



NORTH RING

— BUSINESS PARK —

SWORDS ROAD | DUBLIN 9



Dublin International
Airport
5 min drive



M50 / M1 Motorway
Interchange
5 min drive



Dublin Port
Tunnel
6 min drive

Locations Highlights



North Ring Business Park is a modern, actively managed Business Park which is located inside & fronting onto the M50 Motorway.



Ideally situated on the Old Swords Road (R132), which provides quick access to all major arterial routes and transport roads



Dublin International Airport is 2.5 km from the Business Park.



The M50 / M1 Motorway Interchange (Junction 3) is 3 km from the Business Park, which links the M50 Motorway network with the M1 Motorway.



The Dublin Port Tunnel is located 2.3km southeast from the Business Park, with provides ease of access to Dublin City Centre.



The Swords Road is well served by numerous bus routes, connecting the Business Park to all parts of the City and the greater Dublin area.

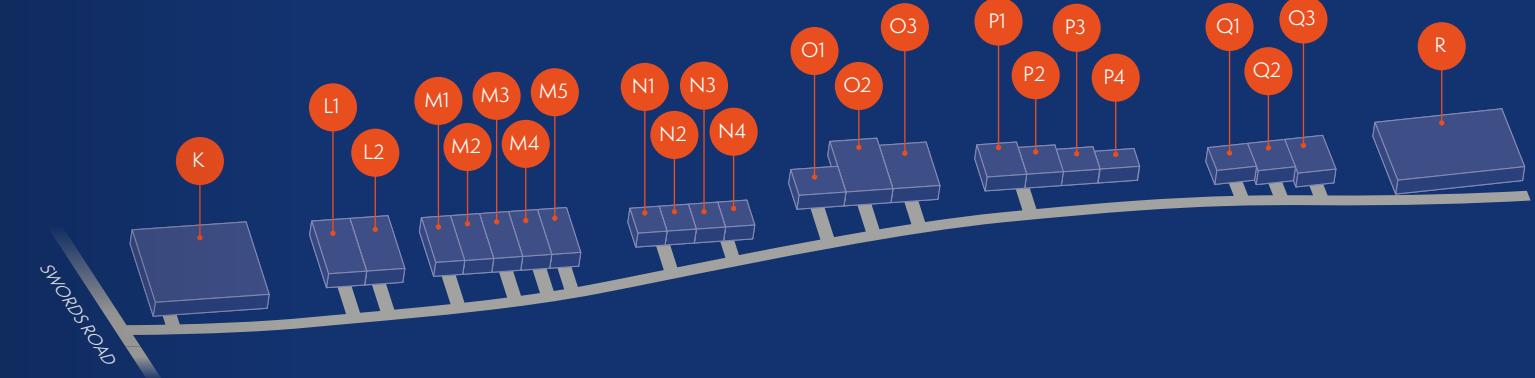
Occupiers in the Business Park include



...amongst others.



The Park



Unit Types



Sustainability

M7 Real Estate are committed to improving the sustainability credentials of the entire development with a minimum BER rating of B3 targeted across the Business Park. In addition, for any units over 1,000 sq.m, BREEAM In-Use-Very Good will be targeted.

Zoning

The North Ring Business Park is situated within an area zoned WD – Warehouse and Distribution under the Fingal Development Plan 2023 - 2029; "To provide for distribution, warehouse, storage, and logistics facilities which require good access to a major road network within a good quality environment".





Proudly owned and refurbished by
M7 Real estate in association with Lisney
and Harvey as the joint letting agents.

JOINT LETTING AGENTS



KIERAN CASEY
kcasey@harvey.ie
01 453 2755

KEVIN MCHUGH
kmchugh@harvey.ie
01 453 2755

JAMES KEARNEY
jkearney@lisney.com
01 638 2700

CATHAL DAUGHTON
cdaughton@lisney.com
01 638 2700

SOLICITORS



Baggot Hall
41 Lower Baggot Street
Dublin 2
D02 NN67

MATTHEW CARROLL
matthewcarroll@moranryan.com
01 872 5622

Further information/ Viewing

Viewing is strictly by arranged appointment only with the joint agency.



DISCLAIMER: Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY or Lisney Ltd. t/a Lisney has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.