

SWORDS

ENTERPRISE PARK

SWORDS ENTERPRISE PARK, FELTRIM ROAD, SWORDS, CO. DUBLIN

For Sale by Private Treaty | Tenants not affected

TWM

HIGH YIELDING MULTI LET INDUSTRIAL/ENTERPRISE SCHEME



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Attractive investment opportunity to acquire a high performing enterprise park with strong reversionary rental performance.

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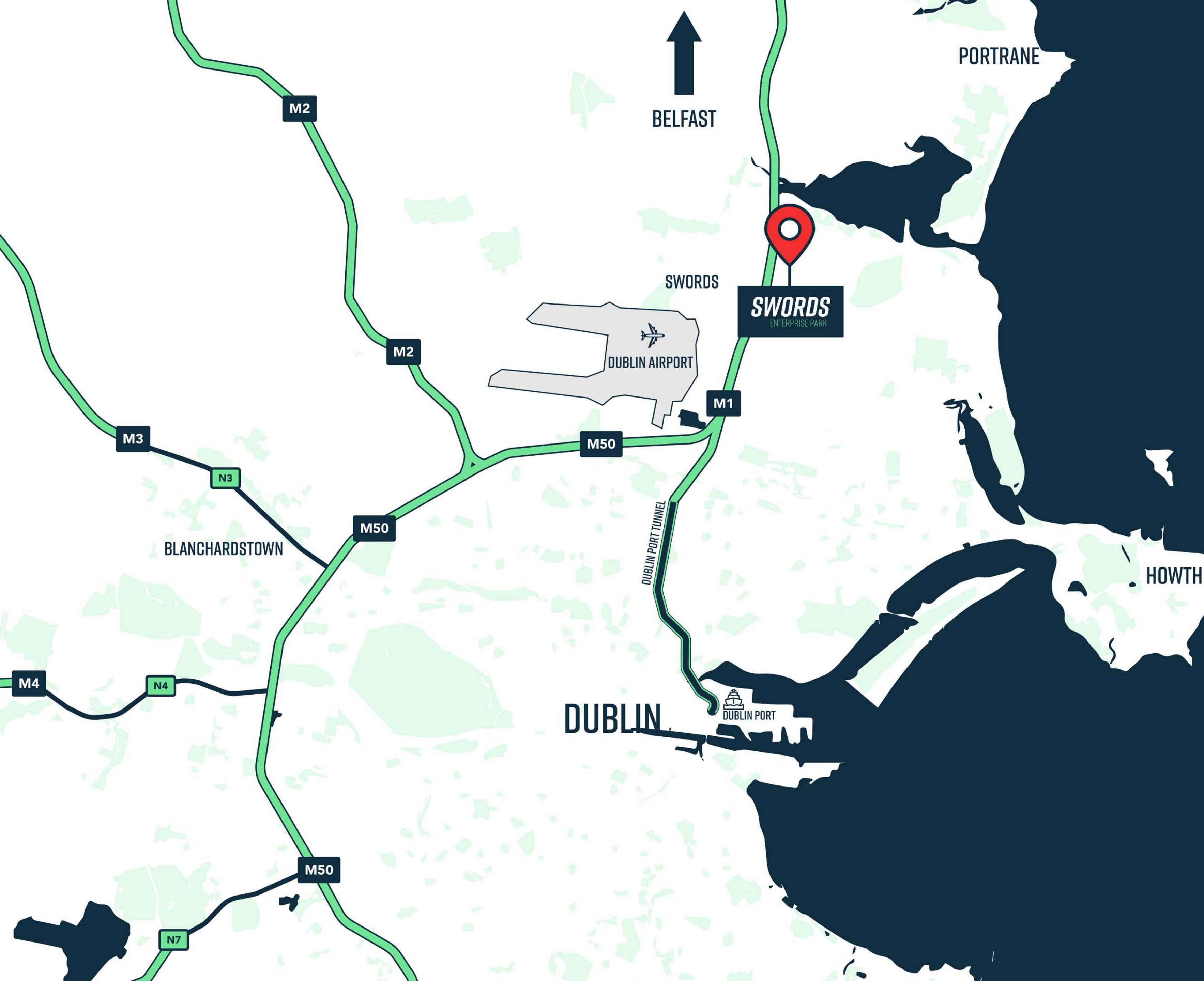


