

BER C3

Lisney



TO LET

Depot 2, Swords Business Park,
Swords, Co. Dublin

HIGHLIGHTS

- ◆ High Bay detached HQ/Warehouse facility of 5,189.68 sqm
- ◆ Excellent two storey office accommodation
- ◆ Situated in well-established business park, near to M1 & M50 motorways
- ◆ Generous marshalling yard
- ◆ Available for occupation February 2022



ACCOMODATION

Description	Sqm	Sqft
Warehouse	4,292	46,199
Ground Floor Offices	448,84	4,831
First Floor Offices	448,84	4,831
Total	5,189.68	55,861



DOCK LEVELLERS
6



EAVES HEIGHT
9m+



HQ/WAREHOUSE FACILITY OF
5,189.68 sqm

BER INFORMATION



Ber Number: 800818379

RENT

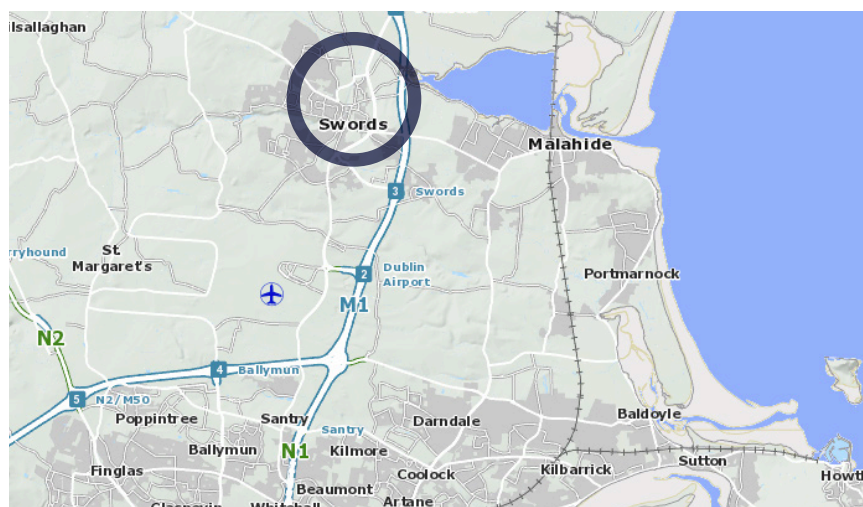
€475,000 per annum

LEASE

On application

THE PROPERTY

- ◆ Detached warehouse / industrial facility extending to 5,189 sqm
- ◆ The property provides two storey offices to the front elevation with warehouse accommodation to the rear
- ◆ Warehouse eaves height of 9.3m
- ◆ No. 6 Dock Levellers
- ◆ The office section is constructed over two storeys and incorporates a reception area, offices, toilets and a canteen at ground floor level together with further private and open plan office accommodation at first floor level
- ◆ The office accommodation is finished with concrete structural floors, plastered, and painted walls, suspended acoustic tiled ceilings incorporating inset strip lighting and double-glazed aluminium framed window
- ◆ 8 Person Passenger Lift
- ◆ Externally the property benefits from a generous marshalling yard
- ◆ Surfaced car parking to the front and side of the property



LOCATION

The subject property is situated on the western side of the M1 Motorway. The area is a well-established commercial location with ease of access to both the M1 & M50 motorway networks.

Notable occupiers within the estate include Total Produce, Arvato Bertelsmann, DB Schenker, Siemens & An Post.

Destination	Distance (Km)
M1/M50	6.75
Dublin Airport	5
Dublin City Centre	16
Pavilions Shopping Centre	1.5



FURTHER INFORMATION \ VIEWING

James Kearney
jkearney@lisney.com
T: 01- 638 2700

Cathal Daughton
cdaughton@lisney.com
T: 01- 638 2700

Lisney, St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42 t: +353 | 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.