

Airport

TRADE PARK

Dublin K67 NY10

- › 13 new industrial/warehouse and trade units
- › 3,595 - 22,370 sq ft
- › Situated just 1.7km from Dublin Airport

Dublin Airport

To let

R132 Swords Road

Carlton Hotel

Airport TRADE PARK

Airport Trade Park is set to be one of Dublin's premier trade parks. The development will deliver brand new, efficient and flexible units ranging from 3,595 sq ft to 22,370 sq ft.

The park is ideally located on the Swords Rd (R132) with extensive frontage in close proximity to Dublin Airport (1.7km) and the M50/M1 (2.5km).

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft (sq m) basis.

Unit	Ground Floor	First Floor	Total
1	13,487 (1,253)	2,537 (236)	16,024 (1,489)
2	10,197 (947)	1,746 (162)	11,942 (1,109)
3	4,414 (410)	1,944 (181)	6,358 (591)
4	2,619 (243)	1,154 (107)	3,773 (351)
5	2,619 (243)	1,154 (107)	3,773 (351)
6	2,496 (232)	1,099 (102)	3,595 (334)
7	2,621 (244)	1,154 (107)	3,776 (351)
8	8,145 (757)	1,927 (179)	10,071 (936)
9	6,095 (566)	1,442 (134)	7,537 (700)
10	6,095 (566)	1,442 (134)	7,537 (700)
11	6,846 (636)	1,619 (150)	8,465 (786)
12	19,014 (1,766)	3,356 (312)	22,370 (2,078)
13	11,830 (1,099)	2,450 (228)	14,280 (1,327)



Planning use

General Employment (GE) under Fingal County Development Plan 2023-2029.

Terms

Available on a leasehold basis.

M50/M1
Interchange

Clonsaugh Business &
Technology Park

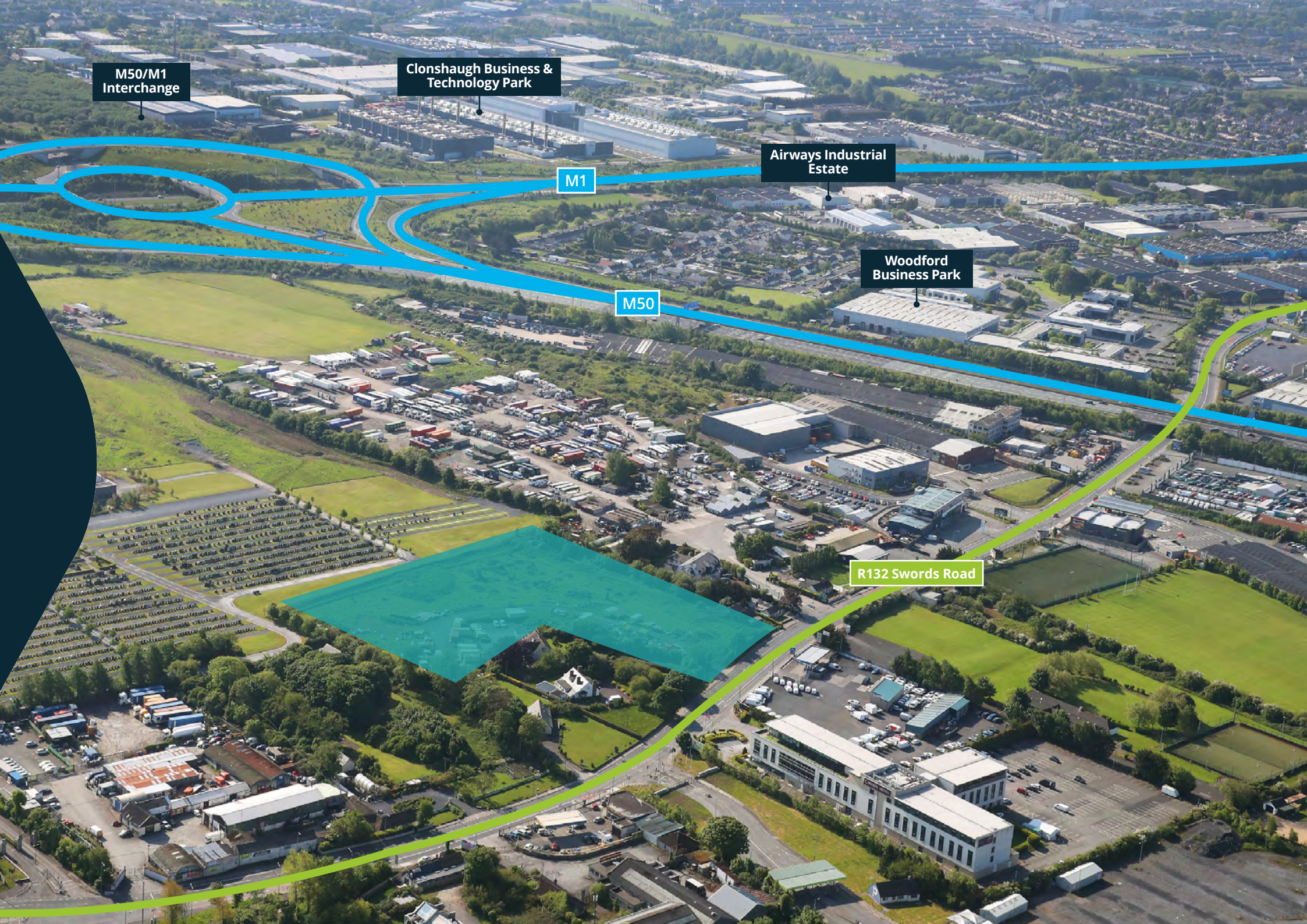
Airways Industrial
Estate

Woodford
Business Park

M1

M50

R132 Swords Road



Trade Units 1-7

3,595 up to 16,024 sq ft

General Specification

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ground floor shell trade counter units</p>	 <p>Ability to combine units</p>	 <p>12 year collateral warranty available</p>
 <p>Secure industrial park</p>	 <p>Electric car charging points</p>	 <p>Landscaped environment</p>



