



# Swift Square & Metro Park

Northwood, Santry Demesne, Dublin 9



## Office Investment & Residential Development Opportunity

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A superb office investment & residential development opportunity at Northwood with its abundance of park and retail amenities together with excellent transport links





# Swift Square & Metro Park

Savills & Hooke and MacDonald are pleased to present the Swift Square and Metro Park Collection, offering investors a strong investment opportunity in Northwood Demesne, a tried and tested office location. It also offers investors the opportunity to acquire two different residential sites, one with full planning permission (Swift Square site) and the other with a feasibility study (Metro Park).

**The lots being offered for Sale  
by Private Treaty in one or more lots;**

## **Lot 1**

**Blocks 1 & 2 Swift Square and adjoining site  
with full planning for 192 apartments**

## **Lot 2**

**Metro Park Site**

## **Lot 3**

**The Entire**





# Swift Square & Metro Park

Northwood, Santry Demesne, Dublin 9

The properties are located at Northwood, Santry Demesne with its hundreds of acres of parkland, diverse sporting facilities, convenient shops, cafés, restaurants & employment hubs all within easy walking distance.

Northwood comprises a unique modern development that is home to multiple asset classes including; offices; medical; high and low density residential; nursing home; gym; large box and neighbourhood retail; hotel; and numerous leisure amenities.

## DUBLIN CITY CENTRE



**CROWNE PLAZA HOTEL & HOLIDAY INN EXPRESS**

**SANTRY DEMESNE**  
 Linear River Park  
 Woodland Walks  
 Decorative Lake  
 Walled Garden  
 Sports Fields  
 Athletics Stadium  
 Playground

Santry Road Stops for routes: 16, 16c, 27B, 33, 41, 41A, 41B, 41C

**MORTON STADIUM**

**SPORT GROUNDS**

**M1**

**THE GOURMET FOOD PARLOUR**

**SANTRY BUSINESS PARK**

### SANTRY DEMESNE

**WALLED GARDEN**

NORTHWOOD AVENUE

**SANTRY RIVER PARK UNDERPASS TO DEMESNE**

**TLC NURSING HOME**

**SPORTS SURGERY CLINIC**

**CEDARVIEW**

**BLACKWOOD SQUARE APARTMENTS**

**BRIDGEFIELD APARTMENTS**

### SANTRY RIVER PARK

### GULLIVER'S RETAIL PARK



- Lidl Supermarket
- Homebase
- Home Focus
- Petmania
- Sports Medicine
- EZ Living Interiors
- Jysk
- Mr Price
- Eco Interiors

TESCO DISTRIBUTION DEPOT

**OMNI PARK SHOPPING CENTRE**  
**OMNI PARK CINEMA**

**Lot 1**

**Swift Square Car Park / Site**

**Swift Square Offices**

- NSAI
- Close Brothers
- NDT Global
- BCC Accountants
- Geberit Sales
- Affidea
- BMW Group Ireland
- Santry Specialist Dentist
- Electricity Supply Board (ESB)

**NORTHWOOD BUSINESS CAMPUS**

- Diabetes Ireland
- Europcar
- Athletics Ireland
- Capital Flow
- Tynagh Energy
- Mazda Ireland
- Novo Nordisk
- Shell & Topaz
- Aviation
- Go Car
- Regus



- NEIGHBOURHOOD CENTRE**
- McCabes Pharmacy
  - Costa & Insomnia Cafes
  - Eurospar Store
  - Subway
  - McDonald's
  - L&A Hair

**Lot 2**

**Metro Park Site**

No. 4 Dublin Bus to City Centre | Connections to LUAS & DART



M50 to Airport & City Ring Route

**M50**





# Swift Square Offices and Site with Full Planning Permission

**Lot 1**



▲ OFFICE BUILDINGS, SWIFT SQUARE  
▼ SWIFT SQUARE CAR PARK



# Swift Square

## Investment Highlights

### Lot 1 Swift Square

Block 1 & 2 Swift Square with adjoining site which benefits from full planning for 192 apartments.

Offices **c.157,853 sq.ft** / *c.14,664 sq.m*



Two modern stand-alone office blocks totalling approx. 157,853 sq ft of high-quality office accommodation, split between approx. 78,893 sq ft and 78,960 sq ft.



Rent €4,193,179 per annum



394 Parking Spaces



Strong commercial covenants to include ESB, BMW and National Standard Authority of Ireland to name a few.



Wault of 3.1 to break and 5.9 to expiry.



Asset management potential with over 10 tenants currently in place.

### FPP 192 Apartments

Full Planning Permission for 192 apartments in the adjoining site (currently used as car park for offices).





