

WAREHOUSE TO LET

**Santry Hall Industrial Estate
Swords Road,
Santry, Dublin 9**



- Flexible Short Term Lease of up to 5 years
- Detached Warehouse Facility
- Easily accessible from M1, M50 & Airport
- c. 6,377m² / 68,641 ft² GIA
- Extensive Yard Space
- Total Site Area c. 1.45 hectares / 3.58 acres



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SANTRY HALL INDUSTRIAL ESTATE,
SWORDS ROAD, SANTRY, DUBLIN 9

LOCATION

The warehouse is located in Santry Hall Industrial Estate on the west side of the Swords Road adjacent Omni Park Shopping Centre.

The property is c. 1km the M1, c. 2km from J3 of the M50, providing excellent access to the national road network, Port Tunnel, and Dublin Airport.

DESCRIPTION

The property comprises a detached warehouse facility with extensive hard standing. The main warehouse building is divided into three interconnecting sections, with two smaller units fronting onto the hardstanding yard. Internal heights range from 5.3 to 6.3 metres. There are 2 dock levellers and 9 roller shutter doors.

CONTACT AGENTS

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Commercial Property Consultants



ACCOMMODATION - Gross External Area

Main Warehouse	5,879 sq.m.	63,280 sq.ft.
Warehouse 2	307 sq.m.	3,304 sq.ft.
Warehouse 3	191 sq.m.	2,056 sq.ft.
Total	6,377 sq.m.	68,640 sq.ft.

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

RATES

The property is assessed for Rates on a valuation of €221,000 and the rates payable for 2024 €61,216

TERMS

The property is available immediately on a flexible short term lease of up to 5 years.

BER RATING

BER No. 800534711
EPI 115.8 kgCO₂/m²/yr 2.46



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