

# TO LET

Unit 2, Seatown Business Campus,  
Seatown Road, Swords, Co. Dublin



**CUSHMAN &  
WAKEFIELD**



## Property Highlights

- Mid terrace light industrial unit extending to approx. 1,906 sq ft (177 sq m).
- Situated just off the Seatown Road, which is located just off the Swords dual carriageway.
- Clear internal height of 5.6m.
- Loading access via 1 grade level roller shutter door to front of the property.

## Contact

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## Location

Seatown Business Campus is located just off the Seatown Road, which is just off the Swords dual carriageway. The business campus lies parallel with the M1 Motorway, thus providing ease of access to Belfast and the M50 Motorway. Swords Town is approx. 1 km northwest of the business campus.

Occupiers in the park include, Love Salon Supplies, Unit 17 Health and fitness, Grainne's Grooming, DX2 Training and solutions and Pointer.

## Description

### Warehouse Specification

- Mid terrace light industrial unit of approximately 177 sq m (1,906 sq ft).
- The property comprises a steel portal frame construction with a twin skin insulated metal deck roof (incorporating translucent panels) over.
- Loading access is via 1 no. roller shutter door located to the front of the property.
- Clear internal height of approximately 5.6m.
- Internally there are full height concrete block walls in the warehouse.

### Office Specification

- The 2-storey office accommodation is located to the front of the property and extends to approximately 82 sq m (882 sq ft).
- The office space comprises of largely open plan office accommodation throughout.
- General office specification includes painted and plastered walls, suspended ceilings with box lighting, perimeter trunking, carpeted flooring, storage heaters, PVC windows, internal security shutters.

## Schedule of Accommodation

Accommodation	Size (sq m)	Size (sq ft)
Warehouse	95	1,026
Ground Floor Office	41	441
First Floor Office	41	441
Total	177	1,906

## Services

We have assumed that all services including electrical, water and drainage are available to the property.

## Quoting Rent

Rent on Application

## Commercial Rates

Approximately €2,329.41 per annum (exclusive). Subject to change year on year.

## BER Details

BER D1  
BER No: 8003402028  
Energy Performance Indicator:480.28 kWh/m<sup>2</sup>/yr 1.72