# Swift Square & Metro Park

## Northwood Site Plan

Swift Square and Metro Park benefit from an amenity rich setting at Northwood, Santry Demesne where the former grounds of Santry House & Estate have been reinvented to provide an ideal setting for contemporary living and working, one that offers exceptional facilities and convenience, combined with superb access to the City and Greater Dublin Area. Situated off Northwood Avenue, an elegant new road meanders along the north of extensive parklands and is flanked by residential, medical, commercial, sport, leisure and retail developments, all within easy walking distance for the workers and future residents of Swift Square and Metro Park.



**M50** Dublin Ring Road  
1 Minute to M50 Junction 4,  
Connections to Dublin Metropolitan Area

**Dublin International Airport**  
5 Minutes via M50

**PROPOSED METROLINK STATION**

**Lot 2**  
Metro Park

Northwood Entrance →

**Route 4** Monkstown via City Centre  
Connections to LUAS & DART

**Lot 1**  
Swift Square

**GULLIVER'S RETAIL PARK**

**GULLIVERS RETAIL PARK**

**BRIDGEFIELD APARTMENTS**

**Lot 1**  
Swift Square

**BLACKWOOD SQUARE APARTMENTS**

**CEDARVIEW HOUSES**

**SPORTS SURGERY CLINIC**

**TLC NURSING HOME**

**SANTRY DEMESNE**

**GULLIVER'S NEIGHBOURHOOD CENTRE**

**FUTURE DEVELOPMENT**

**WALLED GARDEN**





OFFICE BUILDING 1, SWIFT SQUARE

## Swift Square Office Buildings

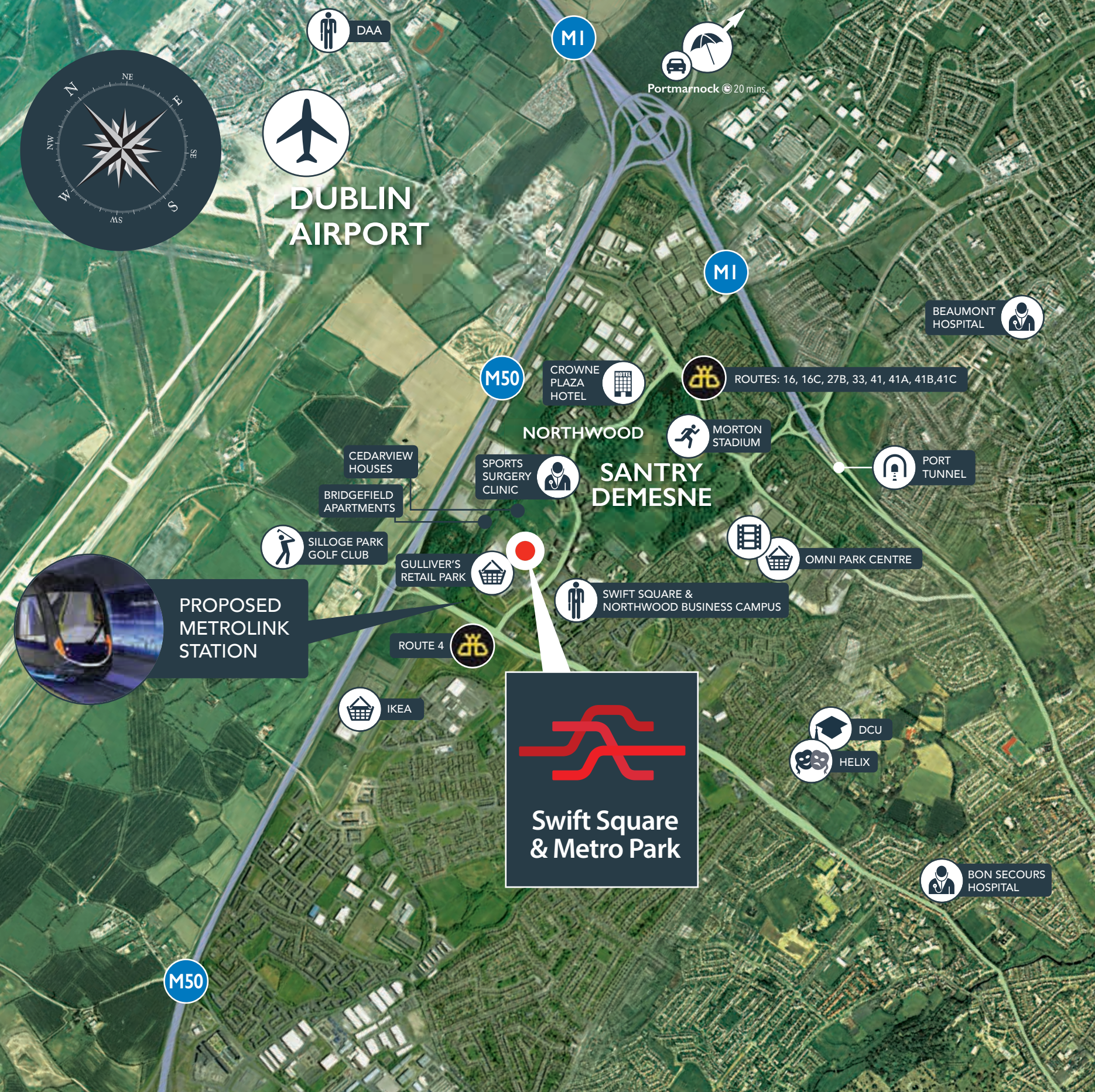
Swift Square comprises approx. 157,800 sq. ft. split across two blocks of Grade A office accommodation with a total of 413 car parking spaces available both at surface level and in the underground basement. The two office blocks have been constructed to the highest standard by one of Ireland's most well-known developers.

