

To Let

Unit E2 Horizon Logistics Park

Swords, Co. Dublin

Property Description

- Prime logistics facility extending to approx. 127,479 sq. ft including 17,115 sq. ft of office accommodation
- Loading access via 12. no dock levellers and 4 no grade level roller shutter doors
- Clear internal height of approx. 12m
- FM1 floor with loading capacity of 60Kn / per sq. m
- Yard depths of approx. 40m with 125 car parking spaces available
- Prime North Dublin location adjacent to Dublin Airport, with direct access to the M50 (Junction 4) and M1 motorways, providing excellent connectivity to all major transport routes and Dublin Port Tunnel within 7 km

**For discussion purposes only.
Details are provisional and may be updated.**



Accommodation

The approximate gross external areas (GEA) are as follows:

Unit E2	Sq. m	Sq. ft.
Warehouse	10,253	110,364
Ground Floor Offices	820	8,830
First Floor Offices	770	8,285
Total	11,843	127,479

All intending tenants are advised to verify the floor areas provided and undertake their own due diligence.

Location

Superb North Dublin location adjacent to Dublin Airport with excellent access to the M1 motorway and less than 7 km from Dublin Port Tunnel via the M50.

Horizon Logistics Park has direct access to the M50 motorway at Junction 4 (Ballymun), which provides connectivity to all major transportation routes.

	Location	Distance (KM)	Drive Time (M)
	Dublin Airport	3	4
	M50	1.6	3
	M1	3.3	4
	Dublin Port Tunnel	5.9	7
	Dublin City	9.7	30
	Dublin Port	11.4	12

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Further Information

Rent

On application.

Rates

The rateable valuation is €1,023,000.

The rates payable for 2026 are €191,096.40.

Service charge

TBC

Viewing details

All viewings are strictly by appointment only.



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