

Airways Industrial Estate

Woodford Business Park

Furry Park Industrial Estate

M50

Collinstown Business Park

Swords Road R132

Carlton Hotel

FOR SALE BY PRIVATE TREATY

PRIME INDUSTRIAL / ENTERPRISE DEVELOPMENT LAND

2.08 HA (5.13 ACRES)

CAREY HOUSE, SWORDS ROAD, SANTRY, CO. DUBLIN. K67 NY10

Lisney



## HIGHLIGHTS

- ♦ Prime development opportunity offering exceptional potential for an Industrial/Enterprise development (SPP)
- ♦ High profile site, with excellent connectivity, located beside Dublin Airport, the M50, the MI, numerous bus routes and close to the proposed Dardistown Metro Stop.
- ♦ Situated close to a number of successful industrial and office parks, including Woodford Business Park and Furry Park Industrial Estate.
- ♦ The lands are zoned GE - General Employment under the Fingal Development Plan 2017-2023.









## LOCATION

The property is superbly located on the east side of Swords Road, adjacent to the Carlton Hotel and approximately 1km south of Dublin Airport and approximately 8km north of Dublin City Centre.

The immediate area to the south has a number of successful established industrial & office parks including Collinstown Business Park, Airways Industrial Estate, Furry Park Industrial Estate, Woodford Business Park and Santry Business Park.

The site is well served with Public and Private transport links. There is a Dublin Bus Stop located approximately 50m south of the subject property providing convenient access to Dublin City Centre, Dublin Airport and neighbouring suburbs.

The M50/MI interchange is located to the southeast of the site and access to the MI Motorway (Dublin to Belfast) is available approximately 2.5km north and access to the M50 Orbital Route is located approximately 3.5km to the south.

There are also high frequency bus services, both local and national connections available from Dublin Airport bus stop approximately 1km north of the site.



## DESCRIPTION

This highly accessible site extends to approximately 2.08 ha (5.13 acres) and is currently occupied by a single storey dwelling that is currently in use as offices.

There are existing mature treelines surrounding the site along its southern and northern boundaries. The site is bounded by the Swords Road to its west; Dardistown cemetery to its east, industrial buildings to its north and south.

There are significant future developments planned in the area, the Swords Road is set to be upgraded by 2027 as part of the Bus Connects program that will provide high frequency quality bus connectivity to Swords and City centre. The site is also strategically located within the future Metro North Corridor with the proposed Dardistown Metro Stop located approximately 1km to the west.



## TOWN PLANNING

The subject lands are zoned GE - General Employment under the Fingal Development Plan 2017-2023 which aims to facilitate opportunities for general employment uses and compatible forms of industry, logistics and warehousing. The objective and vision for the GE zone are outlined as follows:

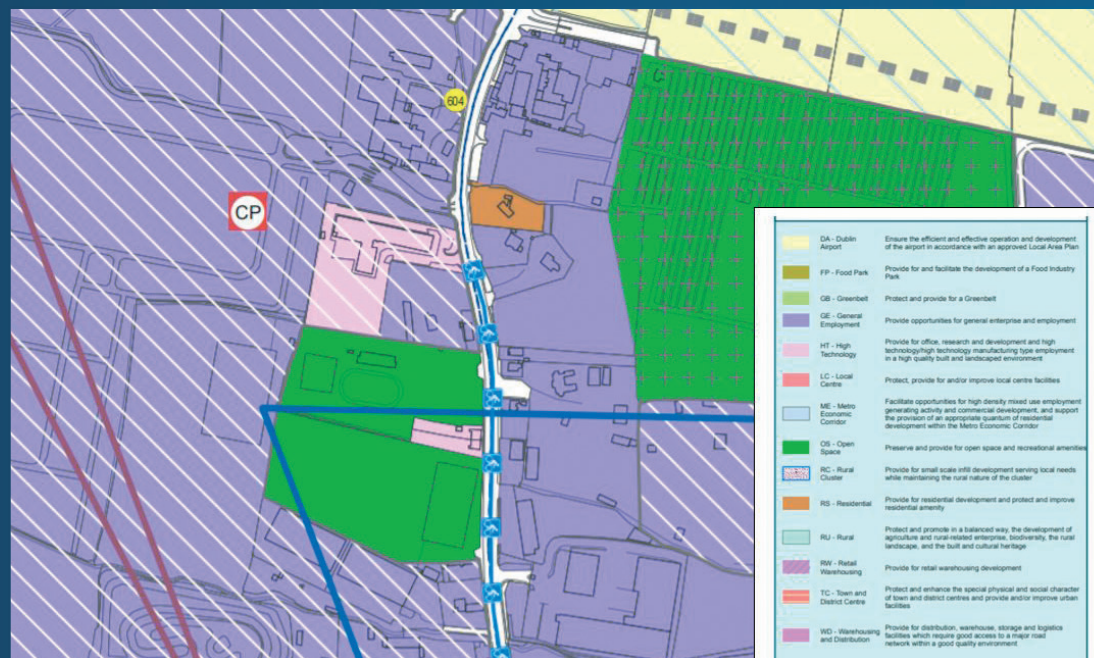
**Objective:** 'Provide opportunities for general enterprise and employment.'

**Vision:** Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.

## USE CLASSES PERMITTED IN PRINCIPLE

- Builders Provider/Yard
- Civic Waste Facility
- Enterprise Centre
- Food
- Drink and Flower Preparation/Processing
- Fuel Depot/Fuel Storage
- High Technology Manufacturing
- Industry - General
- Industry - Light
- Logistics
- Office Ancillary to Permitted Use
- Open Space
- Petrol Station
- Research and Development
- Restaurant/Café<sup>5</sup>
- Retail - Local < 150 sqm nfa<sup>5</sup>
- Road Transport Depot
- Sustainable Energy Installation
- Telecommunications Structures
- Training Centre
- Utility Installations
- Vehicle Sales Outlet - Small Vehicles
- Vehicle Sales Outlet - Large Vehicles
- Vehicle Servicing/Maintenance Garage
- Warehousing
- Waste Disposal and Recovery Facility (Excluding High Impact)
- Wholesale

<sup>5</sup> To serve the local working population only.







Dublin Airport

Swords Road R132

Carlton Hotel



**TITLE**

Freehold title and offered for sale with full vacant possession.

**BER**

TBC

**PRICE**

On application.

**FURTHER INFORMATION & VIEWING**

Viewing is by prior arranged appointment only

**Cathal Daughton**

01 638 2700

cdaughton@lisney.com

**Martin O Halloran**

01 638 2700

mohalloran@lisney.com



St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2

T: +353 1 638 2700

E: dublin@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

Designed by Lisney Media Solutions.