## Location

Swift Square is located in one of North Dublin's premier office developments. The property offers a prime location for both national and international occupiers, with Dublin airport ideally located only 1 kilometre away and both the M50 and M1 motorways within easy reach. The nearby Dublin Port Tunnel provides quick and easy access to Dublin City Centre. Swift Square has a dedicated stop on the Quality Bus Corridor (QBC), which services Dublin's city centre, suburbs, and airport.

Northwood Campus is a mature parkland environment comprising over 220 acres, incorporating office, medical, residential, hospitality & retail accommodation alongside a 90-acre public park. Amenities include a number of hotels, restaurants, Ben Dunne Health and Fitness and much more too.





# Transport Links

**NORTHWOOD METRO STATION**  
Proposed as part of Dublin's MetroLink

MetroLink is proposed to run from Estuary in Swords via Dublin Airport to St. Stephen's Green where it links to LUAS services to Sandyford.

The line is anticipated to begin operation by early 2030's and with a Station proposed at Northwood it will bring even greater connectivity to Swift Square and Metro Park.



SANTRY RIVER PARK	1 MINS	1 MINS		
GULLIVERS RETAIL PARK	2 MINS	1 MINS		
SWIFT SQUARE & SPORTS SURGERY	3 MINS	1 MINS		
NORTHWOOD BUSINESS CAMPUS	6 MINS	2 MINS		
CROWNE PLAZA HOTEL & GOURMET FOOD PARLOUR	12 MINS	4 MINS		
TRINITY SPORTS GROUND	11 MINS	5 MINS		
MORTON ATHLETICS STADIUM	18 MINS	7 MINS		
<b>M50/ J4</b>				3 MINS
M50 / PORT TUNNEL				8 MINS
OMNI CENTRE	8 MINS	7 MINS		
AIRPORT				8 MINS
HELIX THEATRE				10 MINS
DCU	10 MINS	10 MINS	15 MINS	
ST PATRICK'S	17 MINS			
MATER	20 MINS	13 MINS		
BEAUMONT	20 MINS	14 MINS		
GRANGE GORMON DIT CAMPUS	22 MINS			
O'CONNELL STREET				28 MINS
IFSC	26 MINS	18 MINS		
TRINITY COLLEGE	29 MINS	21 MINS	36 MINS	
GRAND CANAL DOCK	30 MINS	18 MINS		
MERRION SQ	31 MINS	21 MINS	39 MINS	
SANDYFORD				22 MINS

Sources: [www.transportforireland.ie](http://www.transportforireland.ie) • [www.theaa.ie/routes/](http://www.theaa.ie/routes/) • [www.google.ie/maps/](http://www.google.ie/maps/)  
Note: travel times are estimates only and will vary in practice



## Access all areas

Close to Airport, M50, M1, the City centre, IFSC, Docklands, local amenities & transport and adjacent to the proposed Northwood Metro Station.

Swift Square and Metro North enjoy a unique strategic location that easily links up with the Dublin cosmopolitan area, including the City Centre, IFSC, Docklands, the M50 Ring Road serving the Greater Dublin Area and the M1 with Dublin International Airport particularly close by. Swift Square and Metro North, therefore, benefit from easy access to Dublin's large centres of employment, encompassing all of the many large scale commercial, medical and educational facilities throughout the City and its surrounding areas.





