



Penthouse Office Suite To Let.

4th Floor, Swift Square, Block 2,
Northwood, Santry, Dublin 9.



Penthouse office suite extending to approx. 8,700 sq. ft.



Ideally located 1km from both the M1 and M50 arterial routes.



Fully fitted accommodation with furniture included, suitable for office, educational or medical use (SPP).



Excellent public transport connectivity including various Dublin Bus routes.



Proposed Metrolink Station located within a 6-minute walk.

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PSRA Licence No. 001223



Location

Swift Square enjoys an unrivalled location in Dublin just off Junction 4 of the M50. This prime position offers exceptional connectivity for businesses seeking an office address in North Dublin. Situated only 1km from the M50, the property provides easy access to the Greater Dublin Area and is within a 10-minute drive of Dublin International Airport - ideal for both national and international businesses.

The nearby Dublin Port Tunnel offers direct access to Dublin City Centre, ensuring an efficient commute for both staff and clients. Public transport is excellent, with Swift Square benefiting from a dedicated stop on the Quality Bus Corridor. This high-frequency service connects the property to Dublin City Centre, Dublin airport, and various suburban destinations.

Amenities in the immediate area include Costa Coffee, BD Gyms, Gulliver's retail Park, Omni Park Shopping Centre and IKEA. Occupiers in the immediate area include Tesco Distribution Centre and BMW Group Ireland.

Description

The property comprises one penthouse office suite extending to approx. 8,700 sq. ft. The accommodation is provided fully fitted to include furniture and is ready to immediately occupy. The suite provides a mix of open-plan and private office accommodation, large boardroom and reception area. Specification includes raised access flooring, suspended ceilings, air conditioning, LED lighting and shower facilities. There is a total of 15 car spaces available.

The building is occupied by a principle tenant, however the building is set-up for multi-tenancy and has operated this way for many years.

On inspection, potential tenants will notice the new residential accommodation being provided by Cairn Homes PLC on two adjoining sites and the existing residential leasing and buying opportunities on Northwood Avenue.





Accommodation Schedule (NIA)

Floor	Area (Sq. M.)	Area (Sq. Ft.)
Fourth Floor Suite	743	8,700

Lease

Available by way of new lease.

Viewings

Strictly by appointment with sole leasing agents Colliers.

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AGENTS



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