

ON THE INSTRUCTIONS OF M7 REAL ESTATE
INDUSTRIAL | TO LET

M7

Real Estate
AN M7 INVESTMENT GROUP COMPANY

UNIT B3A

AIRPORT BUSINESS PARK,
CLOGHRAN, SWORDS, CO. DUBLIN



- Industrial/Logistics facility of approx. 1,060 sq. m., including approx. 216 sq. m. of two-storey offices
- Situated within a modern and well managed business park
- Superb location that is adjacent to Dublin Airport and close to all major transport modes including the M50, M1 motorway and Dublin Port

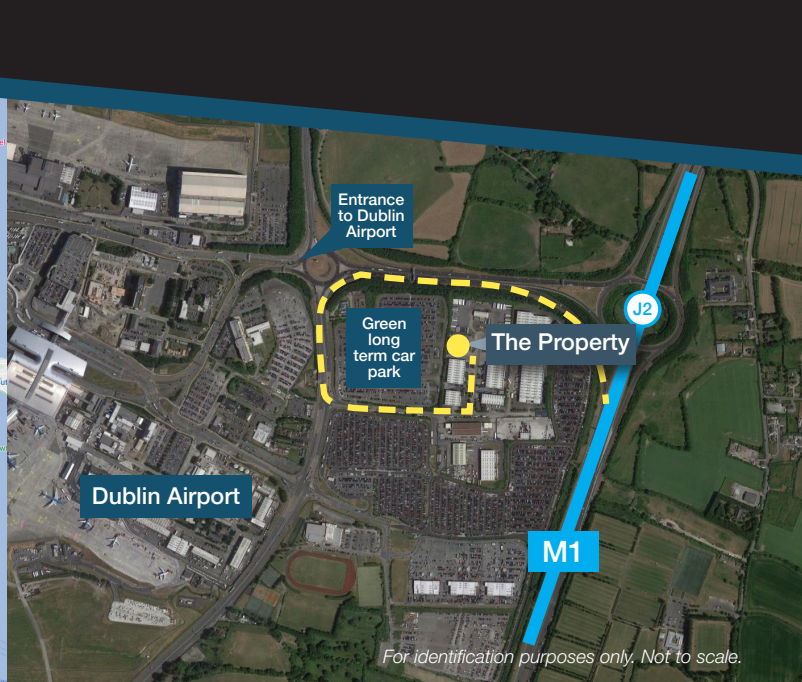
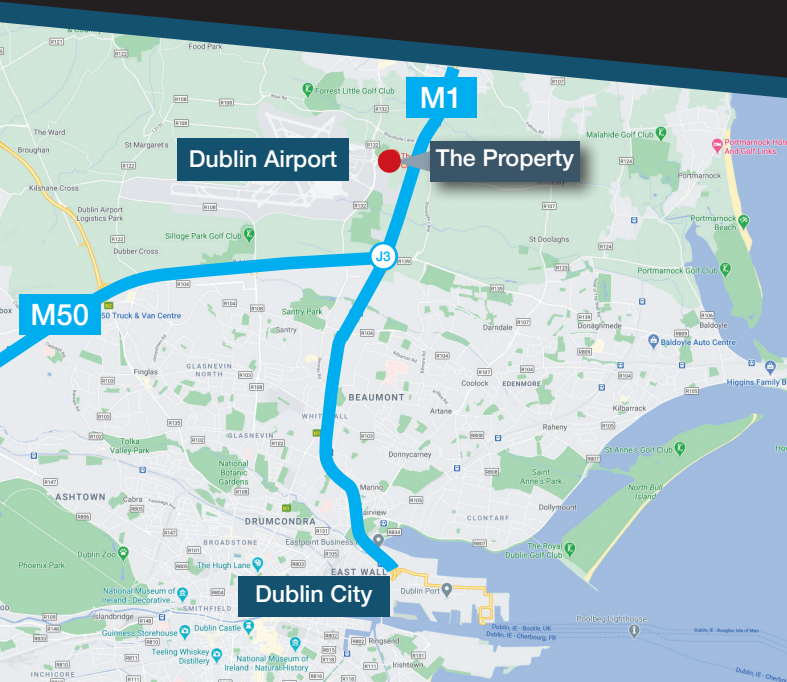
FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT:

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savills



LOCATION

Airport Business Park is located on the Swords Road (R132), approx. 1.5km from the M1 motorway, 3.5km from the M50 motorway and approx. 15 km north of Dublin city centre. It is within 1.5 km of Dublin Airport and approx. 5.5 km from the Dublin Port Tunnel. Notable occupiers in the park include DHL, TUD Aviation Technology Centre, Expeditors International, Allglass, Killick Aerospace, Syncreon and Aircoach.

DESCRIPTION

Warehouse

- Concrete frame construction
- Full height concrete block walls
- 3 ground level roller shutter doors
- Approx. 9 metre clear internal height
- Insulated metal deck roof with translucent panels
- High bay sodium lighting
- Sealed concrete floor

Offices

- Mixture of open plan and partitioned offices
- Suspended ceilings with recessed fluorescent lighting
- Perimeter trunking
- Carpeted floors throughout
- Double glazed PVC windows
- Electric storage heating
- Kitchenette
- Toilets

SCHEDULE OF ACCOMMODATION

Approx. gross external floor areas.

Accommodation	Sq. m.
Office	216
Warehouse	844
Total	1,060

All intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

SERVICES

We understand that all mains services are provided and connected to the property.

SERVICE CHARGE

The service charge budget for 2020 is €11,937.20 inclusive of VAT.

RATES

The rateable valuation of the property is €77,200. The rates payable to Dublin City Council for 2020 are €13,685.12.

INSPECTIONS

All inspections are strictly by appointment through the sole letting agent, Savills.

RENT

On application.

BER

BER Rating: D2 **BER D2**

BER No. 800522310

Energy Performance Indicator: 540.87 kWh/m²/yr



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