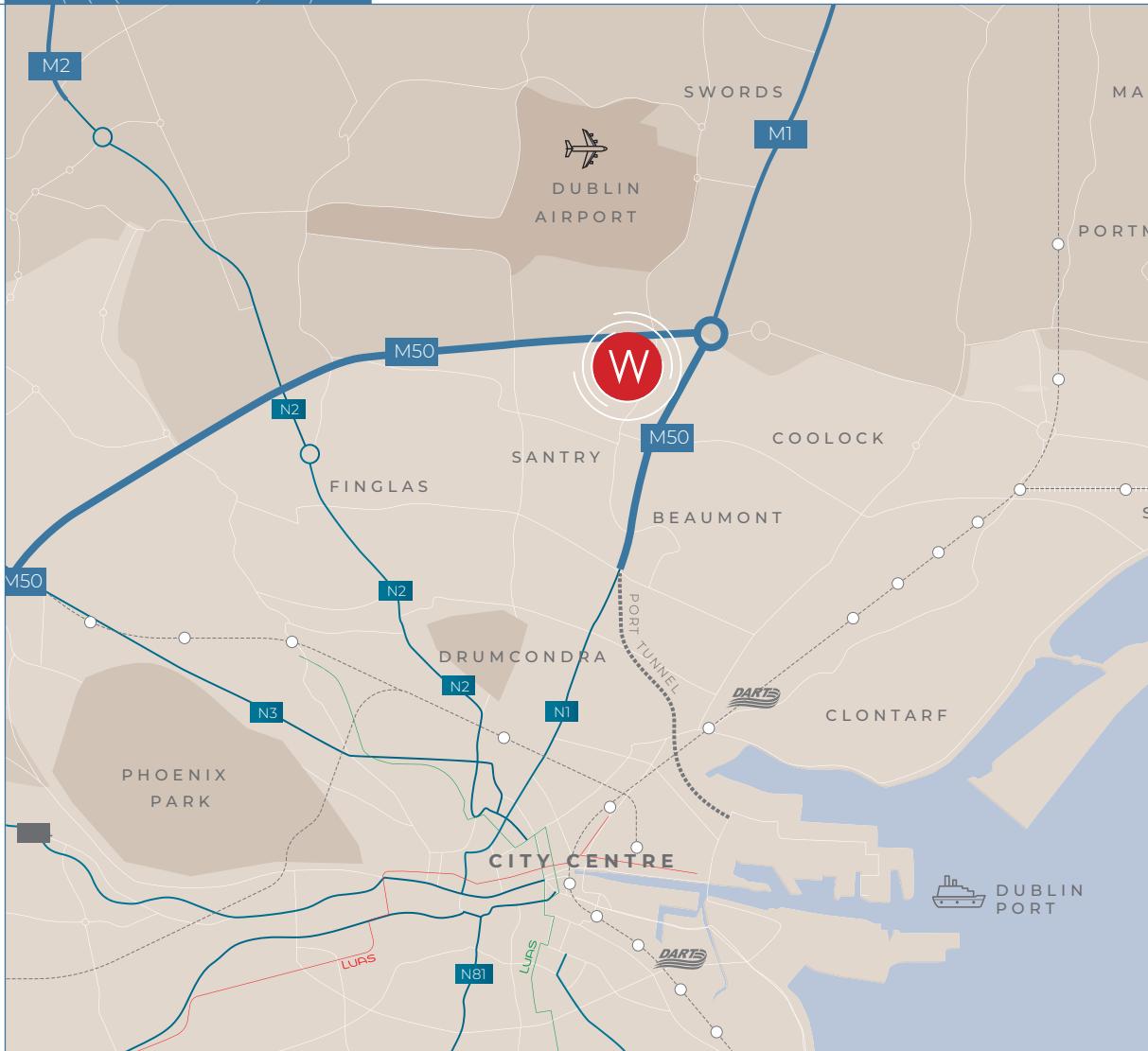


TO LET

669 sq.m of office space



2.3 Woodford Business Park
CO. DUBLIN, D17 N603



DRIVE
Times



M50
3 min



Airport
7 min



Dublin Port
17 min



City Centre
23 min

Location

The property is located in Woodford Business Park, a prominent site facing Swords Road. The property is accessible from the old Swords Road, just minutes from the M1/M50 interchange and 2.9 km from Dublin International Airport. This location has excellent transportation links, such as the Dublin Port Tunnel. Swords Road and Santry are also well served by several bus routes that connect suburban and city centre locations.

The surrounding area is an established office location with nearby developments including: Northwood, Clonshaugh Business and Technology Park, Furry Park, and Santry Hall Business Park.

