



To Let

BER B1 C1

Office and Warehouse Units, Swords Enterprise Park, Feltrim Road, Drynam, Swords, Co. Dublin

- Office Units from 527 Sq Ft – 2,130 Sq Ft
- Warehouse Units from 780 Sq Ft – 1,648 Sq Ft
- Eaves height approximately 7 metres
- Modern mixed development on 2.78 Hectares (6.87 Acres)
- Superbly located adjacent to the M1 Motorway



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jll.ie

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- Swords Enterprise Park is strategically located adjacent to the M1 Motorway offering direct access to the Port Tunnel, Dublin City Centre and the M50 Motorway
- The park is accessed via the Feltrim Road which via the Drynam Road links the Malahide roundabout at Swords and the R107 (Malahide to Dublin Road)
- Dublin Airport is located just 5.7 km from the development

DESCRIPTION

- Swords Enterprise Park comprises c. 90,000 sq ft of quality own door office and light industrial units set in a well maintained business park environment
- Own door office units are split over two floors and are capable of subdivision
- Modern office accommodation including painted walls, carpet, suspended ceilings and a mix of gas fired and electric storage heating
- Industrial units all finished to a modern standard with insulated metal deck roofing, solid concrete floors, high bay warehouse lighting and one roller shutter door to the rear

ACCOMMODATION

- Office units ranging from 527 sq ft to 2,130 sq ft
- Warehouse units with two storey offices from 1,386 sq ft to 1,648 sq ft
- Warehouse units from 780 sq ft to 1,353 sq ft

SERVICES

All mains services available including 3 phase power

BUILDING ENERGY RATING

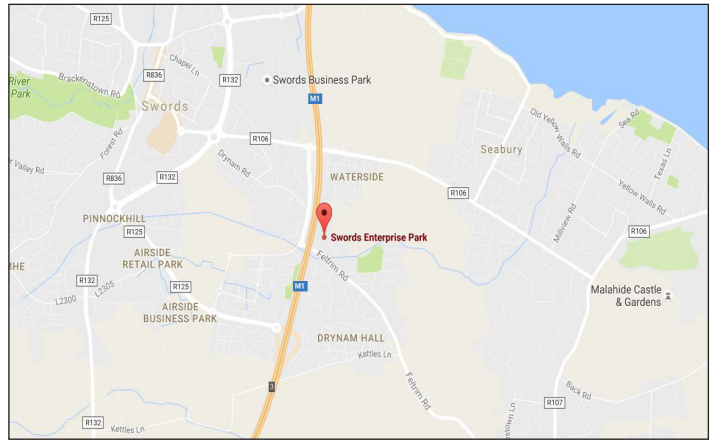
- BER: B1-C1
- BER No. 800026619
- EPI: 215.69 kWh/m²/yr

TERMS

Flexible lease terms

RENT

On application with the sole letting agent



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DISCLAIMER

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PSP Licence No: 002273

Swords Enterprise Park

Unit No.	Type	Sq Ft	€Rent P.A.	Rates 2015	Service Charge 2016
B2	Office	990	€15,000	€1,150.08	€111.89
B4	Office	990	€15,000	€1,185.60	€111.89
B6	Office	1,442	€22,000	Not rated	€1,058.15
D4	Office	1,592	€24,000	€1,537.05	€1,092.77
G10	Warehouse	1,098	€10,000	Not rated	€706.35
H4	Warehouse	1,038	€10,000	Not rated	€668.27
H5	Warehouse	908	€9,000	Not rated	€574.47
H6	Warehouse	780	€8,000	€1,401.12	€502.06
H7	Warehouse	1,098	RESERVED	Not rated	€706.35

- ❖ All rents are exclusive of VAT and stamp duty
- ❖ Rents and availability may change without prior notice
- ❖ The above areas are approximate gross external floor areas

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