

AVAILABLE FOR
Sublet / Assignment

Delta House

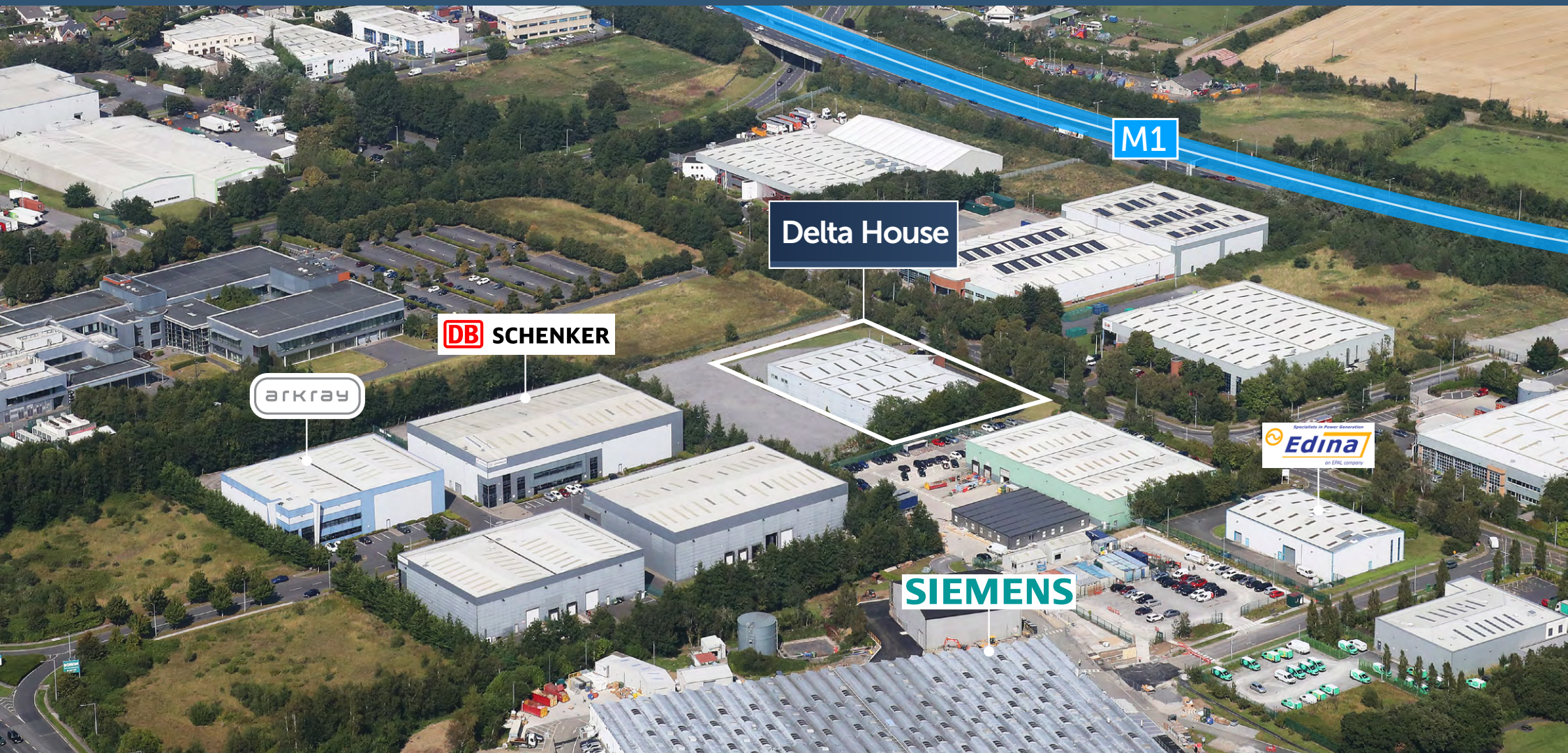
Swords Business Park | Swords | Co. Dublin



savills

**Modern, detached industrial unit with two storey office accommodation
comprising 26,311 sq ft / 2,444 sqm**

Modern, detached industrial unit with two storey office accommodation



Location:

Delta House is located within Swords Business Park. The property is within close proximity to the R132 and the M1 motorway providing easy access to all main arterial routes to and from Dublin. The surrounding area is an established industrial location.

Location	Distance	Drive Time
M1 (J4)	2.6 km	3 mins
Dublin Airport	5km	6 mins
M50	7.6 km	9 mins
Dublin Port	15.6 km	14 mins
Dublin City Centre	15.5 km	14 mins

Delta House

Swords Business Park | Swords | Co. Dublin

Modern, detached industrial unit with two storey office accommodation

Description:

Delta House is a modern, detached industrial unit with two storey office accommodation to the front elevation extending to approximately 26,311 sq ft with ample car parking provisions on a total site area of approx. 1.5 acres.

Warehouse:

- Modern warehouse extending to approx. 19,726 sq ft.
- Steel portal frame construction with full height profile metal wall cladding.
- Twin skin metal deck roof incorporating 10% translucent panels.
- The warehouse benefits from an eaves height of approx. 6.7m.
- Loading access is provided via 1 no. automated roller shutter door.
- 22 no. marked car parking spaces to the front of the unit.

