

AVAILABLE FOR
Sublet / Assignment

Delta House

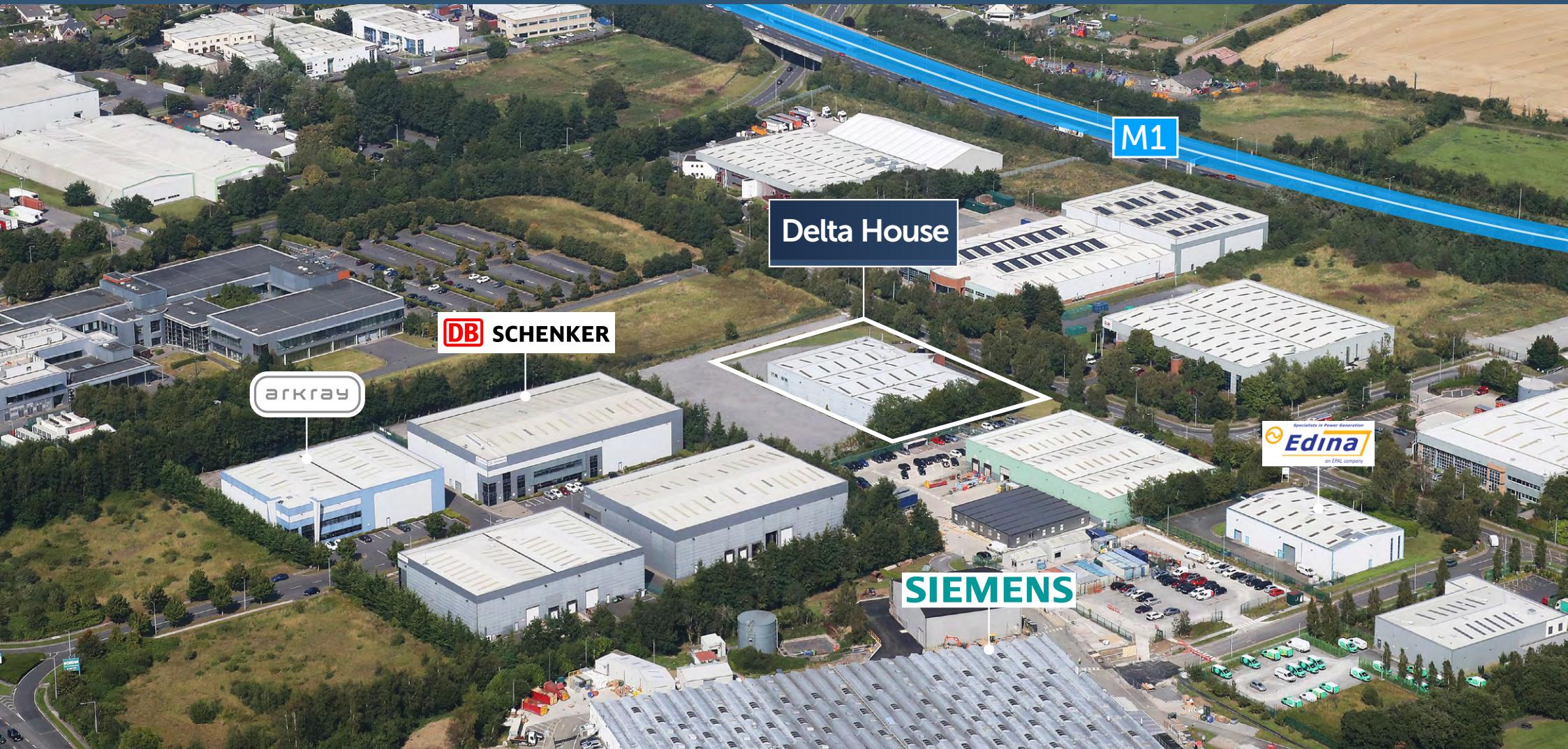
Swords Business Park | Swords | Co. Dublin



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.

