

TO LET

**Unit C, Airport Business Campus, Swords
Road, Santry, Dublin 9**



**Modern Detached Warehouse Unit
Extending to approx. 2,033 sq. m (21,886 sq. ft)**

Property Highlights

- Modern detached warehouse facility extending to approx. 2,033 sq. m (21,886 sq. ft)
- Located just off the Swords Road in Santry and within 1 km from the M1 Motorway
- Clear internal height of approx. 5.61 m
- Loading access is via 1 no. automated grade level roller shutter door and 1 no. automated sectional door
- Two separate office accommodation areas extending to approx. 485 sq. m (5,520 sq. ft)
- Large yard area available.

Contact

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PSRA No.: 00222



Location

Airport Business Campus is situated directly off the Swords Road in Santry and is 1 km from the M1 Motorway.

The property is located approx. 800m from the M50 (Junction 3), thus providing direct access to all main arterial routes and to and from the city. Dublin Airport and Dublin Port Tunnel are both approx. 6.5 km away, with Dublin City Centre 8.6 km away.

Neighbouring industrial parks include Furry Park, North Ring Business Park, Santry Business Park and Airways Industrial Park.

Description

Warehouse Specification

- The property consists of a detached modern warehouse facility extending to approx. 2,033 sq. m. (21,883 sq. ft)
- The property comprises a steel portal frame construction with a double skin metal deck roof (incorporating translucent panels) over.
- There are partial height infill block walls with a mixture of block wall / profile metal cladding to the exterior perimeter of the property.
- Loading access is via 1 no. automated grade level roller shutter door (4.89m x 4.63m) and 1 no. automated sectional door (5.13m x 5.35m).
- There is a clear internal height of approx. 5.61m, rising to 9.05m at the apex.



Schedule of Accommodation

Accommodation	Size (sq. m)	Size (sq. ft)
Front Warehouse	898	9,666
Ground Floor Office	217	2,336
Concrete Mezzanine	217	2,336
Rear Warehouse	701	7,545
Total Area	2,033	21,883

BER Details

BER Rating:- D2

BER Number:- 800431835

Energy Performance Indicator:- 373.19
kWh/m²/yr/1.78

Rent & Outgoings

- Quoting rent of €300,000 per annum (exclusive of outgoings)
- Service Charge – TBC
- The rateable valuation for the property is €144,000. The Fingal County Council rates multiplier 0.1796. Rates payable are €25,862.4 per annum.

Viewings

View by appointment with the sole agents Cushman & Wakefield.

