

North Dublin  
Corporate Park  
Swords K67 R2KO

**To let**  
**Fully refurbished**  
**industrial/logistics unit**  
Unit E - 32,943 sq ft (3,061 sq m)



Chancerygate

# Strategic locations. Sustainable buildings.

North Dublin Corporate Park is strategically located on Swords Rd (R132), close to the M1 and M50 motorways and perfectly suited for industrial and logistics occupiers looking to serve Dublin City and the Greater Dublin Area.

Access to the site via Junction 3 of the M1 linked by the R125 and R132 regional road arteries. Dublin Airport is just 6 minutes drive away.

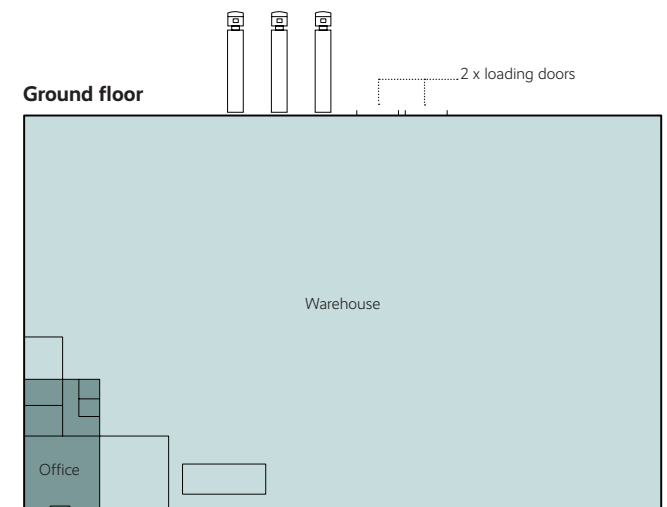
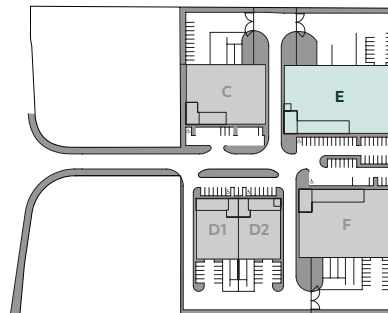


## Accommodation

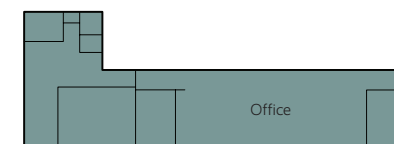
All areas are approximate on a GEA (Gross External Area) sq ft basis.

	SQ M	SQ FT
<b>Warehouse</b>	2,602	28,002
<b>Office/staff facilities</b>	459	4,941
<b>Total</b>	<b>3,061</b>	<b>32,943</b>

Site plan



First floor



# Industrial/logistics unit

## 32,943 sq ft (3,061 sq m)



9.5m clear  
internal height



34m  
yard depth



3 dock levellers &  
2 loading doors



Private gated yard  
with electric gates



LED lighting



Generous parking  
facilities



24/7 access

This high bay, industrial/logistics unit will be subject to a comprehensive capital investment programme.

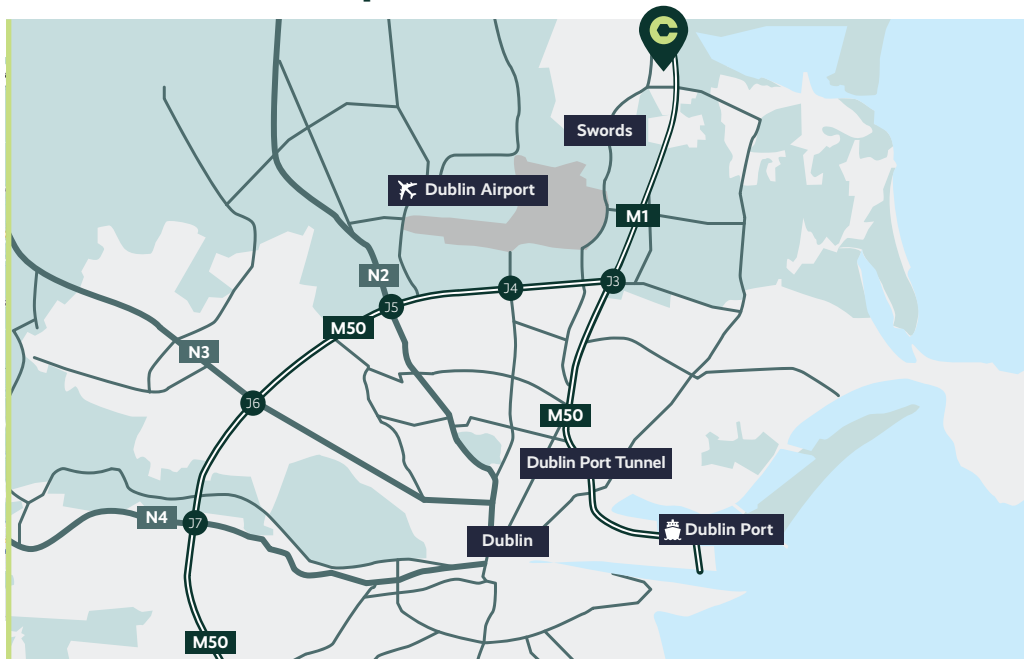
The outcome will be a modernised, occupier centric premises delivering, market beating amenities and low operating costs.

Fitted offices to include new VRF heating/cooling, up-to-date staff facilities and high-efficiency LED lighting throughout.



# Right spaces. Right places.

## North Dublin Corporate Park, Swords, Dublin K67 R2K0



Road	Distance (km)	Airport	Distance (km)
M1 Motorway	2.9	Dublin	4.1
M50 Motorway	7.6	Belfast	167
Dublin Port Tunnel	8.9		
N2 National Road	13.5		
N3 National Road	17.6		
N7 National Road	25.3		
Dublin City Centre	14.8		

### Public Transport

Well served by public transit including future BusConnects

Current

**BER C3**

Post refurb target

**BER B1**

### Contact agents to find out more



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. March 2026 | 252666.03/26

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