## Tenancy Schedule



OFFICE BUILDING 2, SWIFT SQUARE

Building 1								
Floor Level / Unit	Tenant	No of demised car spaces	Size Sq.ft	Lease Start Date	Lease End Date	Annual Contracted Rent	Break Option Date	Rent Review Date
Portion of Ground Floor	Affidea Diagnostics Ireland Limited	24	8,538	20/05/2009	19/05/2029	€241,188	n/a	20/05/2024
Remainder of Ground Floor	Santry Specialist Dentistry Ltd*	4	4,730	TBC	TBC	€101,666	TBC	TBC
Portion of First Floor	Geberit Sales Ltd	5	2,611	04/01/2022	03/01/2032	€74,747	03/01/2027	04/04/2027
Portion of First Floor	BCC Accountants Limited	15	6,301	18/09/2023	17/09/2033	€169,015	n/a	17/09/2029
Remainder of Ground Floor	BMW Automotive Ireland Limited	30	5,760	11/10/2021	25/08/2029	€168,640	n/a	25/08/2024
Portion of First Floor	Close Brothers Limited	10	5,685	16/03/2012	21/10/2025	€158,546	Passed	n/a
Portion of Second Floor	Lenovo Ireland Limited**	10	5,734	30/06/2014	29/06/2024	€157,084	Passed	n/a
Portion of Second Floor	NDT Global Corporate Limited	10	4,682	30/05/2022	29/05/2032	€136,085	n/a	30/05/2028
Entire Third / Fourth Floor	National Standards Authority of Ireland	60	32,061	03/01/2008	03/01/2028	€841,464	Passed	n/a
Roof Telecoms Mast Licence	On Tower Ireland Ltd	N/A	N/A	16/05/2024	15/05/2044	€12,500	12 Months Notice	05/2029
<b>Building 1 - Total</b>		<b>168</b>	<b>76,102</b>			<b>€2,060,934</b>		



### Typical Specification

- Open Plan Office Accommodation
- Suspended Ceilings
- Raised access flooring
- 2 Lifts (per Block)
- Air Conditioning
- LED Lighting
- Shower Facilities



Building 2									
Floor Level / Unit	Tenant	No of demised car spaces	Size Sq.ft	Lease Start Date	Lease End Date	Annual Contracted Rent	Break Option Date	Rent Review Date	
Portion of Ground Floor	Electricity Supply Board (ESB)	0	4,099	01/07/2014	28/02/2031	€108,611	01/10/2026	01/10/2024	
Remainder of Ground Floor		0	3,926	01/07/2014	28/02/2031	€104,029	01/10/2026	01/10/2024	
Portion of First Floor		17	4,904	01/03/2011	28/02/2031	€104,029	28/02/2026	28/02/2027	
First Floor		55	15,148	01/03/2011	28/02/2031	€422,712	28/02/2026	28/02/2027	
Second Floor		55	16,842	01/03/2011	28/02/2031	€465,055	28/02/2026	28/02/2027	
Third Floor		55	16,952	01/03/2011	28/02/2031	€467,791	28/02/2026	28/02/2027	
Portion of Fourth Floor		30	11,179	11/10/2021	28/02/2031	€298,320	28/02/2026	13/02/2023	
Remainder of Fourth Floor		14	3,922	11/10/2021	28/02/2031	€115,133	27/02/2026	30/09/2024	
<b>Building 2 - Total</b>			<b>226</b>	<b>76,971</b>			<b>€2,132,245</b>		

<b>Buildings 1 &amp; 2 Totals</b>	<b>394</b>	<b>153,073</b>	<b>€4,193,179</b>
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\*Lease dates to Santry Special Dentist Ltd subject to completion of Fire Safety Certificates (FSC) and Disability Access Certificate (DAC).  
 \*\*Discussions advanced with another occupier to take this space at the expiry of Lenovo's lease at the end of June 2024.

**Please note** that the above floor areas for individual tenancies are taken from the current management tenancy schedule for the buildings. These amount on an aggregate basis to approximately 4,780 sq ft smaller than the areas reported in the Hollis Area Referencing Reports undertaken for the sale. The above areas for BCC Accountants, BMW, Close Brothers, NDT Global and ESB are all in accordance with the areas recorded in their respective leases.





**Office Accommodation Overview**



**Total Area:**  
14,664 sq.m  
157,853 sq.ft

Please note all the ESB leases have lease areas as well as BCC accountants, BMW, Close Brothers, Levono and NDT Global

**Building 1**

Floor	sq.m	sq.ft
Ground	1,396	15,035
First	1,407	15,148
Second	1,562	16,823
Third	1,567	16,871
Fourth	1,395	15,016
<b>Total</b>	<b>7,329</b>	<b>78,893</b>

**Building 2**

Floor	sq.m	sq.ft
Ground	1,401	15,079
First	1,407	15,108
Second	1,564	16,836
Third	1,570	16,901
Fourth	1,396	15,036
<b>Total</b>	<b>7,335</b>	<b>78,960</b>












CGI OF PROPOSED APARTMENTS

## Swift Square - Full Planning Permission for 192 Apartments

The residential development opportunity that forms part of Lot 1: Swift Square, is a development site zoned MRE – Metro and Rail Economic Corridor under the Fingal Development Plan 2023-2029 with planning permission for a McCrossan O’Rourke Manning designed scheme of 192 apartments in three blocks on the existing offices surface car park.

The Swift Square site is a development site of approximately 1.135 hectares (2.8 acres) that currently comprises the surface car park for the Swift Square offices, located immediately north of the Swift Square office buildings, and south of the Cedarview housing development.

