

Lisney

UNIT 2 SWORDS BUSINESS PARK, SWORDS, CO. DUBLIN

BER D1**01-638 2700**

- Modern detached industrial premises with two storey office accommodation (approx. 309 sqm) to the front and side with warehouse area to the rear (approx. 1,736 sqm).
- Swords Business Park is located on the eastern side of the old N1, approximately 4 kms north of Dublin Airport.
- Secure yard.
- Eaves approx. 6.35m.
- Good car parking, loading area and including one dock leveller.
- Flexible terms available.



LOCATION

The property is situated within Swords Business Park which is located on the eastern side of the old N1, approximately 4 kms north of Dublin Airport, 8 kms north of Dublin Port Tunnel and 12 kms north of Dublin city centre. Swords Business Park is one of North Dublin's most established commercial locations and other well-known occupiers in the area include Hertz, Total Produce and Renishaw. The property benefits from excellent accessibility to the M1 motorway, Dublin Airport and Dublin Port Tunnel.

THE PROPERTY

The property comprises a detached industrial premises with two storey office accommodation to the front and side with warehouse area to the rear. The building is of steel portal frame construction with concrete block infill walls, all under a double skin insulated metal deck roof incorporating translucent roof lights. The warehouse area has a sealed concrete floor, fair faced painted block walls, fluorescent strip lighting and an eaves height of approximately 6.35 m and is accessed via one dock leveller and two roller shutter doors.

The two storey office accommodation has plastered and painted walls, suspended ceilings, recessed lighting, carpet covered concrete floors and double glazed aluminium framed windows throughout. Outside to the front and side there is good car parking with good loading to the rear with one dock leveller in an enclosed secure yard.

TITLE

We understand that the property is held on a 999 year lease.

ACCOMMODATION

| Description | SqM |
|----------------------------------|--------------|
| Warehouse | 1,736 |
| Ground Floor Offices | 155 |
| First Floor offices | 154 |
| Total gross external area | 2,045 |
| Additional Ground Floor Offices | 113 |

SERVICES

We understand the main services supplied and connected to the property include water, electricity (3 phase), drainage, sewage and telephone.

BER INFORMATION

BER: D1.

BER No: 800105140.

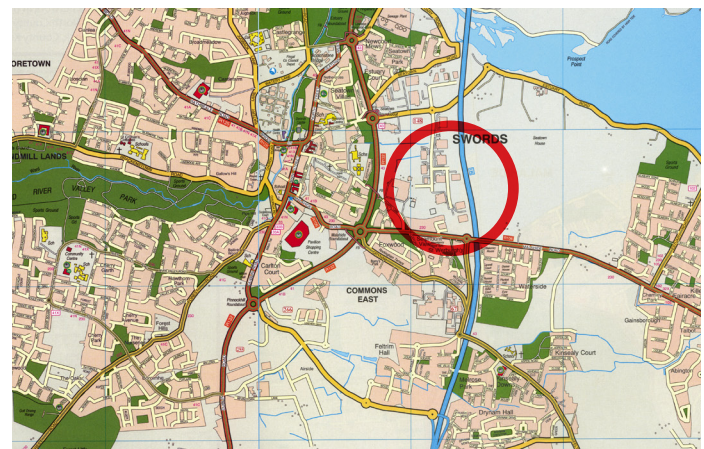
EPI: 347.88 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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