



FOR SALE BY PRIVATE TREATY

INVESTMENT PROPERTY

UNIT 23 AIRWAYS INDUSTRIAL ESTATE, SANTRY, DUBLIN 17





Semi-detached warehouse and office unit extending to approx. 10,934 sq ft (GEA)



A new 10-year lease from May 2023 - UXT of c. 3.3 years to the break / c. 8.8 years to expiry.



Highly accessible location just a few mins drive to Dublin Airport, the M50 Motorway and the Port Tunnel



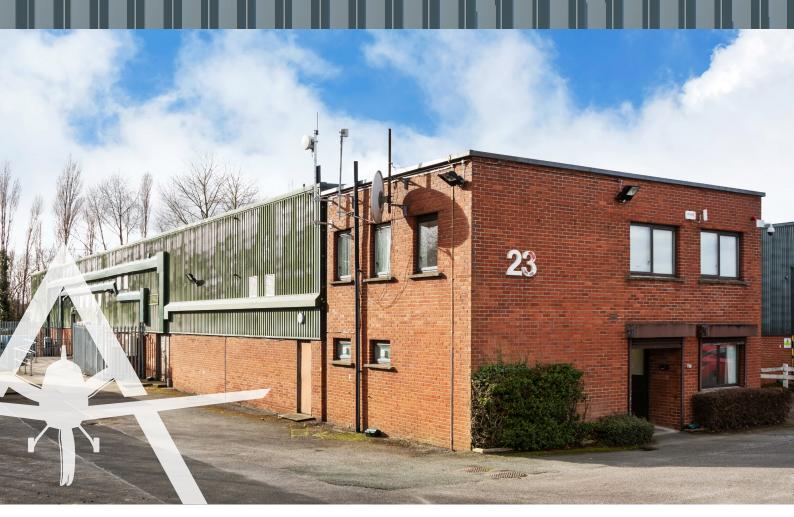
Passing Rent - €95,000 per annum - just €8.68 per sq ft.



Let to Global Entserv Solutions Ireland Limited, a subsidiary of DXC Technology - a Fortune 500 global IT services leader



Currently in use as business recovery and continuity site with data centre services.



Description

The property comprises a semi-detached industrial unit of approx. 10,934 sq ft (GEA) with two-storey office accommodation to the front and warehouse to the rear. The building is of concrete frame construction with concrete block infill walls and metal decking to eaves height under an asbestos roof. The property is currently in use as a business recovery and continuity site with data centre services. Significant investment in the property includes - structural reinforcement, enhanced data connectivity together with bespoke cooling and redundancy systems.

Accommodation Schedule

Description	Sq M	Sq Ft
Office	121.09	1,303
Warehouse	894.74	9,631
Total	1,015.83	10,934
Mezzanine	44.47	479

We have not measured the property and relied on measurements provided. All intending purchasers are expressly asked to satisfy themselves in relation to the floor areas.

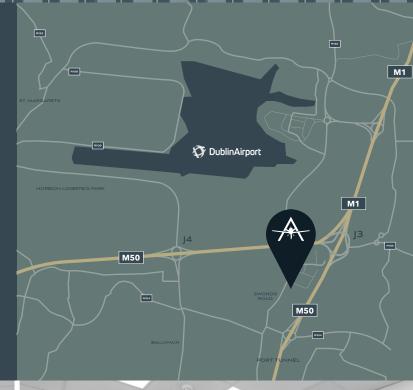




Location

Airways Industrial Estate is strategically positioned within the M50, with easy access via the Swords Road. Located approximately 15 minutes from Dublin city centre and just 10 minutes from Dublin Airport, the estate enjoys close proximity to major $transport \, hubs, including \, the \, Dublin \, Port \, Tunnel \, and \,$ the M1/M50 interchange (J3). This prime location ensures exceptional connectivity to Dublin's city centre and key arterial routes, facilitating seamless local and national distribution.

The estate is home to a range of prominent occupiers, including DPD, FedEx, Jenkinson Logistics, DataBuilders and Nourish.







Tenancy Details

Covenant

Global Entserv Solutions Ireland Limited is a subsidiary of DXC Technology, a Fortune 500 global TECHNOLOGY IT services leader. The company



supports digital transformation, cloud solutions, and IT modernisation for industries such as healthcare, aerospace, and finance, reinforcing the site's strategic importance for IT operations and logistics.



Tenancy Schedule

Tenant	Size sq ft (GEA)	Lease Start Date	Term	Next Rent Review	Rent Review Provision	Break Option	Expiry Date
Global Entserv Solutions Ireland Limited	10,934	May, 2023	10 years	May, 2028	Open Market Review, 5 yearly	May, 2028 (year 5)	May, 2033



Title

We understand the property is held under a Long Leasehold title.

BER



Energy Performance Indicator:1755.48 kWh/m²/yr 1.52

Viewings

Strictly by appointment with Colliers.

This is an investment sale, and the tenant is unaffected.

Contact

AGENTS



Colliers
Hambleden House
19-26 Lower Pembroke Street
Dublin 2
+353 (1) 633 3700

Stephen Conway

Associate Director | Capital Markets +353 86 365 4387 stephen.conway@colliers.com

John Landers

Surveyor | Capital Markets +353 87 053 8997 john.m.landers@colliers.com **SOLICITOR**

WHITNEY MOORE

Whitney Moore LLP
2 Shelbourne Buildings,
Crampton Avenue,
Shelbourne Road,
Ballsbridge,
Dublin 4
+353 (1) 873 5012

Emma Heron

+ 353 (0)1 611 0004 emma.heron@whitneymoore.ie

Colliers Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Colliers nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Colliers nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Colliers on the understanding that any negotiations relating to the property are conducted through it.