The site has the benefit of full planning permission (Ref: ABP-318108-23) for the development of a scheme of 192 predominantly two-bedroom apartments in three blocks ranging in height from 4 to 9 storeys over basement car parking designed by McCrossan O’Rourke Manning.

Apartment Accommodation Overview	One Bedroom Apartment	Two Bedroom Apartment	Two Bedroom Penthouse	TOTALS
		 	 	
Block 1	1	58	5	64
Block 2	2	55	5	62
Block 3	1	60	5	66
<b>TOTALS</b>	4	173	15	192
Average Unit Size m <sup>2</sup>	63.9 m <sup>2</sup>	87.2 m <sup>2</sup>	87.8 m <sup>2</sup>	86.7 m <sup>2</sup>
Average Unit Size sqft	688 sqft	938 sqft	945 sqft	934 sqft

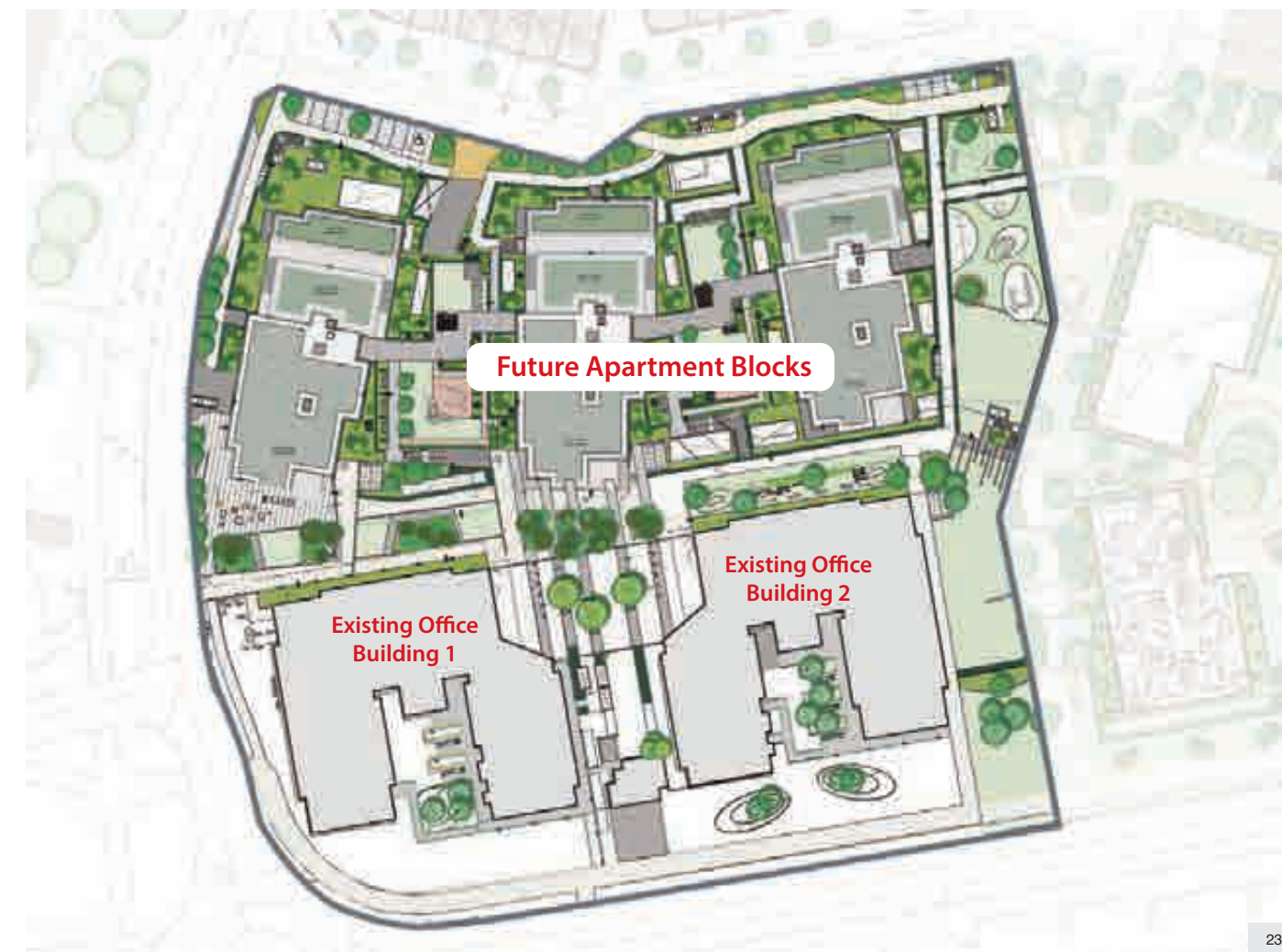




## Includes residents amenities

The scheme includes approximately 415.7 sq.m. of resident's amenity space comprising a concierge reception, a gym and multifunction space, as well as approximately 3,369 sq.m. of communal open spaces at surface and podium levels.

