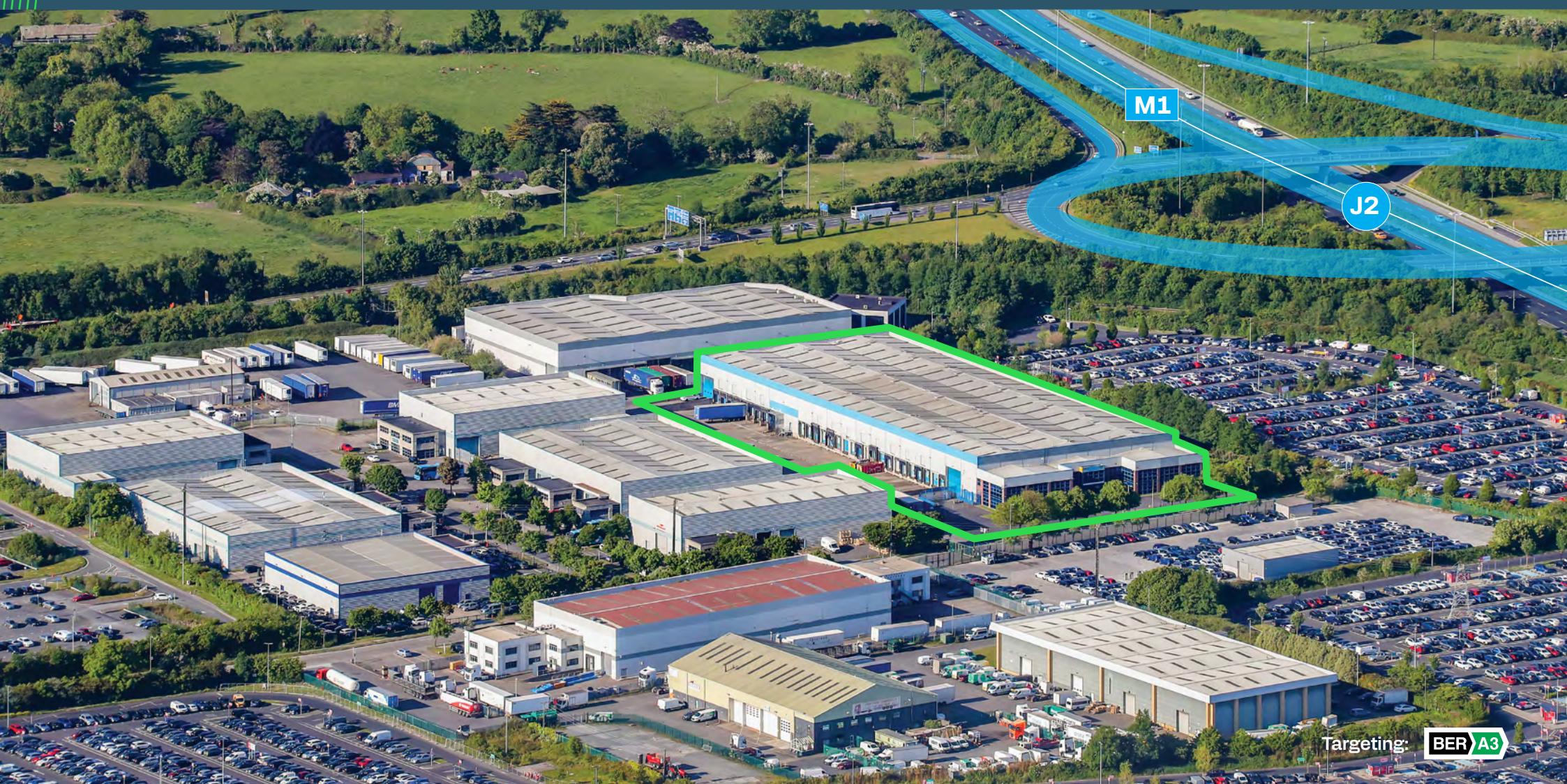


TO LET

D1 AIRPORT BUSINESS PARK

**Swords Road, Cloghran,
Co. Dublin K67 A0F4**

Extensively Refurbished Detached Logistics Facility
Extending to approx. 8,592 sq. m (92,483 sq. ft)



Targeting: **BER A3**



D1 AIRPORT BUSINESS PARK

Swords Road, Cloghran, Co. Dublin K67 A0F4

TO LET

DUBLIN AIRPORT
GREEN CAR PARK

DUBLIN AIRPORT
RED CAR PARK



Detached industrial facility
of approx. 8,592 sq. m
(92,483 sq. ft) with excellent
loading provisions.

