

An abstract graphic consisting of three concentric squares. The outermost square is light blue, the middle square is a medium blue, and the innermost square is a dark blue. A thin black line is positioned between the middle and outer squares, and another thin black line is positioned between the inner and middle squares. The text "OFFICES TO LET" is located in the top-left corner of the middle square.

**OFFICES
TO LET**

BLOCK 3

WOODFORD BUSINESS PARK, SANTRY, DUBLIN 17



Fully refurbished own-door offices



Flexible open plan layout suitable for office, educational, or medical use (SPP).



Floorplates from 7,300 - 39,000 sq. ft. available



Excellent Public Transport Links



Ideally located 2km from M50 arterial routes.



139 car spaces

LOCATION

Woodford Business Park is a well established office park located in Santry, Dublin 17. Positioned just off the Swords Road (R132), the estate benefits from strong connectivity, with direct access to the M1/M50 interchange and the Dublin Port Tunnel. It is approximately 10 minutes from Dublin Airport and 30 minutes from Dublin City Centre, providing convenient access for staff, clients and service providers nationwide and internationally. Block 3 encircles an attractive landscaped setting with a central courtyard, feature fountain and outdoor seating designated to the property. Its location offers direct links to key transport infrastructure including 5 minutes to the M50, and 5 minutes to the M1 as well as being located on the main Swords Road Dublin Bus corridor. Woodford Business Park accommodates a range of well-established occupiers, reflecting its appeal to both public and private sector organisations. Its strategic location and adaptable layout make it well suited to continued office use or potential alternative uses, subject to planning.





Occupiers within the business park include:

CAE Parc Aviation, the OPW, Airline Flight Academy, Fórsa Trade Union, and McKesson Ireland.

DESCRIPTION

The property comprises two self-contained office blocks over ground and first floors, together with one block arranged over first floor level only.

Flexible floor plates ranging from approximately 7,300 sq. ft. to 39,000 sq. ft. are available.

The property has recently undergone extensive refurbishment and is available for immediate occupation. The space is configured in an open plan layout and benefits from a high-quality specification, including raised access flooring, carpettiles, floor boxes wired for power, suspended ceilings with LED lighting, and air conditioning.

Externally, the property benefits from ample bicycle storage and a substantial surface car park providing 139 spaces, equating to a ratio of 1 space per 285 sq. ft.





ACCOMMODATION SCHEDULE (APPROX. GIA)

Block	Floor	Area (Sq. M.)	Area (Sq. Ft.)
3.1	First	700	7,540
3.2	Ground + First	1,514	16,300
3.3	Ground + First	1,356	14,600
Total		3,570	38,440

LEASE

Available by way of new lease.

VIEWINGS

Strictly by appointment with sole leasing agents Colliers.



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