The immediate vicinity has a mixed range of commercial uses and amenities including the Crowne Plaza Hotel, Ben Dunne health and fitness center, Gulliver's Retail Park, a Sports Centre, and a Medical Centre. Santry village also has several cafes and restaurants.

Occupiers within the estate include CAE Parc Aviation, Fórsa Trade Union, McKesson Ireland, Oxendale, Keenan Property Management, and Airline Flight Academy.

THE IMMEDIATE VICINITY



Description

Block 2.3 Woodford Business Park offers a modern office building in a prominent site facing the Swords Road. The property comprises a two-storey terraced office building. Externally the block is clad with concrete, metal cladding and curtain glazing.

The available accommodation includes the first floor which extends to an estimated gross internal floor area of 7,203 sq.ft and offers occupiers fully fitted accommodation on flexible terms. The floor layout is a mix of open plan, cellular offices, computer rooms, meeting rooms, reception, and a large kitchenette/breakout area.

The building has a central core which provides access to the stairwell and 2 x passenger lifts as well as male, female, and accessible toilet facilities on each level.



Features include:

- > Fully fitted office with furniture
- > Raised access flooring with carpet tiles
- > Suspended ceilings
- > Daikin air conditioning
- > Staff canteen area
- > Ample floor boxes
- > Open plan accommodation
- > Meeting rooms
- > 25 car spaces

TERMS

Available on a new lease.

RENT

On Application

BER

BER C2

VIEWINGS

Strictly by prior appointment through sole agents Lisney

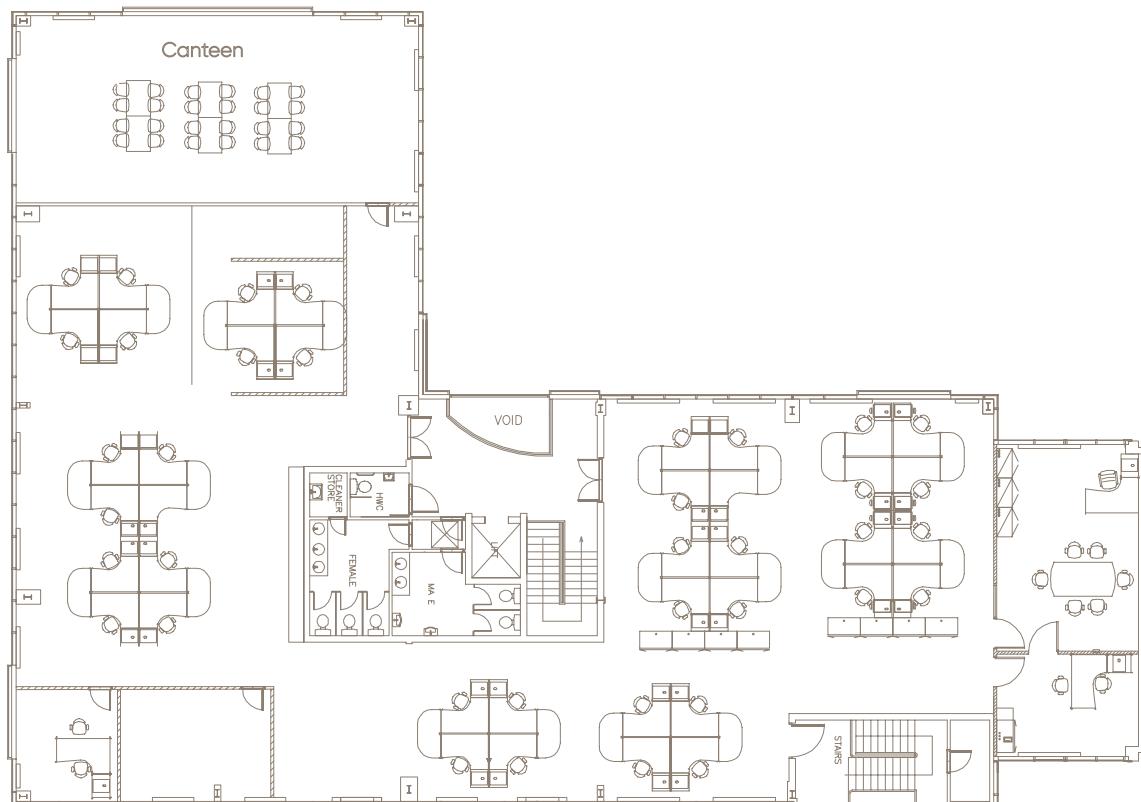
SOLE AGENTS**Paul Hipwell**

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Katie Doyle

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First Floor Layout



FOR ILLUSTRATIVE PURPOSES. NOT TO SCALE.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney.