

To Let

**145 Lakeview Drive, Airside Business Park, Swords,
Co Dublin, K67 W9E4**

15,000 sq ft

- Raised access floors
- Suspended ceiling
- Own door access point



Location

Amenities within close proximity include Airside Retail Park, The Pavilions Shopping Centre, a number of local gyms, Tesco, various hotels and Dublin Airport. Direct link to City Centre via the Swords Express

Description

145 Lakeview Drive provides an own door office opportunity in a sought after location with well know occupiers such as Ryanair, Ricoh and Ingersoll Rand.

This two storey premises provides majority open plan office space with the benefit of cellular offices and a kitchenette facility.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	7,500	696.77	Available
1st	7,500	696.77	Available
Total	15,000	1,393.55	

Building Energy Rating

BER: C1

BER No: 800100216

EPI: 354.13 kWh/m²/yr

BER

This property has been graded as -.

Rent

€18 per annum

exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: €2.53 per sq ft

(based upon Rateable Value: €212,000)

Based on 2020 valuation

Service Charge

€1.50 per sq ft Service charge shown is the estate charge

Estate Charge

€1.50 per sq ft Estimate figure



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