

FOR SALE WITH VACANT POSSESSION

**Unit 3 Swords Business Park, Swords
Co. Dublin**

Lisney

COMMERCIAL REAL ESTATE



Lisney

COMMERCIAL REAL ESTATE

ABOUT THE PROPERTY

Detached HQ building situated in an established commercial location

Prominent location within the established Swords Business Park, close to Dublin Airport, M1 and M50

Excellent parking provision with 64 parking spaces



DESCRIPTION

The property comprises a detached, three-storey office building located within Swords Business Park, together with a substantial on-site car park. The building extends to approximately 1,787 sq m (19,231 sq ft) GIA.

The accommodation is configured for office use and is fitted to a modern specification, including raised access floors, suspended ceilings, LED lighting, and a combination of gas-fired central heating and air-conditioning systems.

Internally, the property provides a mix of open-plan office

accommodation, private offices, and meeting rooms, offering flexibility to suit a range of occupier requirements. A modern staff canteen, reception area, and security room are located on the ground floor. Male and female WC facilities are provided on each level.

The property benefits from approximately 64 car parking spaces, comprising a combination of surface and undercroft parking, providing an attractive parking ratio for occupiers and visitors alike.



“
The property
benefits from
approximately
64 car parking
spaces.

ACCOMMODATION

Floor	Sqm	Sqft
Ground	634	6,825
First	625	6,725
Second	528	5,682
Total	1,787	19,231

PRICE

On Application



LOCATION

The property is located within Swords Business Park, a well-established commercial hub approximately 1 km east of The Pavilions Shopping Centre and Swords Main Street.

Strategically positioned between the M1 Motorway and the R132 Swords Bypass, the park offers excellent connectivity to Dublin City Centre and the wider Dublin region. The location also benefits from convenient access to Dublin Airport, the Dublin Port Tunnel, the M1, M50, and Ireland's national road network.

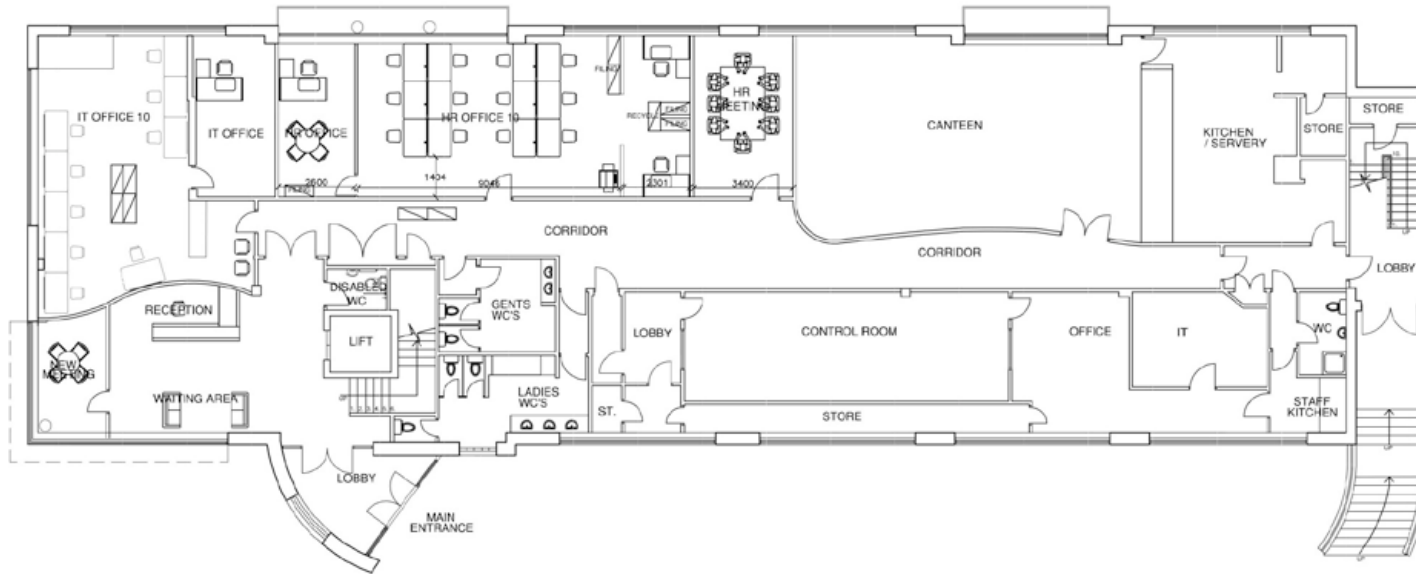
Swords Business Park is home to a number of high-profile occupiers, including An Post, Siemens Healthcare, Renishaw, and Arvato, further reinforcing its reputation as a premier business destination.

