

# To Let

## Units 16 & 17 Airways Industrial Estate Swords Road, Santry, Dublin 17



Flexible Industrial & Office Accommodation Situated Close to  
Dublin International Airport

- From 436 - 877 sq. m.
- Units Available Together or Separately
- 6.2 m Internal Eaves Height
- Forecourt Loading and Car Parking Included

# Units 16 & 17 Airways Industrial Estate

## LOCATION

- The units are located on the southern side of Viscount Avenue within Airways Industrial Estate.
- Airways Industrial Estate is situated between the M1 Motorway and the Old Swords Road, just 1.6 km from the M1 / Santry Interchange, 2.1 km from the Dublin Port Tunnel and 3 km from the M50 / M1 Interchange thereby providing ease of access to all main arterial routes.
- The estate lies 7.4 km north of Dublin city centre and just 2.2 km from Dublin International Airport.
- The estate is well served by public transport.

## DESCRIPTION

- Two adjoining mid terrace industrial units with ancillary offices providing flexible accommodation.
- 6.2 m internal eaves height.
- Each unit benefits from front loading access via an automated steel roller shutter door, measuring 3.6 m wide x 4.8 m high.
- The units are of steel portal frame construction with concrete block walls to full height on either side and 2.5 m to the rear, all painted internally, a facade finished in a mix of red brick and profiled metal cladding, a twin skin insulated cement fibre roof incorporating approximately 10% translucent rooflights, fluorescent strip lighting, etc.
- The offices are generally finished to include plastered & painted walls and ceilings, fluorescent strip and box light fittings, single glazed aluminium windows with security shutters at ground floor level and an intruder alarm.
- The offices in Unit 16 were extended into the warehouse area.
- The units were previously interlinked in both the warehouse and offices but are currently completely separate.

## ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
UNIT 16	
Industrial	271
Two Storey Offices & Staff Facilities	124
Ground Floor Office Extension	41
TOTAL	436
UNIT 17	
Industrial	325
Two Storey Offices & Staff Facilities	116
TOTAL	441
OVERALL TOTAL	877

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER below.

## LEASE & RENT

 On application.

## LOCATION MAP



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