

TO LET

GROUND FLOOR, 180 LAKESHORE DRIVE

AIRSIDE BUSINESS PARK,
SWORDS, CO. DUBLIN

BER B ≤ 150

TWM



LAKESHORE DRIVE

SWORDS

DESCRIPTION

180 Lakeshore Drive comprises a modern, fitted ground floor office, with own-door access, extending to approximately 653 sq. m (7,029 sq. ft) NIA. The office provides a mix of open-plan accommodation together with meeting rooms, boardroom, phone booths and staff facilities, offering an efficient and flexible working environment suitable for a variety of occupiers.

The accommodation has recently been redecorated throughout and is presented in excellent condition, providing high-quality office accommodation ready for immediate occupation.

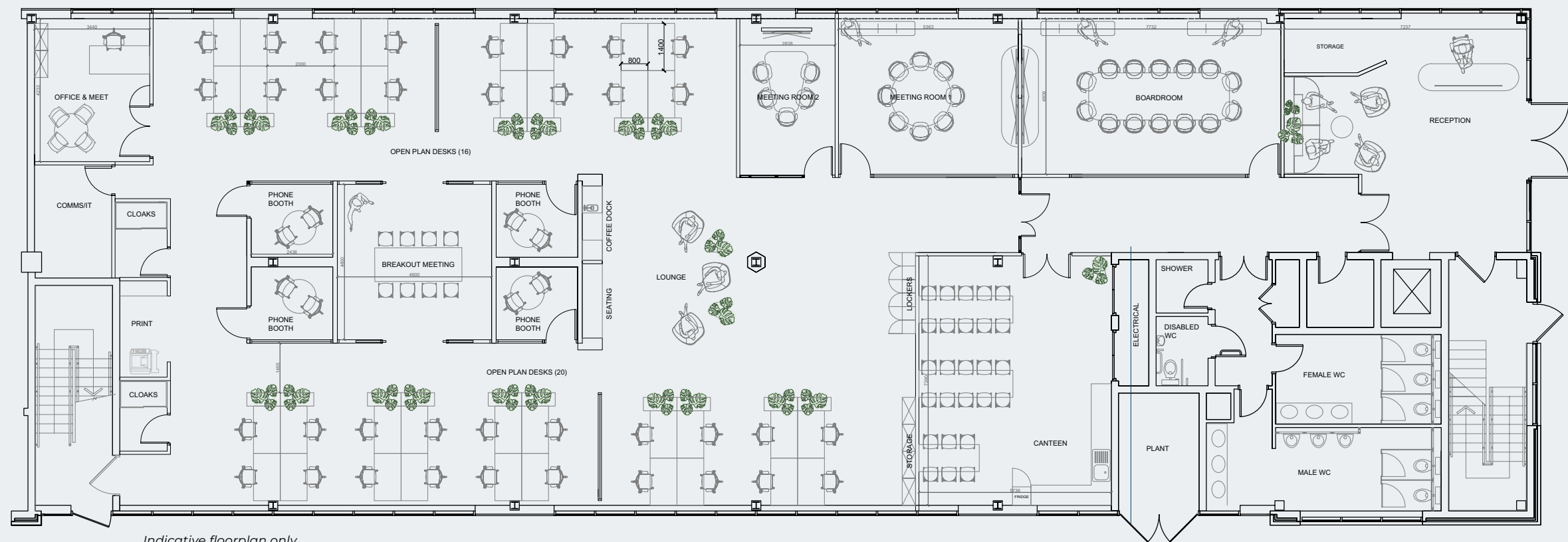


ACCOMMODATION

- Own-Door Access Fitted Ground Floor Office
- 653 sq m (7,029 sq ft) NIA
- 26 Surface Car Spaces

SPECIFICATION

- New Carpet Tiles
- Repainted Throughout
- Suspended Ceilings
- LED & New Cat 2 Lighting
- Heating, Ventilation & Air Conditioning
- Raised Access Floors
- Floor Boxes for Power and Data
- Glazed Internal Partitioning



Indicative floorplan only.

LOCATION

180 Lakeshore Drive is located within Airside Business Park, Swords, approximately 2 km from the M1 and 3.5 km from Dublin Airport, providing convenient access to the M50, Dublin Port Tunnel and the wider motorway network. The area is well served by public transport, with regular bus services connecting the property to the Airport, Dublin City Centre and the surrounding North Dublin area. A proposed MetroLink station at nearby Fosterstown, adjacent to Airside Retail Park, will further enhance connectivity between Swords, Dublin Airport and Dublin City Centre. Airside Retail Park is just a 10-minute walk from the property, while Swords Town Centre and Pavilions Shopping Centre are also nearby, offering an extensive range of shops, cafés, restaurants and other amenities for occupiers.