Offices:

- Two storey office accommodation extending to 6,585 sq ft to the front elevation of the unit.
- Feature entrance hall and reception area.
- High specification office accommodation with carpet flooring and a mix of suspended and exposed ceilings throughout.
- The office accommodation benefits from a boardroom and staff facilities including a staff canteen.

Schedule of Accommodation

	sq m	sq ft
Warehouse	1,832.61	19,726
Offices	612	6,585
Total	2,444	26,311
Site Area	1.5 Acres	



Neighbouring Occupiers:

DB SCHENKER

arkray

arvato

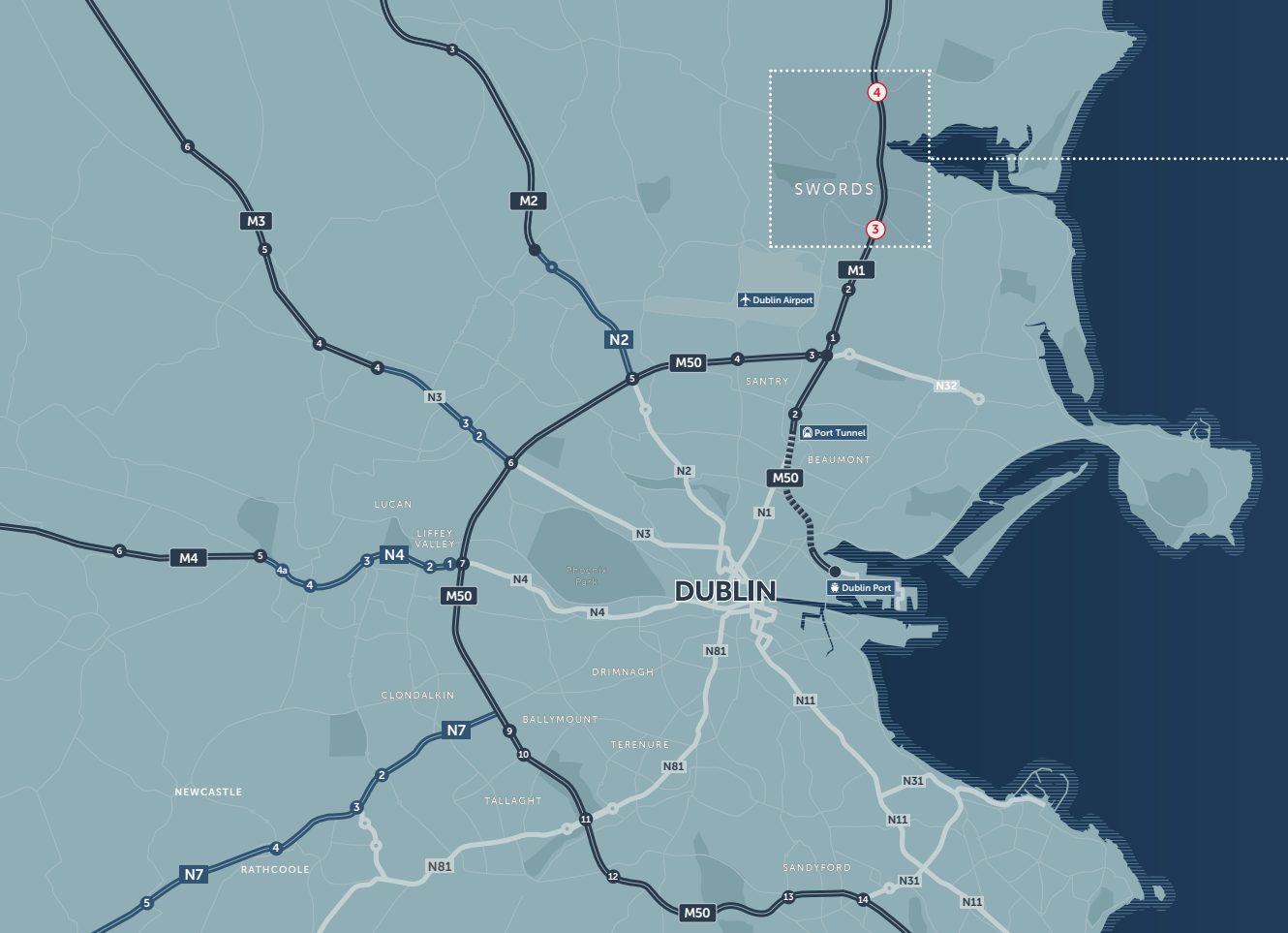
AK ABCOKOVEX

SIEMENS

RENISHAW

Delta House

Swords Business Park | Swords | Co. Dublin



Further Information

Inspections

All inspections are strictly by appointment through the sole agent, Savills.

Rates

The rateable valuation of the property is €158,800. The rates payable for 2025 are approx. €28,520.

BER



Rent

On Application.

Zoning

The subject property is zoned MRE – 'Metro and Rail Economic Corridor' under the Fingal County Development Plan 2023-2029.

Contacts:

For Further Information or to arrange an inspection, please contact:

JARLATH LYNN

E jarlath.lynn@savills.ie
M +353 86 440 7496

ANDREW GERAGHTY

E andrew.geraghty@savills.ie
M +353 86 450 9942

savills

PSRA No. 002233

PROPERTY MISREPRESENTATION ACT. The Vendors/Lessors and their Agents give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor Savills UK nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor Savills UK nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. Designed and produced by Creativeworld. Tel +44 [0] 1282 858200. January 2026.