

**North Dublin
Corporate Park**
Swords K67 FP99

To let
Fully refurbished
industrial/logistics unit
Unit F - 29,363 sq ft (2,728 sq m)

Chancerygate

Strategic locations. Sustainable buildings.

North Dublin Corporate Park is strategically located on Swords Rd (R132), close to the M1 and M50 motorways and perfectly suited for industrial and logistics occupiers looking to serve Dublin City and the Greater Dublin Area.

Access to the site via Junction 3 of the M1 linked by the R125 and R132 regional road arteries. Dublin Airport is just 6 minutes drive away.

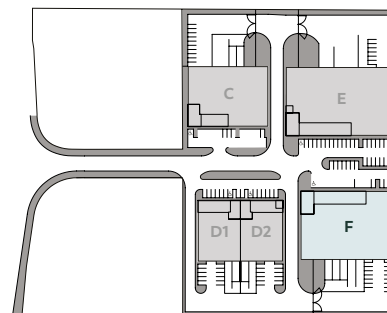


Accommodation

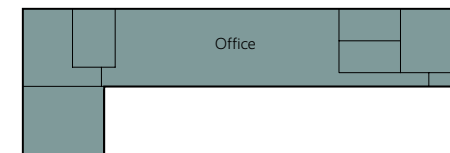
All areas are approximate on a GEA (Gross External Area) sq ft basis.

	SQ M	SQ FT
Warehouse	2,374	25,554
Office/staff facilities	354	3,809
	2,728	29,363

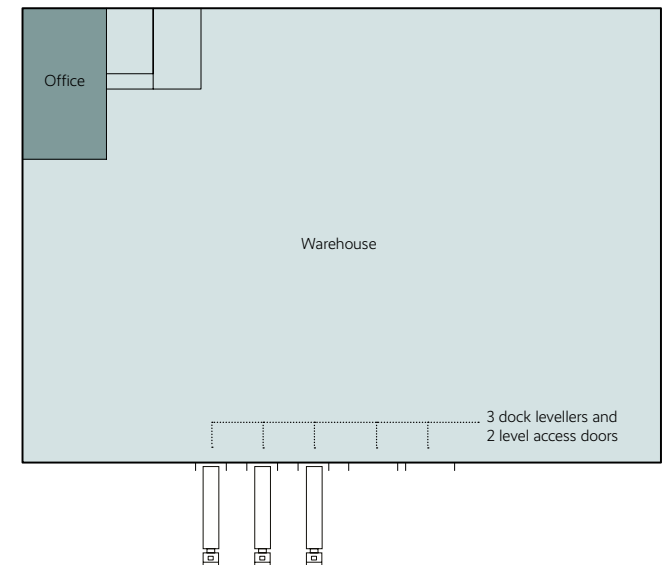
Site plan



First floor



Ground floor



Industrial/logistics unit

29,363 sq ft (2,728 sq m)



9.5m clear
internal height



34m
yard depth



3 dock levellers &
2 loading doors



Private gated yard
with electric gates



LED lighting



Generous parking
facilities



24/7 access

This high bay, industrial/logistics unit will be subject to a comprehensive capital investment programme.

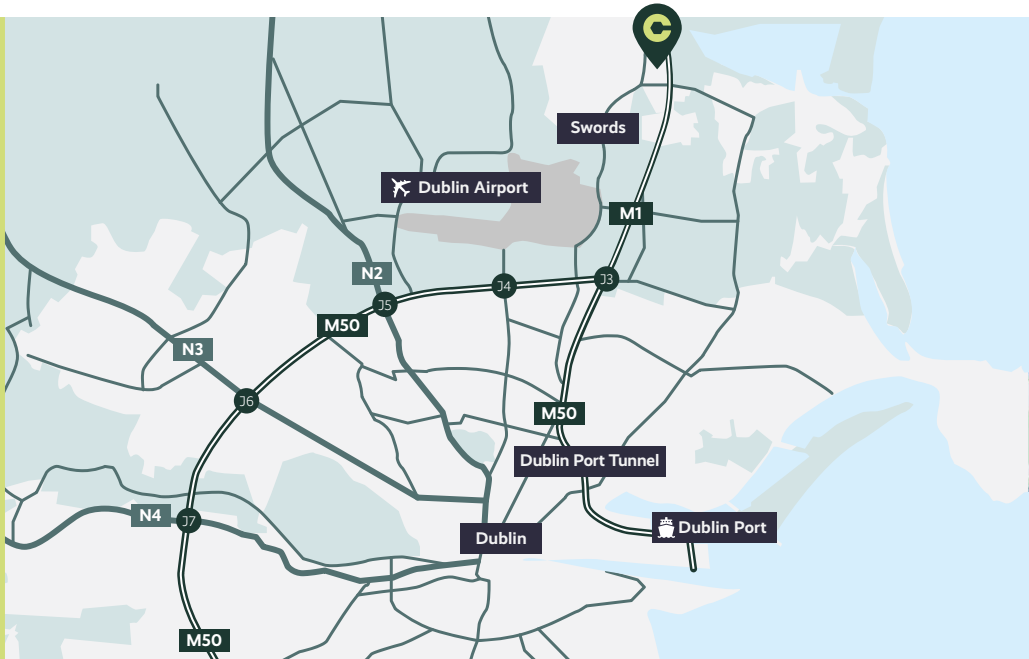
The outcome will be a modernised, occupier centric premises, delivering market beating amenities and low operating costs.

Fitted offices to include new VRF heating/cooling, up-to-date staff facilities and high-efficiency LED lighting throughout.



Right spaces. Right places.

North Dublin Corporate Park, Swords, Dublin K67 FP99



Road	Distance (km)	Town	Distance (km)
M1 Motorway	2.9	Dublin City Centre	14.8
M50 Motorway	7.6		
Dublin Port Tunnel	8.9	Airport	Distance (km)
N2 National Road	13.5	Dublin	4.1
N3 National Road	17.6	Belfast	167
N7 National Road	25.3		

Public Transport
Well served by public transit including future BusConnects

Current	Post refurb target
BER C3	BER B1



LEED O+M Gold
post refurb target

Contact agents to find out more



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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.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. April 2026 | 252666.04/26

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