

To Let



# Unit B2 Airport Business Park, Cloghran, Swords, Co. Dublin, K67 C1W6

Modern detached warehouse facility of approximately 16,738 sq ft (1,555 sq m)



6 minutes

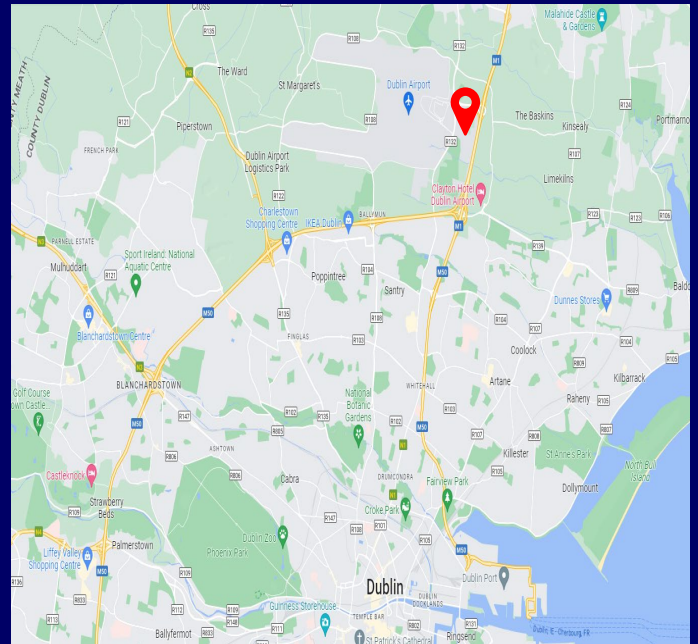
From the M50

2 minutes

From Dublin Airport

## Location

- Airport Business Park is located on the west side of the Swords Road approx. 10.2 km north of Dublin City Centre and approx. 1km from Dublin airport. The unit is accessed via the Cargobridge Road which is just off the Swords Road.
- The park is a highly accessible location for businesses, offering a wide range of facilities and amenities to meet the needs of tenants along with providing ease of access to all major transport nodes. The location is well-connected to the city centre and surrounding areas, offering excellent transport links including bus services, as well as easy access to the M50 motorway.
- The estate is host to a number of occupiers including DHL, Expeditors, Aircoach, FTA, TIP Group, ClevaMama, CVRT & Syncreon Dublin.



Landmark	Distance (kms)	Travel Time (mins)
Dublin Airport	0.8 km	2 minutes
M1	1.6 km	4 minutes
M50 (Junction 3)	4.4 km	6 minutes
M50 (Junction 4)	6.7 km	9 minutes
Dublin Port Tunnel	5.7 km	8 minutes
Dublin City Centre	10.2 km	24 minutes

## Description

- The property will undergo a substantial refurbishment programme to provide incoming occupiers with a clean, bright and attractive working space.
- The internal warehouse walls and floors will be painted throughout. New high output energy efficient LED lighting will also be installed in the property.
- The unit consists of a concrete portal frame construction with an insulated metal deck roof (incorporating translucent panels) over.
- The unit has an eaves height of approximately 6.4m. Loading access is via two grade level loading doors positioned to the side elevation, with a separate pedestrian entrance and car park.
- The office space is laid out over ground & first floor and will be refurbished to include high contact carpet tiles, LED lights with PIR sensors. The windows will be resealed and at a minimum energy efficient electric storage heaters are to be installed.
- The unit also benefits from a generous loading / forecourt space to the side elevation. There are 25 car parking spaces to the front of the property.



Location	Use	Size (Sq M)	Size (Sq Ft)
Warehouse	Industrial	1,329	14,305
2 Storey Office Accommodation	Office	226	2,433
<b>Total</b>		<b>1,555</b>	<b>16,738</b>



### Rent / Rates

On application

### Lease Terms

On application

### Services

All main services available

### BER Details



### Viewings

Strictly by prior appointment only with joint agents CBRE & Cushman & Wakefield.

## Contact Us:



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