



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 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
Hambleton 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.landerson@colliers.com

SOLICITOR

WHITNEY
MOORE
LAW FIRM

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

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