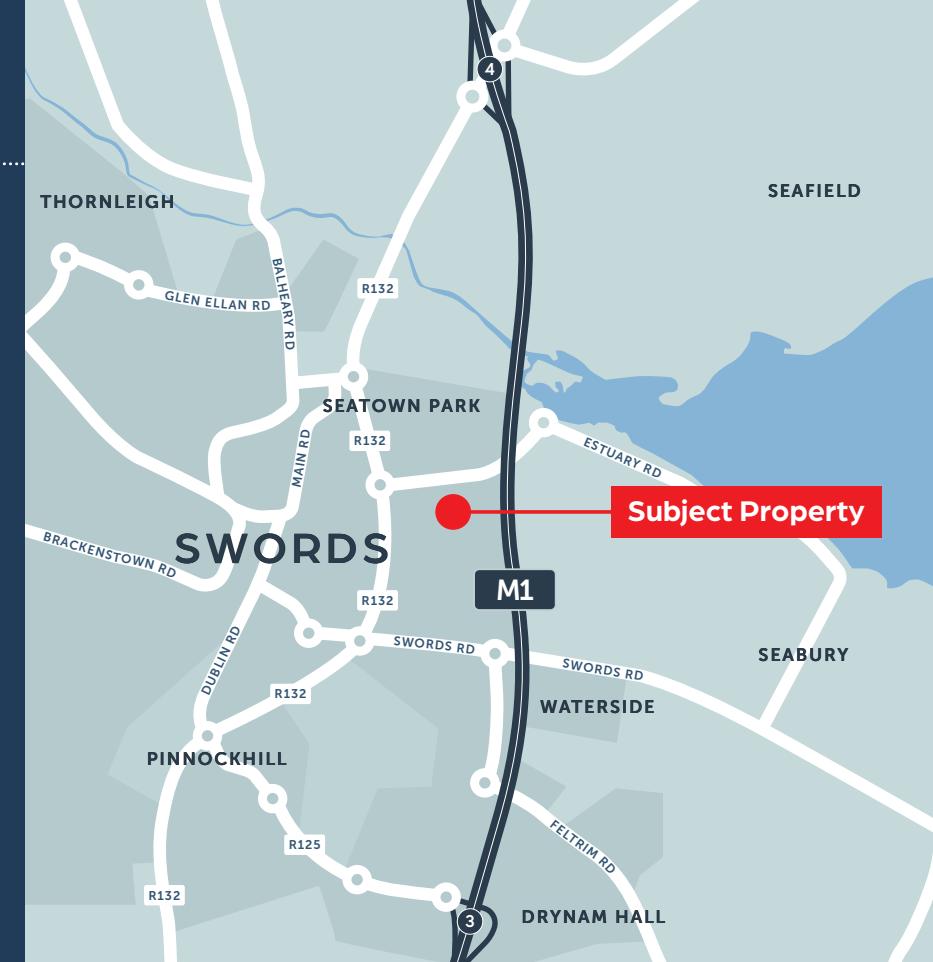
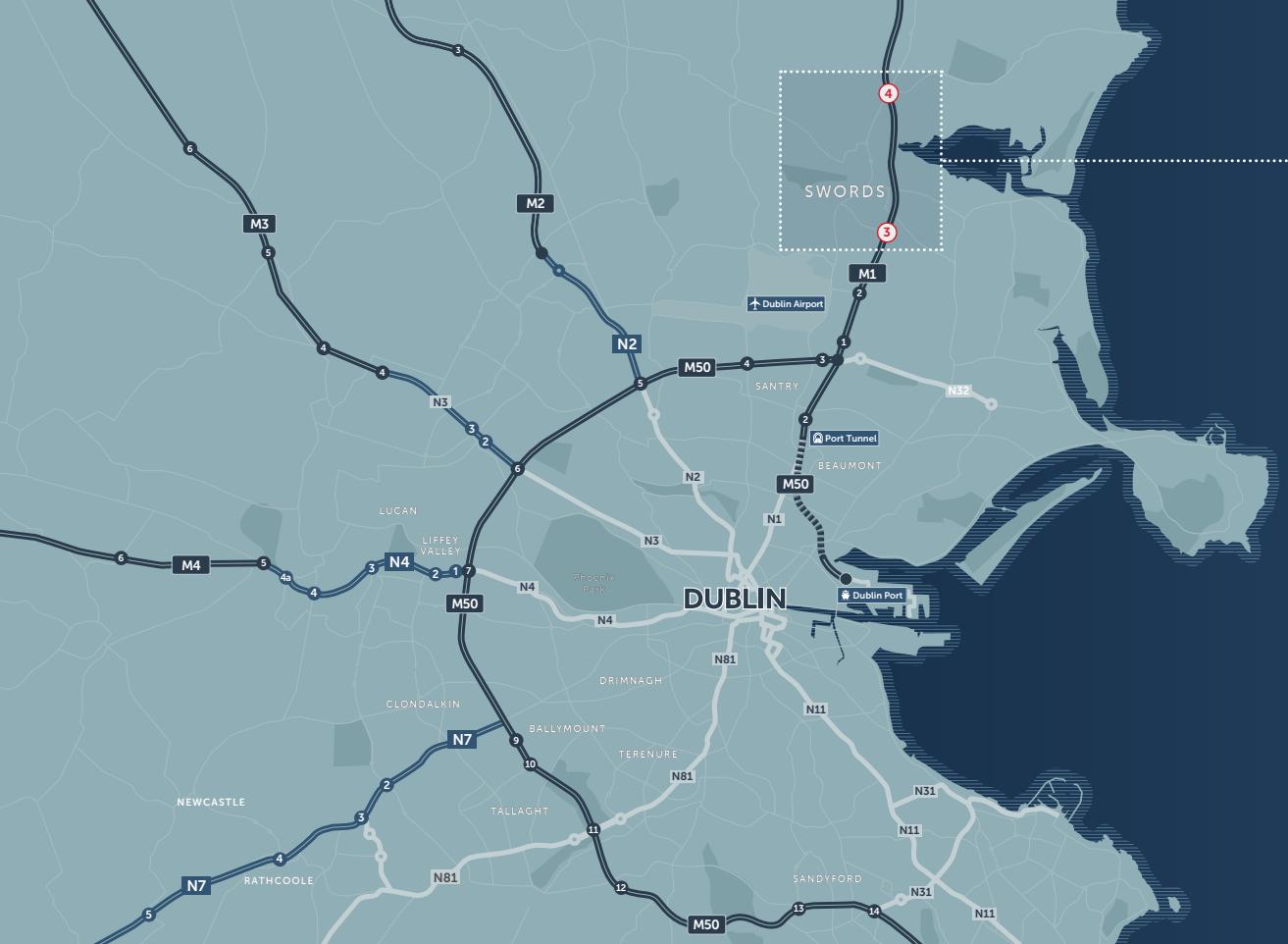
Schedule of Accommodation

| | 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:





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:

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