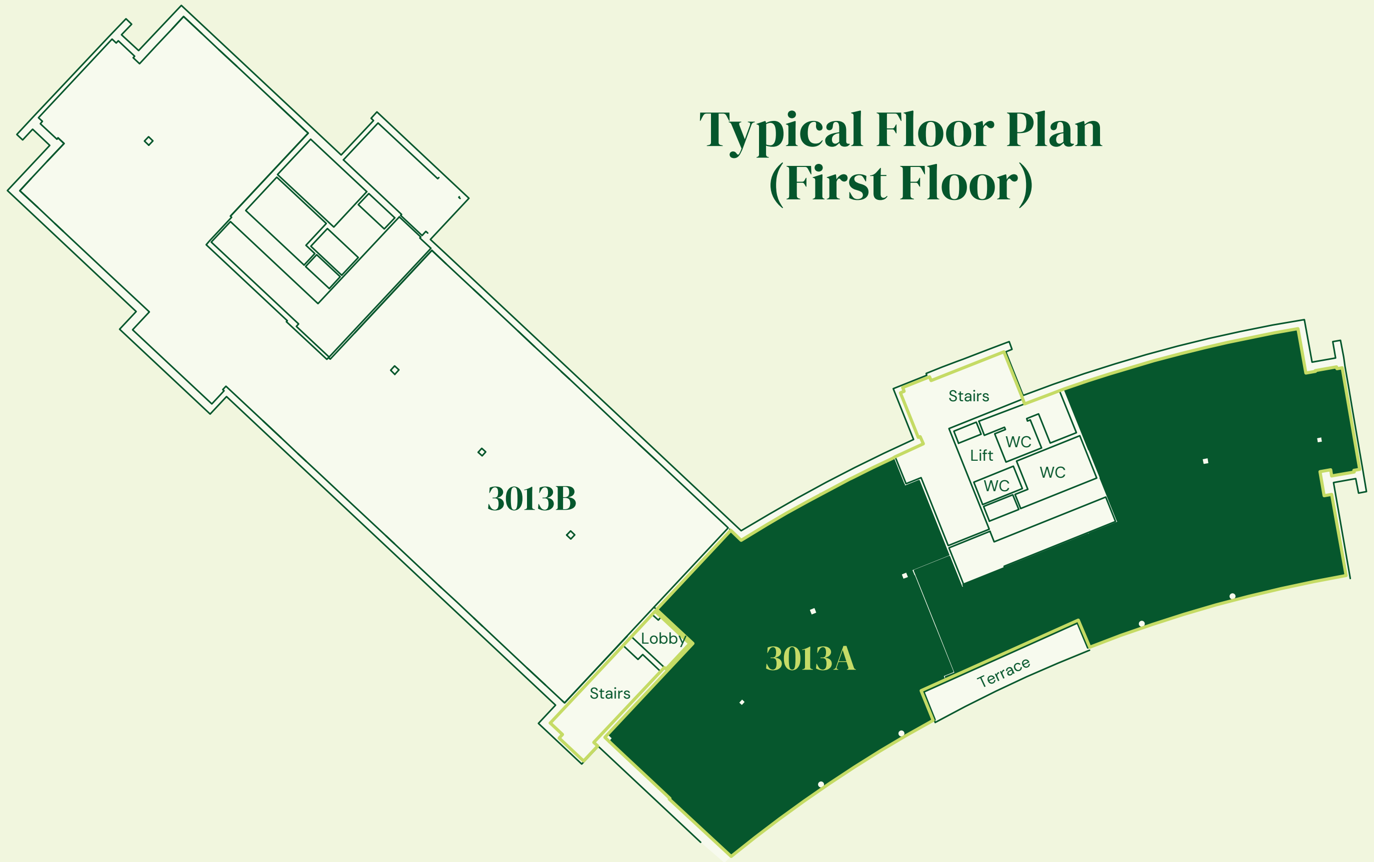
The total floor area as set out in the tenant leases is 20,066 sq. ft.

3013A extends over part of 3013B and the interaction of the two buildings will be governed by a Management Company.

Ground Floor



Typical Floor Plan (First Floor)



** Floor plans are indicative only for illustrative purposes*

METHOD OF SALE
For Sale by Private Treaty

TITLE
Leasehold

BER
BER B2

BER Rating: B2
BER Number: 801054222
Energy Performance Indicator (EPI):
132.71 kWh/m²/yr

Contact Details

For further information or to arrange an inspection, please contact the sole selling agent JLL as per the details below.

JLL

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