

**North Dublin
Corporate Park**
Swords K67 R2KO

To let
**Fully refurbished
industrial/logistics unit**
Unit E - 32,943 sq ft (3,061 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.

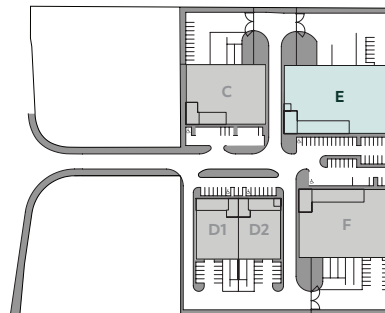


Accommodation

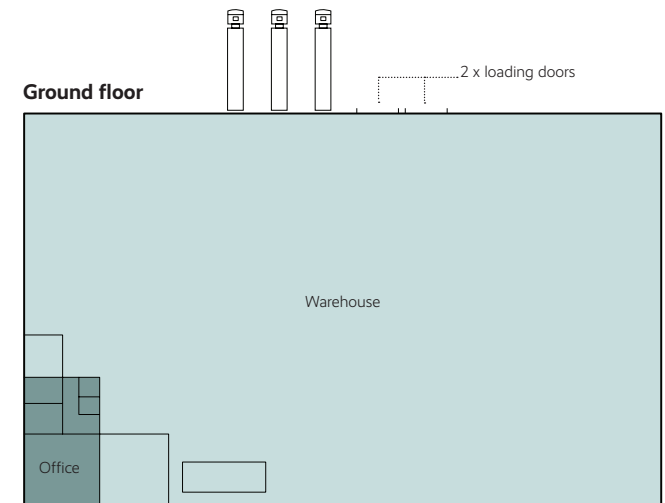
All areas are approximate on a GEA (Gross External Area) sq ft basis.

	SQ M	SQ FT
Warehouse	2,602	28,002
Office/staff facilities	459	4,941
	3,061	32,943

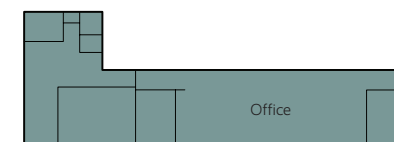
Site plan



Ground floor



First floor



Industrial/logistics unit

32,943 sq ft (3,061 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.

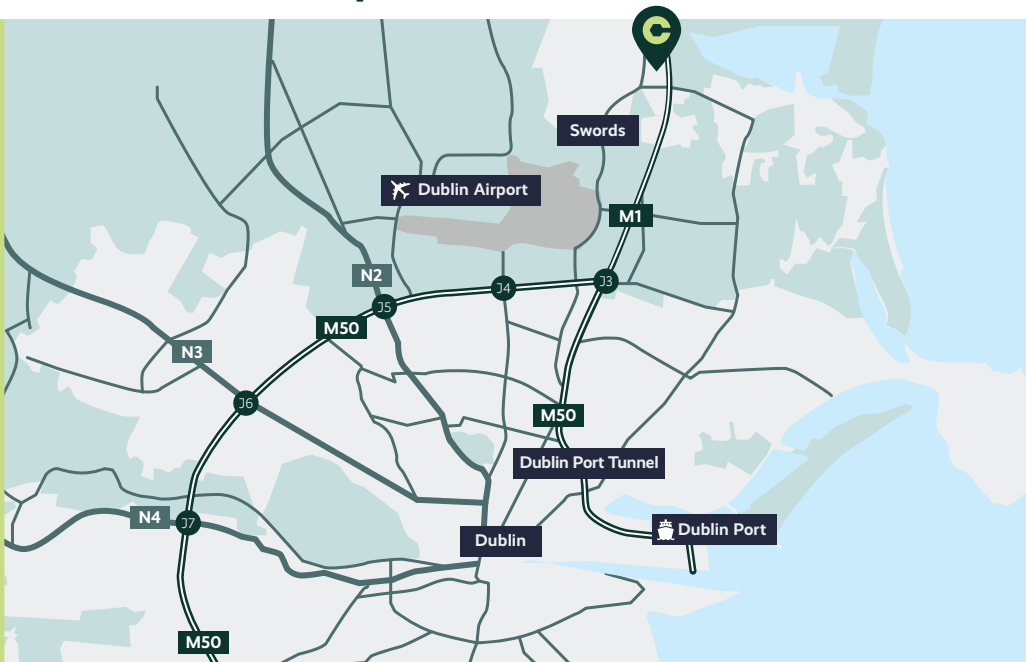
The outcome will be a modernised, occupier centric premises delivering, market beating amenities and low operating costs.

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 R2K0



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

Airport	Distance (km)
Dublin	4.1
Belfast	167

Public Transport

Well served by public transit including future BusConnects

Current

BER

C3

Post refurb target

BER

B1

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. March 2026 | 252666.03/26

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