

Airport

TRADE PARK

Dublin K67 NY10

To let
13 new industrial/warehouse
and trade units
3,595 - 22,370 sq ft



Strategic locations. Sustainable buildings.

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), Santry, 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 basis.

Unit	Ground floor	First floor	Total
1	13,487	2,537	16,024
2	10,197	1,746	11,942
3	4,414	1,944	6,358
4	2,619	1,154	3,773
5	2,619	1,154	3,773
6	2,496	1,099	3,595
7	2,621	1,154	3,776
8	8,145	1,927	10,071
9	6,095	1,442	7,537
10	6,095	1,442	7,537
11	6,846	1,619	8,465
12	19,014	3,356	22,370
13	11,830	2,450	14,280
Total			119,501



Watch live
construction

Industrial/warehouse and trade

3,595 - 22,370 sq ft

High profile, flexible industrial, warehouse and trade units each with fully fitted first floor offices, accessible by lift. All units feature comfort cooling/heating to the office space, shower and kitchenette facilities.

Available Q4 2025



37.5kN sq m
floor loading



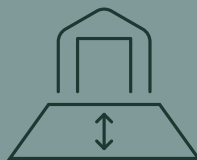
6.6-10m minimum
clear internal height



Ability to
combine units



Electric loading
doors



Generous
yard depths



Comfort cooling/
heating



Lift to office
space in all units



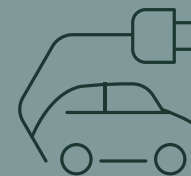
Private gated
yard Unit 12



Shower facilities



Fitted first
floor offices



EV charging



Bicycle storage



Recessed loading
bays to Units 1 & 2



Secure
industrial park



24/7 access
available



12 year collateral
warranty available



CGI



Previous Chancerygate development



CGI of Unit 12 (with private yard) and Unit 13



Previous Chancerygate development

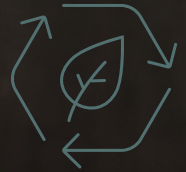


Sustainable approach.
Positive impact.

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Airport Trade Park include:

- Solar PV panels on all units
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- HVAC to office areas via Air Source Heat Pump
- Cycle shelters
- Targeting BER A3 or better
- NZEB Compliant

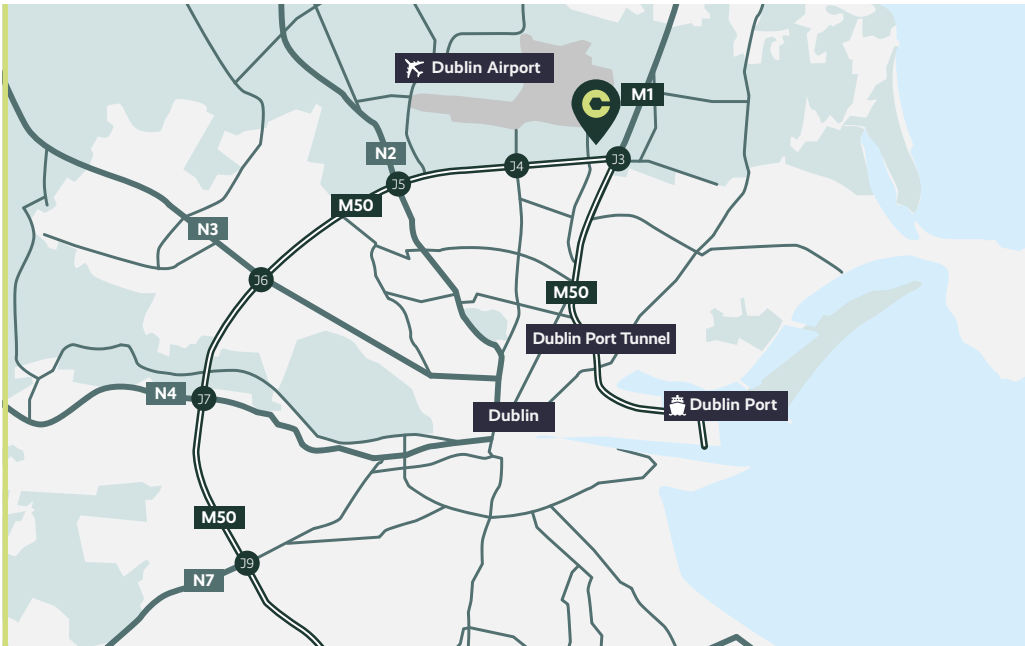


Targeting LEED Gold
Certification



Right spaces. Right places.

Swords Road, Santry, Dublin K67 NY10



Contact agents to find out more



Cathal Daughton
+353 (0)87 689 9907
cdaughton@lisney.com

Sean Gormley
+353 (0)87 676 8112
sgormley@lisney.com



Garrett McClean
+353 (0)87 268 9154
garrett.mcclean@cbre.com

Stephen Mellon
+353 (0)83 473 9668
stephen.mellon@acbre.com

Road	Distance (km)
M50 J3 (M1 to Belfast)	2.5
M50 J7 (N4 to Galway)	14
M50 J9 (N7 to Limerick/Cork)	18
Dublin City Centre	8.9
Port Tunnel Entrance (southbound)	6.6
Dublin Port (via Tunnel)	12

Airport	Distance (km)
Dublin	1.7

Public Transport

Well served by public transit
including future BusConnects

airporttradepark.com



Lisney
PSRA Licence No: 001848
Tel: +353 1 638 27 00

Misrepresentation Act 1967: Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2025 | 241864.04/25

CBRE
PSRA Licence No: 001528
Tel: +353 1 618 5500

BRIDGES
Fund Management

Chancerygate

Ed Dobbs
+353 (0)87 940 2494
edobbs@achancerygate.com

Mike Walker
+44 (0)7850 319955
mwalker@chancerygate.com