



BER C1

To Let

Unit 5, Horizon Logistics Park, Swords, Co. Dublin, K67 Y954

46,364 sq ft modern high bay distribution facility; immediately adjacent to Dublin Airport

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Building Specification

- Single span steel portal frame construction
- Steel profile cladding
- Insulated metal deck roof incorporating translucent roof lights
- Concrete block infill wall to height of 2.4m in warehouse
- Office specification includes carpeted concrete floors, plastered and painted walls, suspended ceilings incorporating acoustic tiles and CAT II lighting, air conditioning and perimeter trunking
- Dedicated staff car parking

Warehouse Specification

- Clear internal height of 12m
- 6 dock level loading doors
- 2 ramped roller shutter doors
- Reinforced concrete floor with power floated finish
- Floor loading capacity is 40KN / per sq m
- Secure loading yard with a depth of 30m
- High bay lighting
- Gas fired heaters with warm air blowers



Accommodation

The approximate gross external area (GEA) of the property is as follows:






| | SQ FT |
|--------------------|---------------|
| Warehouse | 32,992 |
| Two Storey Offices | 13,372 |
| Total | 46,364 |

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.





Travel Times

-  M50 Motorway – 4 mins
-  M1 Motorway – 6 mins
-  Port Tunnel – 8 mins
-  Dublin Airport – 10 mins
-  Dublin Port – 17 mins

Adjacent Occupiers





**Unit 5,
Horizon Logistics Park,
Swords,
Co. Dublin,
K67 Y954**

A Development by:



Building Energy Rating

BER: C3
BER No: 800162521
EPI: 249.29 kWh/m²/yr

Terms

Available To Let
Rent on Application

Viewing

Strictly by appointment only

Design and Build Opportunities

Horizon Logistics Park has the capability to accommodate all industrial occupational requirements ranging from 20,000 sq ft to 250,000 sq ft and upwards.

Should you wish to discuss the various options available to you, JLL can provide additional information on bespoke design and build opportunities which may fulfil your specific requirement.

Enquiries

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