A wide range of amenities are available within a 15-minute walk of the property at The Pavilions Shopping Centre and Swords Town Centre, including shops, cafés, restaurants, bars, and other convenience services.



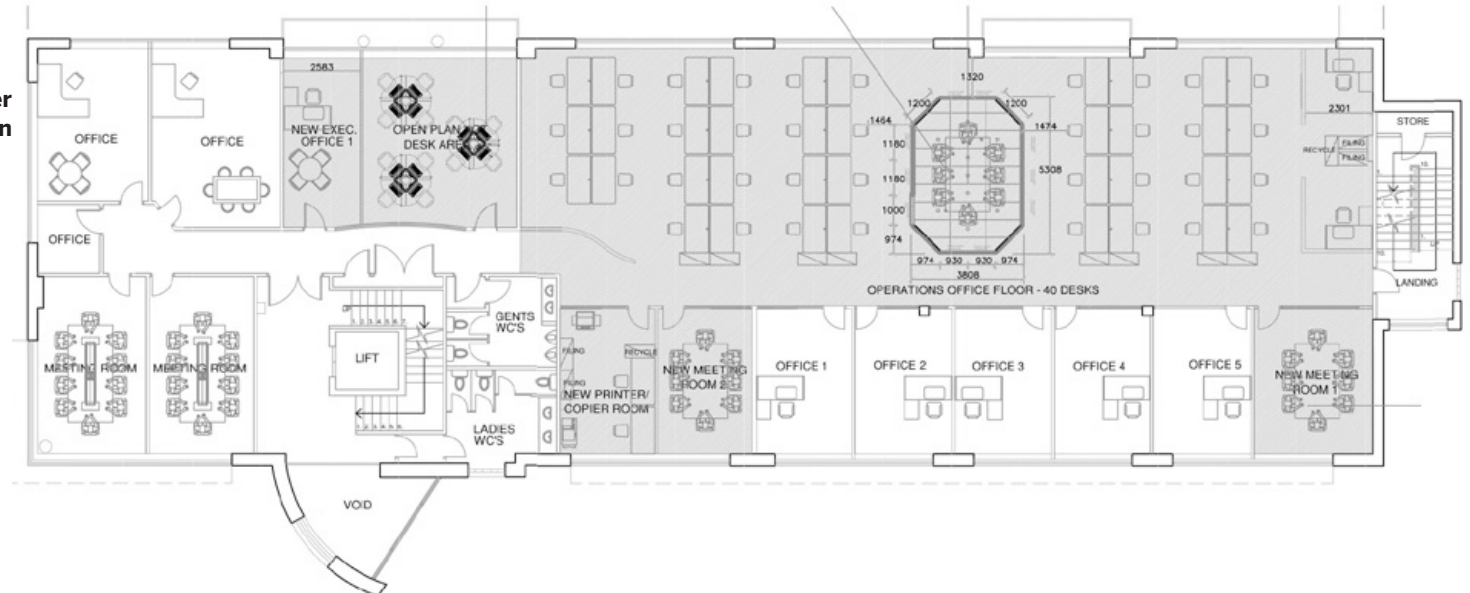
FLOOR PLANS

Not to scale, for identification purpose only



Ground Floor Layout

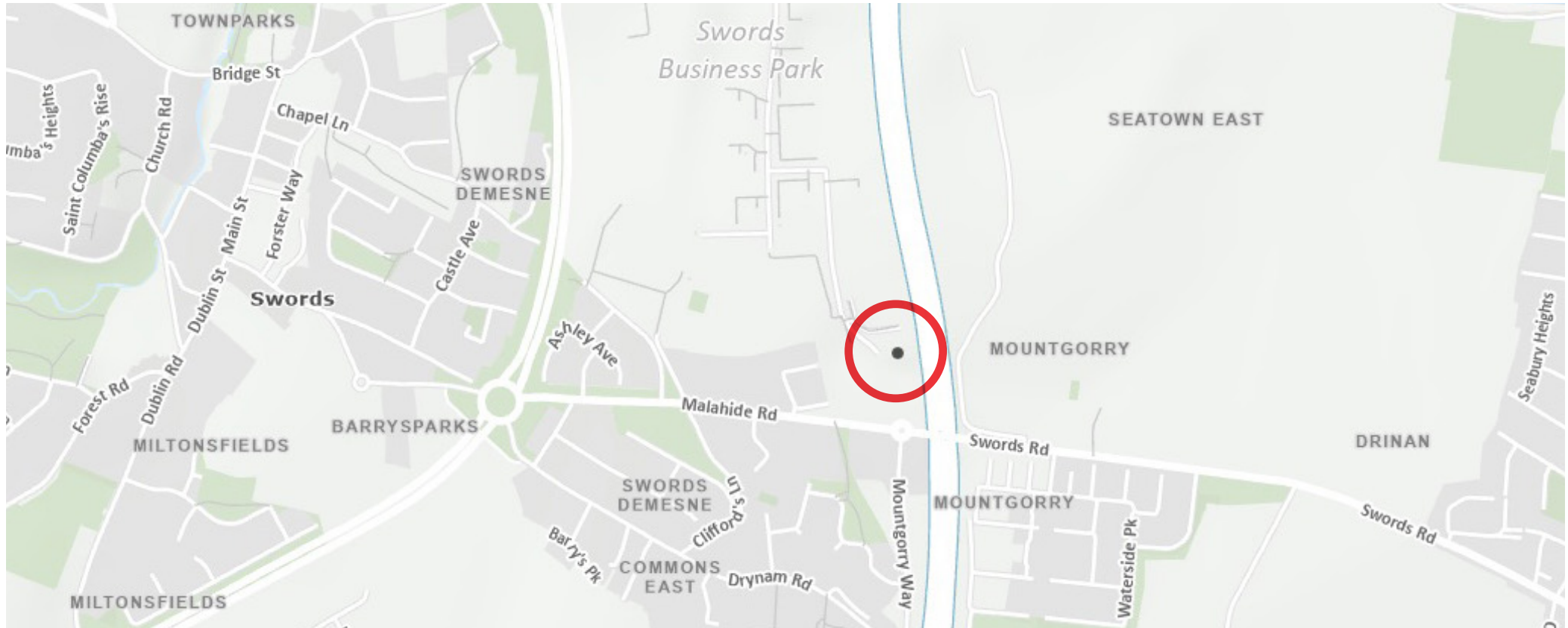
Sample Upper Floor Plan





The property is located within Swords Business Park, a well-established commercial hub approximately 1 km east of The Pavilions Shopping Centre and Swords Main Street.

LOCATION MAP



BER INFORMATION

BER B

BER N: 801178351

EPI: 166.37 kWh/m² /yr

Lisney

COMMERCIAL REAL ESTATE

For further information: Viewing Strictly by appointment with the sole letting agent Lisney.

Deborah Mahon: 01-638 2700 dmahon@lisney.com
Cathal Daughton : 01-638 2700 cdaughton@lisney.com
Sean Gormley: 01-638 2700 sgormley@lisney.com
Katie Drane: 01-638 2700 kdrane@lisney.com

Lisney Commercial Real Estate
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

lisney.com    
@LisneyIreland

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

Copyright © Talte Eireann - Surveying
Licence No. CYAL50423539