SWORDS AND WIDER LOCALITY

LOCAL ENTERPRISES

- 01 180 LAKESHORE DRIVE
- 02 DIGITAL OFFICE CENTRE DUBLIN AIRPORT
- 03 BOSTIK INDUSTRIES LTD
- 04 SK BIOTEK IRELAND LTD
- 05 FYFFES SWORDS
- 06 WOODIES SEATOWN
- 07 SWORDS BUSINESS PARK
- 08 PAVILLION SHOPPING CENTRE
- 09 AIRSIDE RETAIL PARK
- 10 AIRSIDE BUSINESS PARK
- 11 DUBLIN AIRPORT NEW NORTH RUNWAY
- 12 DUBLIN AIRPORT EXISTING RUNWAY

AMENITIES


CAFES


RESTAURANTS


SHOPPING

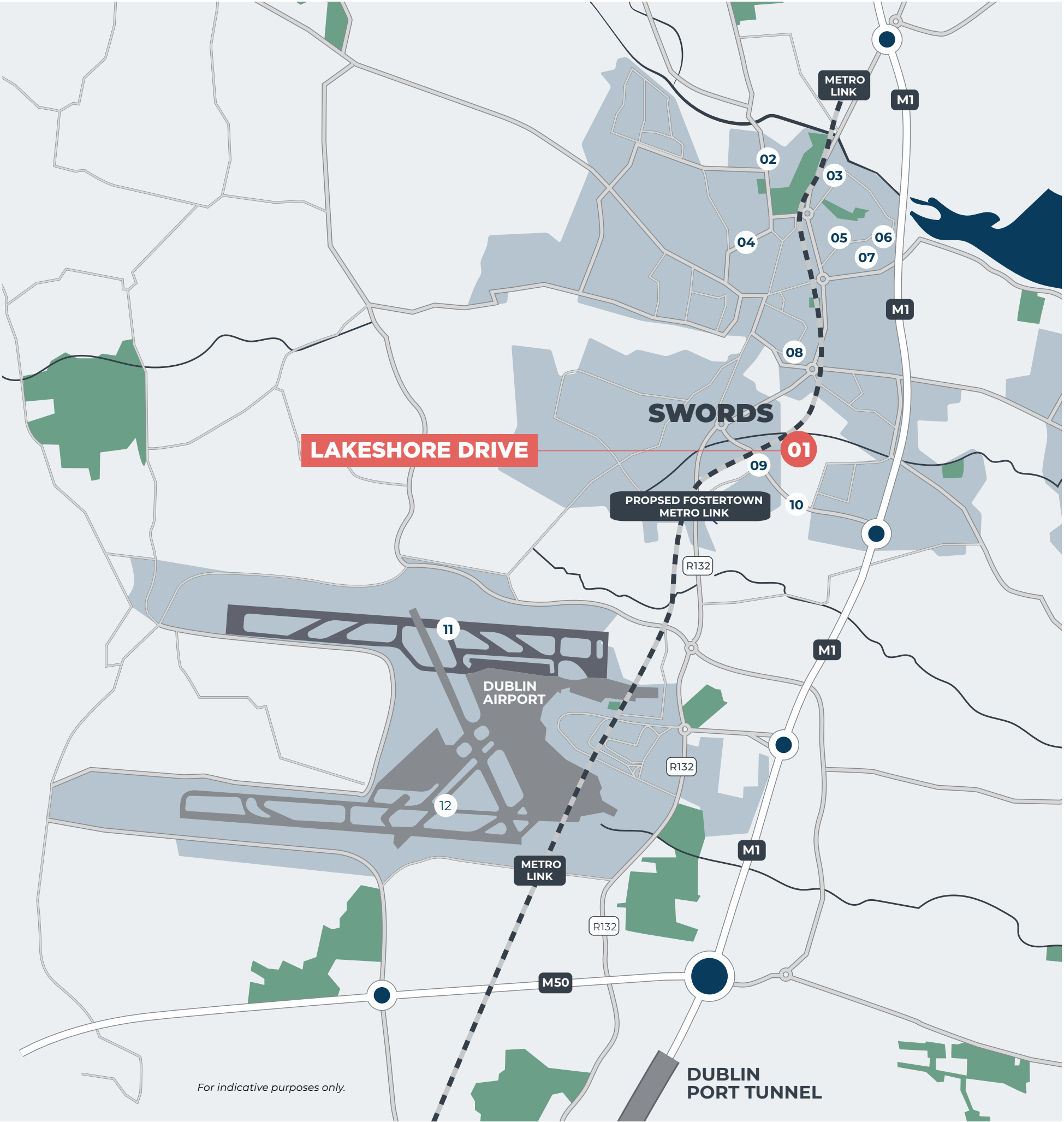

GREEN SPACES


HOTELS


BARS


SPORTS GROUNDS


GYMS



FEATURES

- Reception Area
- Boardroom
- Meeting Rooms
- Phone Booths
- Canteen
- Tea Station
- Print & Communications Rooms
- Shower
- Male, Female & Accessible WC Facilities
- 26 Car Parking Spaces
- Bicycle Parking
- On-Site Security



VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TWM.
PSRA LICENCE NUMBER: 001835-003771

BER **BER B** ≤150

TWM

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 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
 3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser, tenant or other person should not rely on them as statements or representations of fact but should satisfy themselves by inspections or otherwise as to the correctness of each of them.
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