

To Let



Units 2, 3 & 4 Knocksedan Heliport

Knocksedan, Swords
Co. Dublin

- Modern Helicopter Facility
- 3 Individual Hangers & use of large concrete apron
- Adjoining Irish Helicopters Ltd.
- Adjacent to Dublin Airport

BER G

BER D1

BER C3



FINNEGAN
Menton



Location:

The property is located approximately 6km north of the entrance to Dublin Airport on the western side of Naul Road (R108) and approximately 1.8km north of the northern boundary of Dublin Airport. Swords Village is approximately 4km to the east via the R108 and Brackenstown Road.

The location benefits from easy access to the M1 via either Swords Village or Cloghran. The R108 also facilitates ease of access to the M50 (via the Ballymun Interchange) and the M2 (and onto the M3) via the Cherryhound Interchange to the west.



Description:

Three purpose built detached hanger storage buildings forming part of the Knocksedan Heliport. The buildings, built to aviation standards, surround a large concrete apron and stand on an overall site of c. 3.75 acres.

The adjoining Unit 1 is let to Irish Helicopters Ltd, part of the PLM Dollar Group.

Accommodation:

Approximate Floor Areas:

	Sq.m.	Sq.ft.
Unit 2	470	5,060
Unit 3	672	7,230
Unit 4	1,497	16,115
Total	2,639	28,405



Unit 2:

470.2 sq.m. (5,060 sq.ft.)

- Metal Nissan style unit
- Reinforced concrete floor
- Double sliding Bolton loading doors – approx. 8.5m wide
- Fluorescent strip tube lighting
- Oil fired blow air unit

BER: G 985.31 kWh/m2/yr
No. 800195026



Unit 3:

672 sq.m. (7,230 sq.ft.)

- Single span steel portal frame construction
- Insulated metal deck walls and roof
- Double sliding Bolton loading doors – approx. 13.5m wide
- Clear headroom approx. 3.8m wide
- Fluorescent strip tube lighting
- Reinforced concrete floor with power floated finish

BER: D1 313.27 kWh/m2/yr
No. 800195034



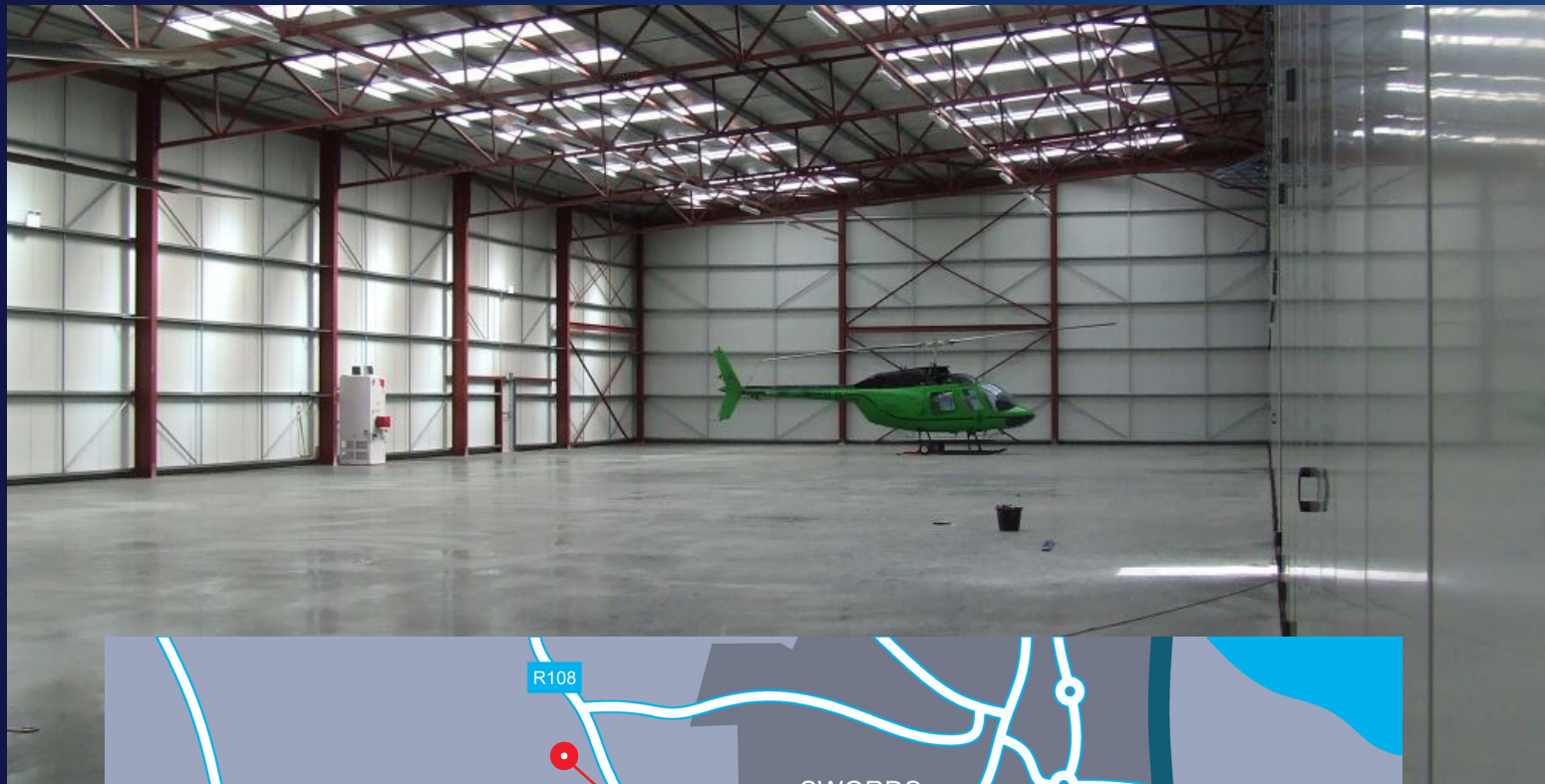
Unit 4:

1,497 sq.m. (16,115 sq.ft.)

- Steel frame construction
- Insulated metal deck roof incorporating perspex roof lights
- Three 18m wide loading doors
- Clear headroom c. 3.9m
- Reinforced concrete floor with power floated finish
- Fluorescent strip tube lighting
- Oil fired blow air heating system
- Intruder alarm system

BER: C3 653.55 kWh/m2/yr
No. 800195042





Terms:

New flexible lease terms.

Rent:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton

Contact Nicholas Corson or David Rowe on 01 614 7900



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