Clear internal height of approx.
9 metres with loading access via
30 docks and 2 grade level roller
shutter doors opening onto
a 34m deep yard.

Located adjacent to Dublin Airport,
the property benefits from immediate
access to the M1 (Junction 2)
providing rapid motorway access to
the M50, the Port Tunnel and all major
routes to and from Dublin.

Extensively refurbished
facility with enhanced
sustainability credentials
targeting a minimum BER
rating of A3.



D1 AIRPORT BUSINESS PARK

Swords Road, Cloghran, Co. Dublin K67 A0F4

TO LET



Location

The subject property is strategically located just off the Swords Road (R132) and adjoins the Express Green Long Term Car Park just 3 minutes from Dublin Airport. The business park itself is exceptionally well connected with direct access to Junction 2 on the M1 and within minutes of Junction 3 on the M50, facilitating seamless connectivity to the Port Tunnel and all primary arterial routes serving Dublin and beyond.

Dublin Airport	1 km	3 minutes
M50 Motorway	3.4 km	7 minutes
Dublin Port Tunnel	5.8 km	9 minutes
Dublin Port	11 km	14 minutes
Dublin City Centre	14 km	24 minutes



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Specification

Warehouse

- Loading access via 30 docks and 2 grade level roller shutter doors.
- Concrete portal frame construction with an insulated metal deck roof incorporating translucent panels.
- Clear internal height of 9m throughout the warehouse.
- Yard depth of 34m.
- High bay LED lighting
- Outdoor amenity area including shelter, seating and bicycle stand.

Offices

- Fully refurbished two storey office accommodation finished in open plan format.
- CAT A fit-out to the existing office space ready for occupier fit out.
- Suspended ceiling tiles with LED lighting and PIR motion sensors.
- New floor finishes throughout.
- Upgraded bathrooms and shower facilities.
- New air-to-water heat pump system (renewable energy heating system).
- Total of 60 car park spaces with new EV charging points installed.
- Benefits from an 8-person lift.

Sustainability

- Improved BER to a minimum A3.
- BREEAM In-use 'Very Good' certification to be targeted.
- Sub-metering to M&E systems.
- New EV charging points.
- Onsite renewable energy generation through PV panels on the roof.

**1**

D1 AIRPORT BUSINESS PARK

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TO LET

Schedule of Accommodation

Accommodation	Sq. M.	Sq. Ft.
Warehouse	7,202	77,522
Ground Floor Offices	689	7,416
First Floor Offices	671	7,223
Plant	30	323
Total	8,592	92,483

All measurements are approximate and for information purposes only. Intending tenants must satisfy themselves to the accuracy of the measurements.

BER

Targeted BER A3 with BREEAM In-use 'Very Good' certification.

Rates

The rateable valuation is €699,000.

The rates payable for 2025 are €125,540.40.

Rent

On application.

Service Charge

Available upon request.

Services

All mains services and provided and connected to the property.