Airport TRADE PARK



Image of previous Chancerygate development



Image of previous Chancerygate development



Image of previous Chancerygate development



Computer Generated Image of units 1 & 2

Industrial and Warehouse Units 8-11

7,537 up to 10,071 sq ft

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

First floor offices:

 <p>Fitted first floor offices</p>	 <p>Bicycle storage</p>	 <p>Comfort cooling/heating to offices</p>
 <p>Lift to office space in all units</p>	 <p>24/7 access available</p>	 <p>Shower Facilities</p>

Warehouse/industrial:

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Generous yard depths</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>12 year collateral warranty available</p>



Airport TRADE PARK



Image of previous Chancerygate development



Image of previous Chancerygate development



Image of previous Chancerygate development



Computer Generated Image of units 8-11

Industrial and Warehouse Units 12 & 13

14,280 & 22,370 sq ft

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

First floor offices:



Fitted first floor offices



Bicycle storage



Comfort cooling/heating to offices



Lift to office space in all units



24/7 access available



Shower Facilities

Warehouse/industrial:



8.5m clear internal height



37.5kN sq m floor loading



Generous yard depths



Electric loading doors



Private gated yard Unit 12



12 year collateral warranty available







Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

15%
warehouse roof
lights increasing
natural daylight

Photovoltaic
panels on
all units

Targeting
LEED Gold
Certification

Targeting
NZEB
Compliant

Targeting
BER A3
or better

High
performance
insulated cladding
and roof
materials

Exterior
and interior
cycle storage to
encourage
cycling to
work

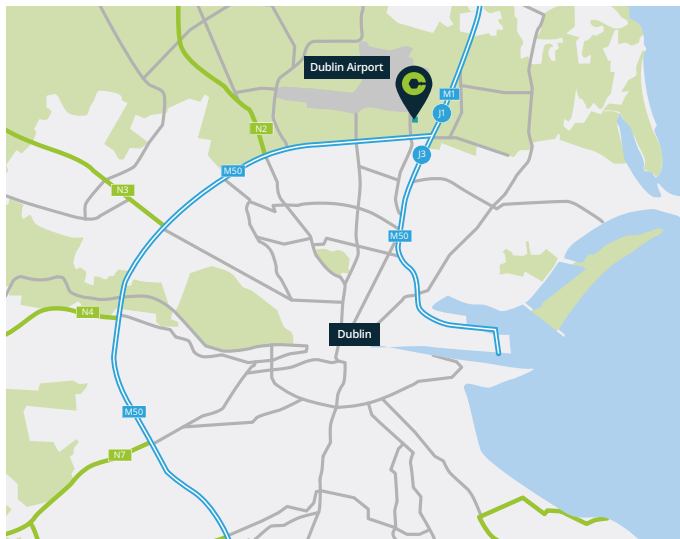
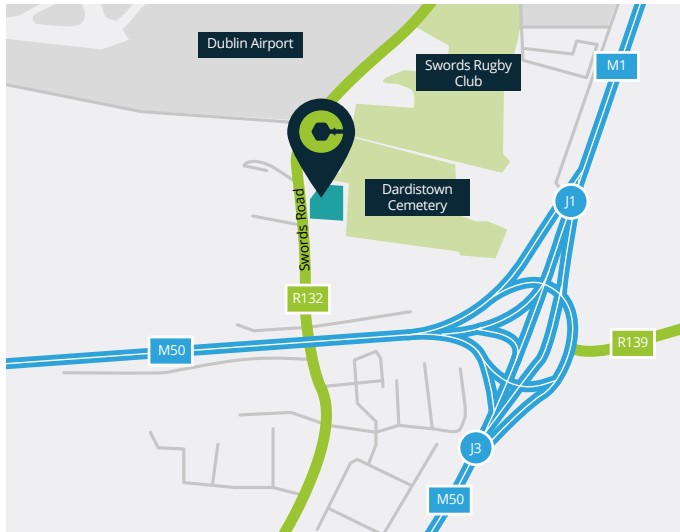
HVAC to
office areas
via Air Source
Heat Pump

Active
and passive
Electric Vehicle
charging points

Landscaping
including
native and
non-native
species



Airport TRADE PARK



airporttradepark.com

Travel Distances

Road

M1 (J2)	2.5 kilometres
M50 Junction 3 (M50/M1)	2.5 kilometres
M50 Junction 4 (Ballymun)	3 kilometres
M50 (J3)	4.5 kilometres
M50 Junction 9 (N7)	18 kilometres
Dublin City Centre	8.5 kilometres
Port Tunnel Entrance	8.5 kilometres
Dublin Port (via Port Tunnel)	12 kilometres

Airport:

Dublin Airport	1.7 kilometres
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Public Transport:

Well served by public transit including future BusConnects



Airport Trade Park,
Swords Road, Santry,
Dublin K67 NY10

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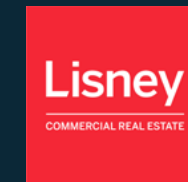
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