



Unit B4D Airport Business Park, Swords, Co. Dublin, K67 X7H9

FOR SALE

BER B



635 sq m



1 No. Level
Access Door



Eaves Height
6.2 m

Light Industrial / Warehouse Unit with Vacant Possession, Strategically Located Adjacent to Dublin International Airport



Edited to Show Cleared Warehouse

LOCATION HIGHLIGHTS

- Airport Business Park is situated just off the Old Swords Road, strategically located next to Dublin International Airport.
- Situated 1.6 km from Junction 2 of the M1 Motorway, 3.6 km from the M1 / M50 Interchange and 6 km from the Dublin Port Tunnel.
- Surrounding occupiers in the vicinity include Coll-8 Logistics, Aircoach, Expeditors Ireland and DP World.
- The estate is well serviced by Dublin Bus, with the 16, 19, 24, 33 & 41 routes running along Swords Road to and from Dublin City Centre.

PROPERTY FEATURES

Light Industrial / Warehouse Space

- Terraced, light industrial / warehouse & office unit.
- Twin span building of concrete portal frame construction.
- Twin skin insulated metal deck roof.
- Reinforced concrete floor.
- Eaves height of 6.2 m.
- 1 no. automated level access door.
- High output LED lighting to warehouse accommodation.
- Fully racked accommodation, which can be removed if required by an incoming Purchaser.

PROPERTY FEATURES CONTINUED

Offices & Staff Facilities

- Office accommodation is set out over ground and first floors, in a predominantly open plan format. The specification briefly comprises painted and plastered walls, carpeted floor coverings, perimeter sockets & suspended ceilings with recessed LED lighting.
- Tea station at ground floor level.
- 3 phase power supply.
- Designated car parking to the front.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial / Warehouse Space	513
Two Storey Offices & Staff Facilities	122
TOTAL	635
Additional First Floor Office	37
Non-Structural Mezzanine	79

Regarding the non-structural mezzanine and additional office accommodation referred to above, no planning permission, other certification or compliance documentations exists for these. This situation will not be rectified by the Vendor, and the property is being sold "as is".

Intending Purchasers are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

BER

BER: B
BER No. 801182312
Annual Primary Energy: 285.37 kWh/(m².y)

TITLE

Freehold.

ASKING PRICE

On application.



DRIVE TIMES

MINS

Dublin International Airport	4
M1 Motorway (Junction 2)	5
M50 Motorway (M1 Interchange)	5
Dublin Port Tunnel	8
Dublin City Centre	16

(Source: Google Maps without traffic)



GPS: 53.425951 -6.224084



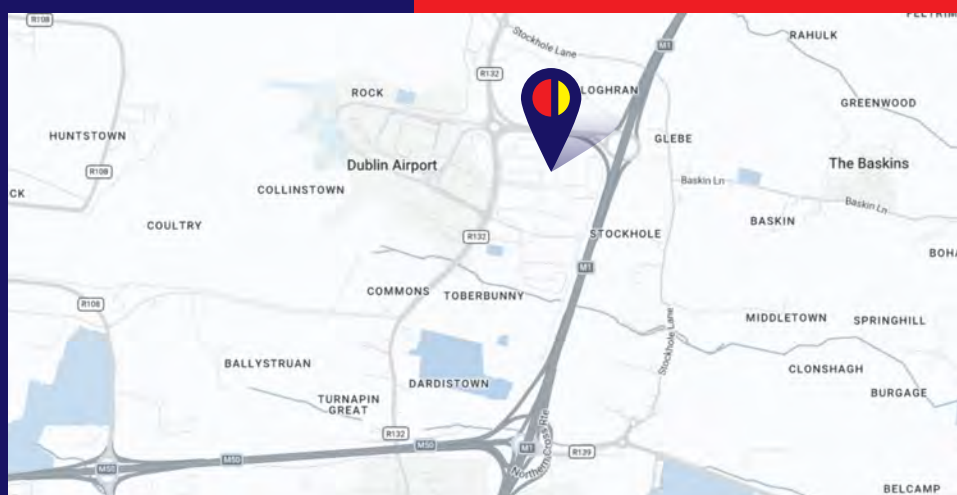
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DISCLAIMER

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