Floor Plan

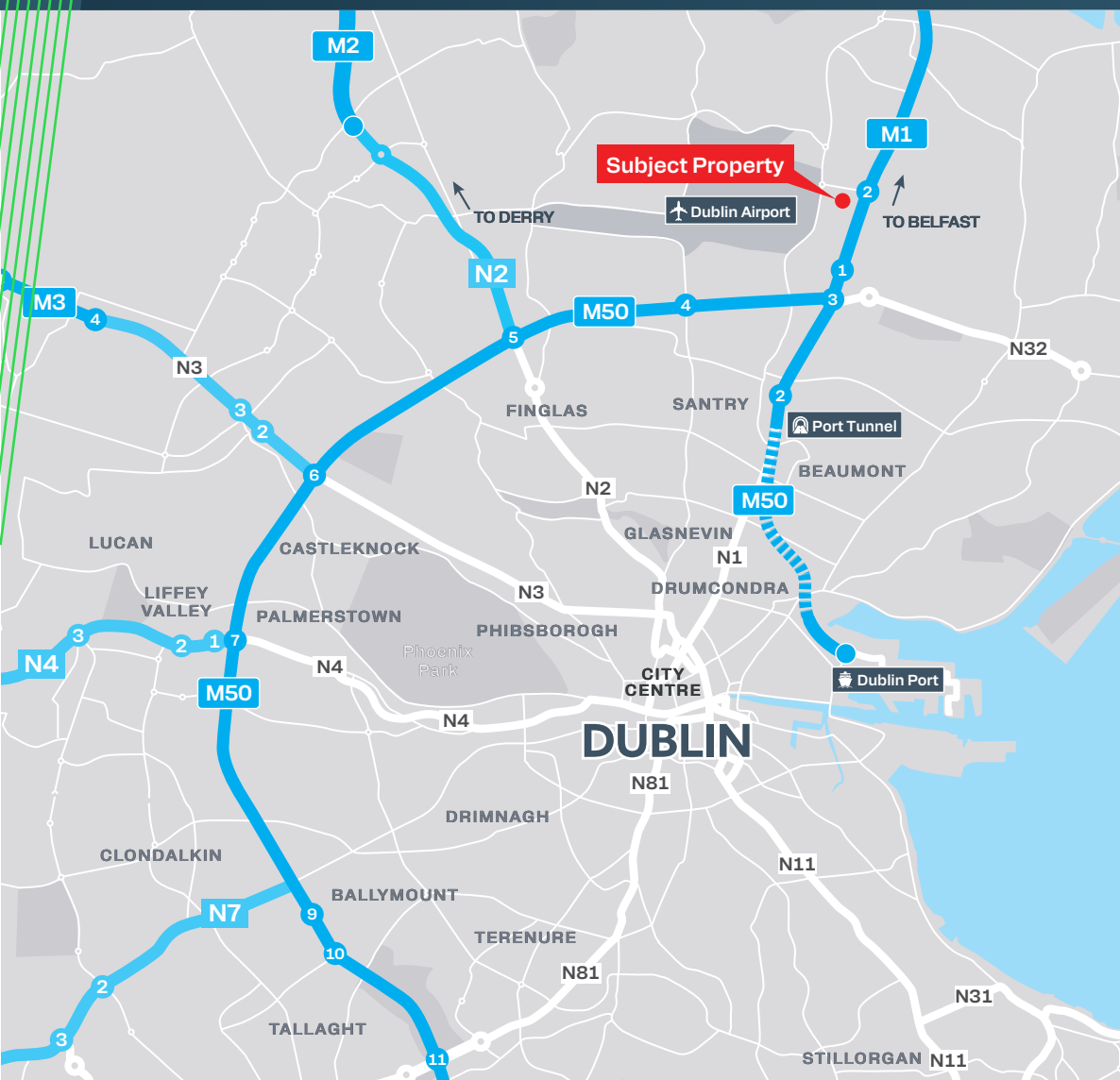




D1 AIRPORT BUSINESS PARK

Swords Road, Cloghran, Co. Dublin K67 A0F4

TO LET



Viewings

All viewings are strictly by appointment through joint letting agents, Savills and Cushman & Wakefield.



Savills (002233)

Gavin Butler
Director
+353 (0) 1 618 1340
+353 (0) 87 263 9236
gavin.butler@savills.ie
002233-002934

Billy Flynn
Senior Surveyor
+353 (0) 1 663 4337
+353 (0) 86 136 5926
billy.flynn@savills.ie
002233-009501



Cushman & Wakefield (002222)

Brendan Smyth
Director
+353 (0) 1 639 9383
+353 (0) 86 040 2228
brendan.smyth@cushwake.com
002222-008482

Marc Kelly
Surveyor
+353 (0) 1 639 9258
+353 (0) 87 244 8313
marc.kelly@cushwake.com
002222-008402

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