The proposed scheme also includes for a total of 362 new car parking spaces at basement, undercroft and surface levels, albeit the 254 new basement spaces that will be constructed as part of the development will be for the benefit of the offices in place of the existing surface car park that the residential blocks will be built upon. There will also be 33 motorcycle spaces and 522 bicycle spaces as part of the development.



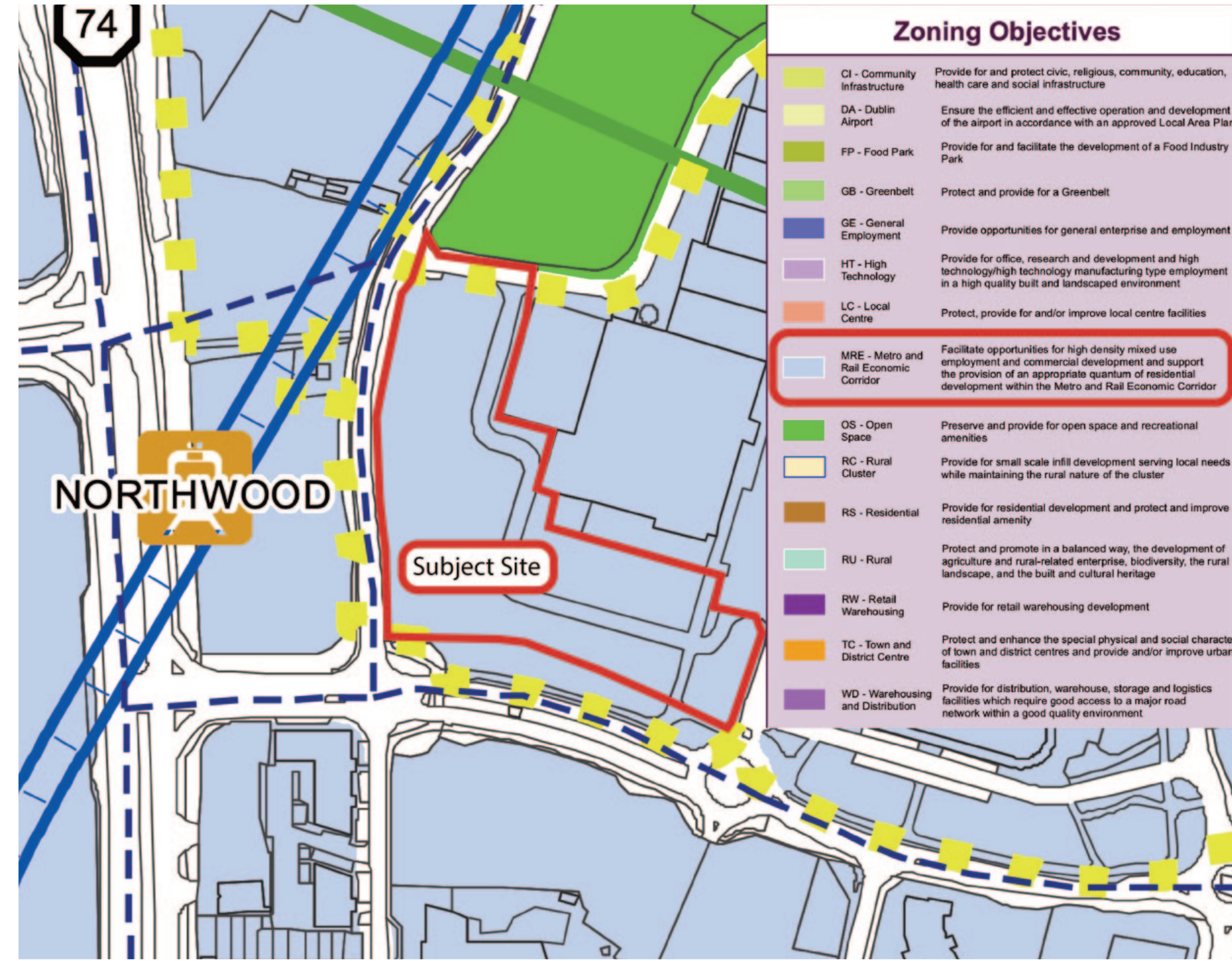




Metro Park Site

**Lot 2**





## Overview

Metro Park comprises a broadly L-shaped development site of approximately 1.47 hectares (3.6 acres) that currently comprises greenfield development land located on the north-east side of the junction between Northwood Avenue and Old Ballymun Road with approximately 130 metres frontage to Northwood Avenue and approximately 170 metres frontage to Old Ballymun Road. To its eastern and northern boundaries, the site lies adjacent Gulliver's Retail Park and parkland of Santry Demesne respectively.

