

Unit 43 Airways Industrial Estate, Swords Road, Dublin 9

TO LET BY ASSIGNMENT OR SUB LEASE

- **Modern mid-terraced Business/Industrial Unit.**
- **Accessible to the M1, M50, Dublin Airport & Dublin Port Tunnel.**
- **Flexible lease terms available.**



LOCATION

The subject property is located in Airways Industrial Estate which is approximately 8km north of Dublin City Centre, on the old Airport Road. The estate backs onto the M1 motorway and is in close proximity to Dublin Airport and Dublin Port Tunnel.

Airways Industrial Estate is located on the edge of Santry Village, Other occupiers within the estate include, FEDEX, Brother International Corporation, Parceline and OTIS.

DESCRIPTION

The subject property comprises a mid terraced business/ industrial unit incorporating two storey offices, staff facilities and a warehouse area.

The building is of steel frame construction with internally painted block walls to the eaves, and a reinforced concrete floor in the warehouse area. There are also suspended fluorescent light fittings throughout, with emergency lighting signage also provided. Access to the warehouse is via a spring loaded up and over door. (3m x 3.9m).

There is a two storey office section to the front of the building, which provides a mix of open plan and cellular offices, toilets on each floor and a canteen/kitchenette area. There is a modern finish throughout with suspended ceilings incorporating recessed light fittings, plastered and painted walls, carpets and wall mounted radiators in each office.

ACCOMMODATION

	Floor Area Sq.m.	Floor Area Sq.ft.
Two Storey Offices / Staff Facilities	184.77	1,988
Warehouse	169.04	1,819
Total	353	3,807

RATES

RV – €126.97

The Fingal County Council Multiplier for 2009 is 68.64.

SERVICES

We understand all main services are connected.

LEASE

The property is held under a lease for a term of 35 years from 20th January 1992 at a current rent of €40,250. The unit is available to Let by Assignment of the existing lease or by Sub Lease, subject to landlords consent.

POTENTIAL

The property is ideally suited to tenants looking to acquire a modern business/industrial facility within ease of access of Dublin Airport, Dublin Port Tunnel, the M50 and M1, and Dublin City Centre.

VIEWING

Strictly by appointment with the sole letting agents.

CONTACT

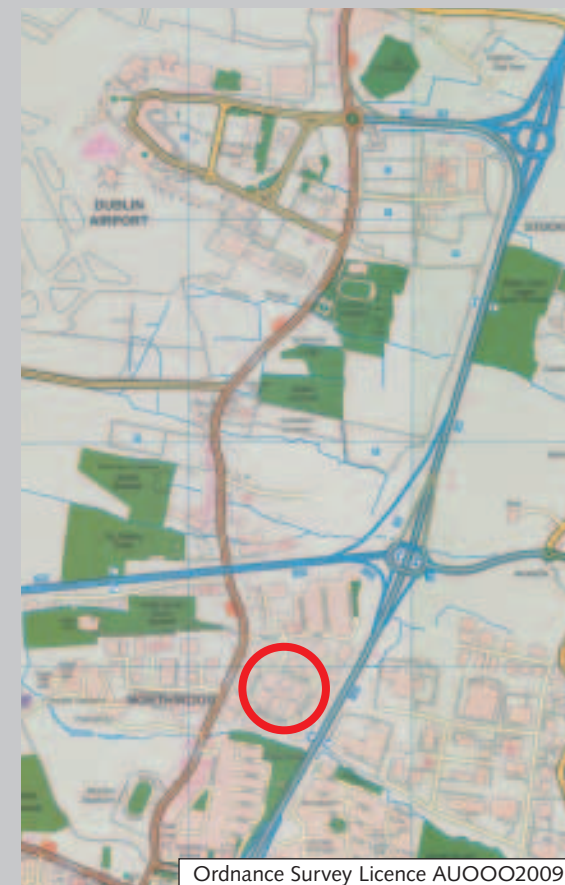
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Note: The foregoing particulars are for guidance purposes. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.