



**SWORDS NORTH  
BUSINESS PARK**

**FOR SALE/TO LET**

New High Quality Business Units  
Design and Build Opportunities

**From 149m<sup>2</sup> - 3,500m<sup>2</sup>**



Another Quality Development by **Corcoran Builders Ltd**



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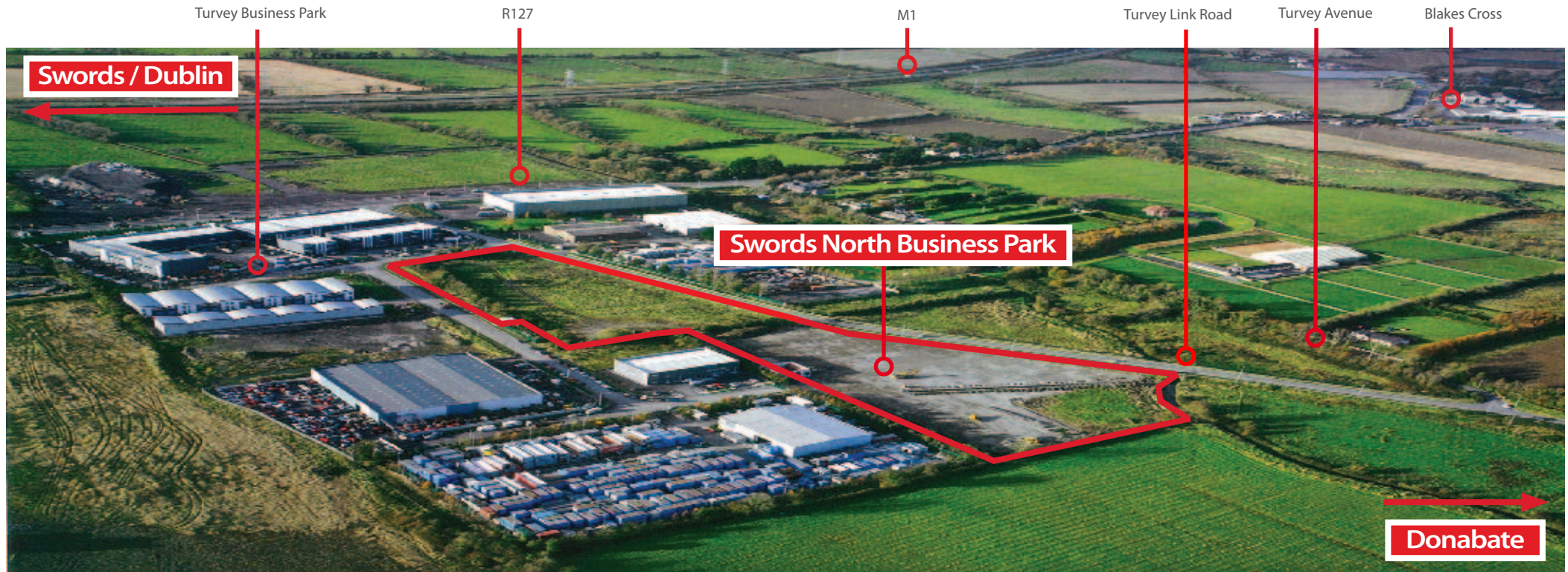
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**SWORDS NORTH  
BUSINESS PARK**



## Location

Swords North Business Park is located at Turvey / Donabate 1km east of Exit 4 (Donabate) on the M1 northbound. The development is adjacent to the R127 and accessed via Turvey Avenue and the Turvey Link Road. The Park's excellent location, which is only 4.5km north of Swords, allows for quick and easy access to Dublin International Airport (10km), the M50 motorway (12km), the Port Tunnel (14km) and Dublin City Centre (16km). The Park also lies 149km south of Belfast which can be reached via the M1 motorway.

The immediate area has seen substantial development over the past 10 years including Shannon Valley Business Park which has a retail element to it, Redleaf Business Park which caters for small operations and most recently Tesco's new 7,000 m<sup>2</sup> distribution centre which highlights the attractiveness of this location to all businesses.

## Drive Times

- |                      |            |
|----------------------|------------|
| • Swords             | 10 Minutes |
| • Dublin Airport     | 10 Minutes |
| • Dublin Port Tunnel | 12 Minutes |
| • M50                | 15 Minutes |
| • Dublin City Centre | 25 Minutes |
| • Belfast            | 90 Minutes |



## Specification

- Pre-cast Frame
- Architectural Composite Panels
- Translucent Roof Lights
- Quality Office Accommodation with plastered and painted walls, storage heating, suspended ceilings with recessed lighting
- Ample Car Parking
- Eaves Height Approximately 6.5 metres
- Many High Profile Units
- Fully Managed Park



## Outline Description

Swords North Business Park is a new development of high quality own door enterprise units. The units will be spread through several blocks and initially range from 149 m<sup>2</sup> to 318 m<sup>2</sup>. However if a user has a specific size requirement, a number of units can be combined/reconfigured to satisfy this up to 3,500 m<sup>2</sup>. These modern enterprise units will be finished to a high specification including pre-cast frames, generous eaves heights and modern office accommodation. Externally the units will be finished with composite architectural cladding and each unit will enjoy its own designated parking.

## Accommodation Schedule

We are currently marketing units in Blocks E, F & G which vary in size as shown below:

Block	From M <sup>2</sup>	To M <sup>2</sup>
E	254	318
F	181	281
G	149	185

Please note that units can be combined to satisfy specific user requirements.

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

Floor plans available on request.

### Services

All mains services are available to the site including 3 phase power

### Title

The units will be sold with the benefit of a long leasehold title

### Price

On Application





## Phase 1



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