The site takes its name from its close proximity to the proposed future underground metro station which is planned to be the second stop south of Dublin Airport, and is due to be located immediately across the Old Ballymun Road from the site. The station will comprise one of the stops on the proposed Metrolink metro railway line between Swords and Dublin City Centre, which will notably connect Dublin Airport to the city centre and the Luas network.

## Zoning

The site is zoned MRE – Metro and Rail Economic Corridor under the Fingal Development Plan 2023 2029, for which the objective is described as 'Facilitate opportunities for high-density mixed-use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor.'





- - - Site Boundary
- Future MetroLink Railway - Route alignment
- - - Future Underground Metro Station
- Commercial - Ground Floor

### Feasibility Study

The site has a feasibility study by McCrossan O'Rourke Manning Architects for a potential scheme of 502 one and two-bedroom apartments, and four commercial, in four blocks over basement car parking with a car parking ratio of 0.5 spaces per unit.

Metro Park feasibility accommodation overview	One Bedroom Apartment	Two Bedroom Apartment	TOTALS
Apartments	🛏️ 241	🛏️🛏️ 261	502
Commercial Units			4



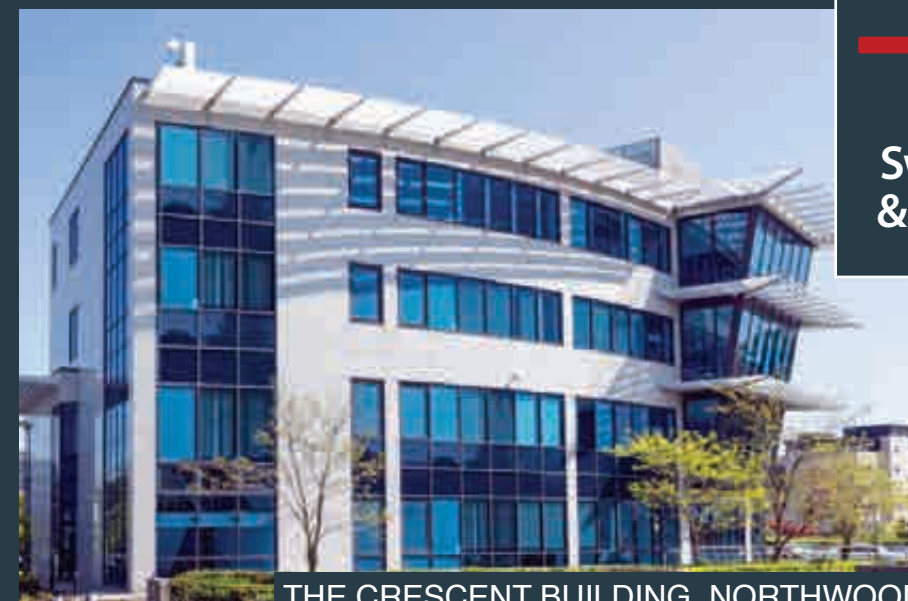




DUBLIN AIRPORT



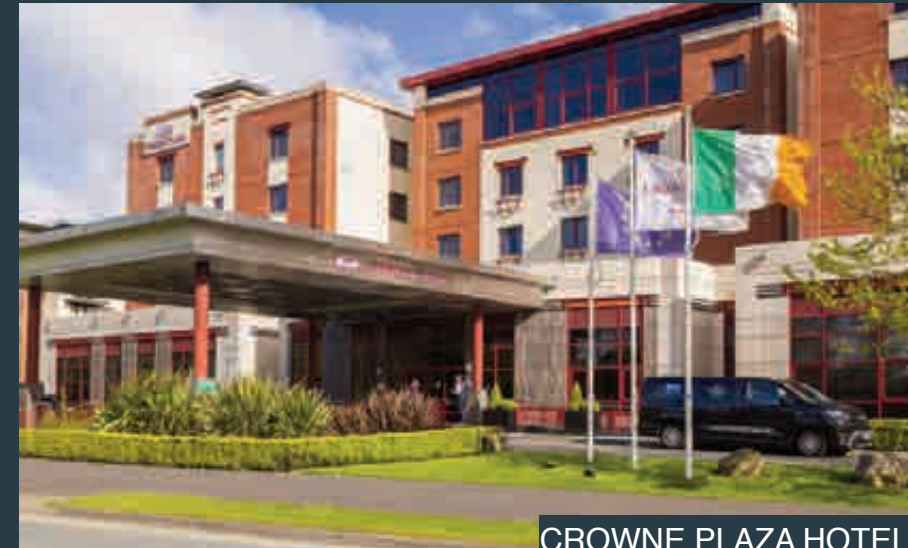
Swift Square & Metro Park



THE CRESCENT BUILDING, NORTHWOOD



DUBLIN AIRPORT



CROWNE PLAZA HOTEL



SANTRY SPORTS CLINIC



DUBLIN CITY UNIVERSITY



M50

# A Connected Location

With so many employment hubs within easy reach and so many more on site, Swift Square & Metro Park are perfectly positioned for a wide range of occupiers

There is a high concentration of Business Hubs and Employment Centres in Santry and the surrounding area owing to its proximity to Dublin International Airport, the M50 (Dublin's Ring Road) and the M1 / Belfast Road. In addition, almost all of Dublin's other major commercial centres are less than a 30 minute drive from Swift Square & Metro Park.



