

TO LET UNIT 2

Swords Business Park | Swords | Co. Dublin

BER C2

CBRE

Lisney



Junction 3 (7km)

M1

Junction 4 (4km)

KEY BENEFITS



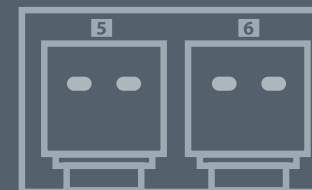
MODERN HIGH BAY DETACHED HQ /
WAREHOUSE FACILITY OF
APPROX. 2,604 SQM



EXCELLENT REFURBISHED SPACIOUS
OFFICE ACCOMMODATION OVER
TWO FLOORS



SITUATED IN A WELL-ESTABLISHED BUSINESS
PARK, NEAR TO M1 & M50 MOTORWAYS,
LOCATED JUST OFF THE SWORDS BY PASS



6 DOCK LEVELLERS &
1 GRADE LEVEL DOOR ADDED



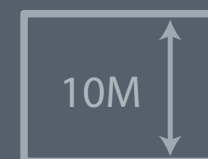
GENEROUS MARSHALLING AREA WITH
YARD DEPTH RANGING FROM APPROX.
32M-36M



THE PROPERTY WILL BE EXTENSIVELY
REFURBISHED PRIOR TO HANDOVER



AVAILABLE FOR OCCUPATION
Q2 2022



EAVES – 10M

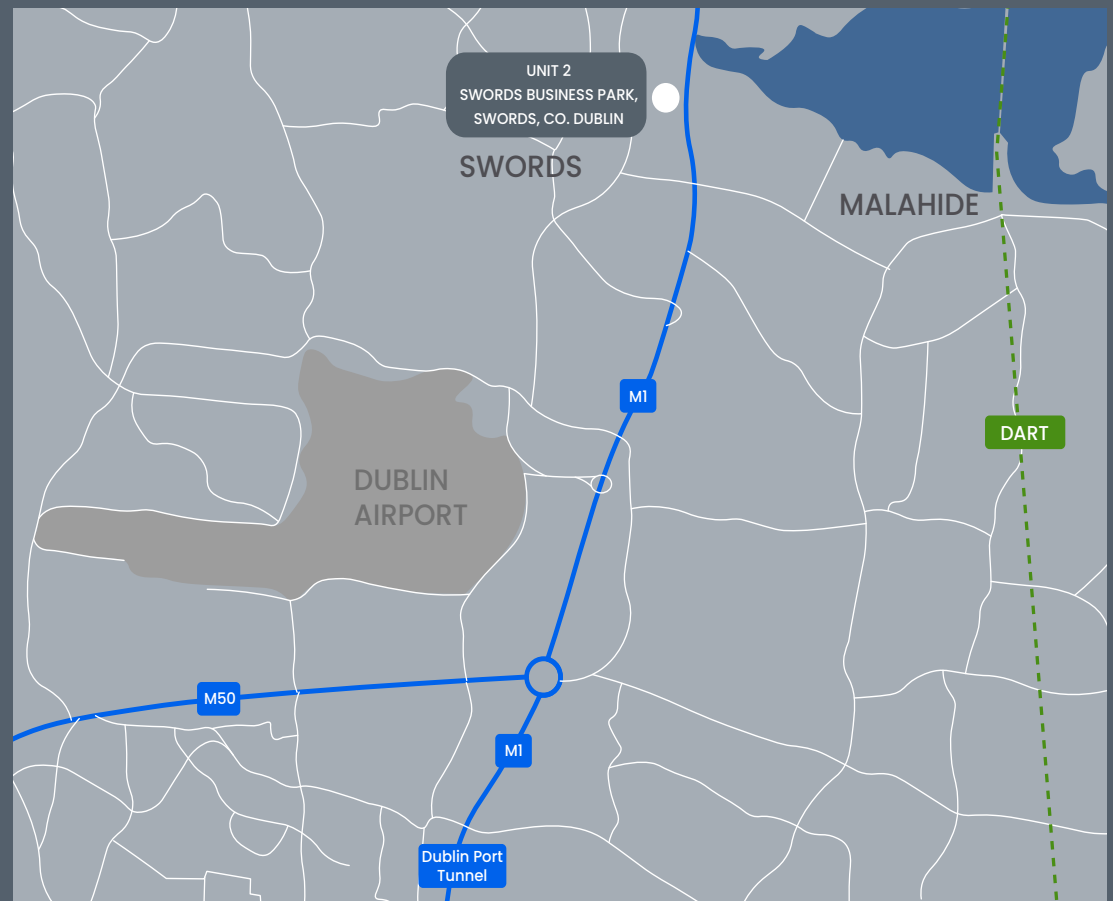
LOCATION

The subject property is situated on the western side of the M1 Motorway.

The area is a well-established commercial location with ease of access to both the M1 & M50 motorway networks.

Notable occupiers within the estate include Total Produce, Arvato Bertelsmann, The Delta Group, DB Schenker, Siemens & An Post.

Destination	Distance (Km)
M1/M50 (Junction 1)	6.75
Dublin Airport	5
Dublin City Centre	16
Pavilions Shopping Centre	1.5



THE PROPERTY

- Detached warehouse / industrial facility extending to approx. 2,604 sqm.
- The property provides for two storey office accommodation to the front elevation with warehouse accommodation to the rear.
- Warehouse eaves height of approx. 10m.
- Loading via 6 no. Dock Levellers & 1 no. grade level door.
- The property will be refurbished throughout prior to handover to include installation of LED lights throughout, upgraded floor coverings, new kitchenette facilities, translucent roof panels in the warehouse in addition to the servicing of dock levellers & grade level door whilst the office accommodation, which is finished with painted and plastered walls, suspended ceilings with further benefit from inset LED lighting and electric storage heaters.
- Externally the property benefits from a generous marshalling area.
- Self-contained surfaced car parking situated to the front of the building.
- Electrical Car Charging points to be installed.





Unit 2 Swords Business Park, Swords, Co. Dublin

ACCOMMODATION

The accommodation and approximate floor areas comprise:

Description	Size (sqm)	Size (sqft)
Warehouse	1,618	17,421
Ground & First Floor Offices	986	10,612
Total GEA	2,604	28,033

QUOTING RENT

€266,500 per annum exclusive of VAT.

INSURANCE

€7,016.17 per annum.

RATES

2021 rates – €32,794.96 per annum.

BER DETAILS

BER:  Ber Number: 800520413

SERVICES

We understand that all main services including electrical, water and drainage are available to the unit.



FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. CBRE PSRA: 001528.