THE CONVENTION CENTRE DUBLIN



IFSC



# Shopping & leisure

## An exceptional amenity rich local neighbourhood

Swift Square & Metro Park benefit from a rich array of local shopping and leisure amenities located at the adjacent Gulliver's Retail Park and the surrounding Northwood and wider areas, including retailers such as; Lidl; Jysk; Homebase; McCabes Pharmacy; Ikea; and Decathlon; and leisure amenities such as; Crowne Plaza Hotel; Ben Dunne Gym; Costa Coffee; and Gourmet Food Parlour.



Swift Square  
& Metro Park

GOURMET FOOD PARLOUR, NORTHWOOD



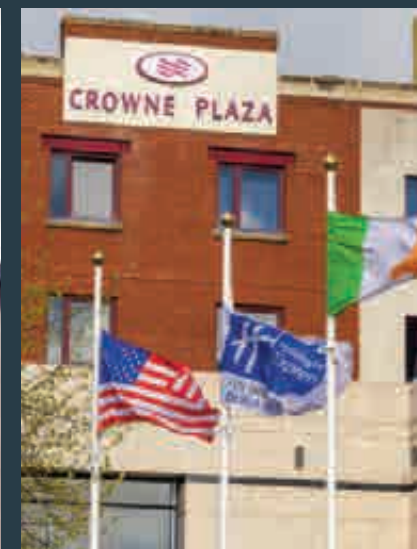
GULLIVER'S RETAIL PARK



SPORTS SURGERY CLINIC



BEN DUNNE GYM



CROWNE PLAZA HOTEL





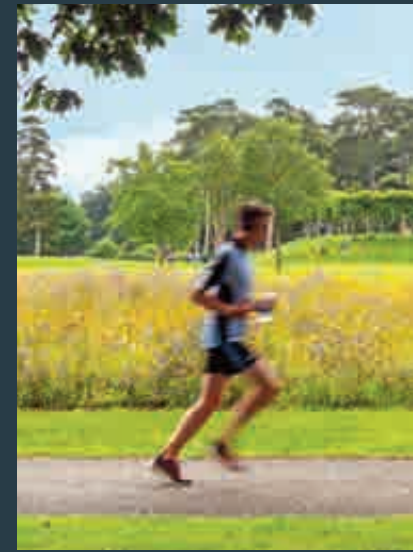
# Great Outdoors

## A vibrant living environment on the doorstep

Since its conception, the development of Northwood has had community gain and public realm as a central theme and Swift Square & Metro Park benefit greatly from this vision, offering a vibrant living environment, with river walks, extensive mature parklands, great cafés, restaurants, large and small shops and outstanding sport and leisure facilities. It's all right on the doorstep for residents enjoyment. It's all about creating an exceptional user-focused environment, providing an ideal setting for quality working and living at Swift Square & Metro Park, Northwood, Santry Demesne.



SANTRY DEMESNE



MORTON STADIUM





M50


HORIZON LOGISTICS PARK

IKEA

DECATHLON




**Lot 2**




**Metro Park Site**

M50  
Junction 4

**Lot 1**



**Swift Square Car Park / Site**



**Swift Square Offices**

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- Close Brothers
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M50

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- Eurospar Store
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- McDonald's
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- Europcar
- Athletics Ireland
- Capital Flow
- Tynagh Energy
- Mazda Ireland
- Novo Nordisk
- Shell & Topaz
- Aviation
- Go Car
- Regus

**BEN DUNNE GYM**

BLACKWOOD SQUARE APARTMENTS

BRIDGEFIELD APARTMENTS

CEDARVIEW

TESCO DISTRIBUTION DEPOT



SANTRY RIVER PARK LINKED TO DEMESNE



SANTRY RIVER PARK LINKED TO DEMESNE



SPORTS SURGERY CLINIC



TLC NURSING HOME



TRINITY COLLEGE SPORT GROUNDS

WALLED GARDEN SANTRY DEMESNE





## Method of Sale

For Sale by Private Treaty. For the avoidance of doubt, please note that this is an investment sale and the tenants are not affected.

## Viewings

Viewings are strictly by appointment through joint agents, Savills & Hooke and NAI Hooke & MacDonald Commercial.

## BER

BER certification for the Swift Square office buildings ranges from C1 to E1. Individual BER numbers are available in the dataroom.

## Selling Agents



### NAI Hooke & MacDonald Commercial

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