INVESTMENT HIGHLIGHTS

-  Core enterprise park location
-  Portfolio of 61 enterprise units contained in a development of 72
-  Close proximity to M1, Dublin to Belfast route
-  Attractive location with Dublin Airport approx. 5km south of the property
-  94% occupied providing opportunities to increase rent roll
-  Total passing rent of €1,514,474 p.a.*
-  Total floor area extending to 7,482.5 sq.m (80,542 sq.ft)
-  Opportunity to drive rental growth with the potential to achieve close to 10% on reversion
-  BER B2-G



*The rental figure quoted is as of 23rd January 2025 and includes deals that are in legals



DRIVE TIMES

-   **4 MINS**
M1 Motorway
-   **7 MINS**
M50 Motorway
-   **7 MINS**
Dublin Airport
-   **9 MINS**
Dublin Port Tunnel
-   **21 MINS**
Dublin City Centre
-   **52 MINS**
Northern Ireland

*Times taken from Google maps - off peak.



LOCATION

Swords Enterprise Park is strategically located in a prominent cluster of business parks which surround the M1, the main arterial corridor linking Dublin and the M50 to Belfast.

Swords is the administrative capital of Fingal County, and the population exceeds 46,000 (Census 2022) providing employers with access to a wealth of talent. Designated as a “Key Town” in the Fingal Masterplan 2023–2029, Swords is viewed as having the capacity and future potential to accommodate above average growth in the region with the requisite investment in employment creation, services, amenities and sustainable transport.

The population of Swords is expected to increase to 100,000 by 2050, significantly increasing the labour market. Swords has developed as a key commercial hub in the Dublin region. It is home to a variety of multinationals and SMEs with a notable clustering of companies within the pharmaceutical, educational, healthcare and aviation sectors.

Swords Enterprise Park is located on Feltrim Road and benefits from close proximity to the Feltrim flyover of the M1. Access to the M1 is approximately 2 km south of the scheme at Junction 3 providing access to Dublin Airport, Dublin Port Tunnel, the M50 and Dublin City Centre. The area is served by bus routes such as the No. 43 and the No. 102. Local amenities in the area include Swords Pavilions Shopping Centre and Airside Retail Park.





DESCRIPTION

The development comprises of 61 enterprise units, 33 light industrial and 28 workspace/office. Dedicated surface parking at a ratio of approximately 2 spaces for every 1,000 sq. ft are provided. The enterprise park is secured with a recently upgraded CCTV system, steel palisade fencing, and electronically operated gates, providing 24/7 access.

Situated on a total site of approximately 2.78 ha (6.89 ac) within the scheme there are a total of 72 units, of which 61 are contained in the portfolio for sale. The property is arranged in a "L" form along the park's western boundary. It comprises a combination of light industrial and workspace/office structures. The light industrial units feature

brick facades and profile metal cladding, with several providing two-storey office spaces at the front and industrial areas at the rear. The workspace units feature an attractive yellow brick exterior, complemented by areas of plastered and painted render, with entrances positioned under tiled, pitched, and hip roofs.



ACCOMMODATION SCHEDULE

ENTERPRISE UNIT/OFFICE

Enterprise Unit/ Office	Area (Sq Ft) GIA
A1	1,488
A2	1,488
A3	1,673
A4&5	3,281
A6	1,673
A7	1,647
Total	11,248

Enterprise Unit/ Office	Area (Sq Ft) GIA
B1	1,492
B2	1,042
B3	1,008
B4	1,042
B5	1,492
B6	1,492
B7	1,042
B8	1,008
B9	1,042
B10	1,492
Total	12,150

Enterprise Unit/ Office	Area (Sq Ft) GIA
C1	2,189
C2	551
C3	2,200
C4	551
C5	2,189
Total	7,681

Enterprise Unit/ Office	Area (Sq Ft) GIA
D1	1,628
D2	1,655
D3	1,655
D4	1,658
D5	1,283
D6	1,283
Total	9,162

ENTERPRISE UNIT/INDUSTRIAL

Enterprise Unit/ Industrial	Area (Sq Ft) GEA
E3	1,412
E5	1,412
E6	1,554
E7	1,650
Total	6,029

Enterprise Unit/ Industrial	Area (Sq Ft) GEA
F1	1,649
F2	1,669
F3	1,643
F4	1,643
F5	1,643
F6	1,643
F7	1,669
F8	1,649
Total	13,207

Enterprise Unit/ Industrial	Area (Sq Ft) GEA
G1	1,387
G2	766
G3	1,129
G4	795
G8	1,387
G9	770
G10	1,128
G11	770
G12	1,129
G14	1,387
Total	10,677

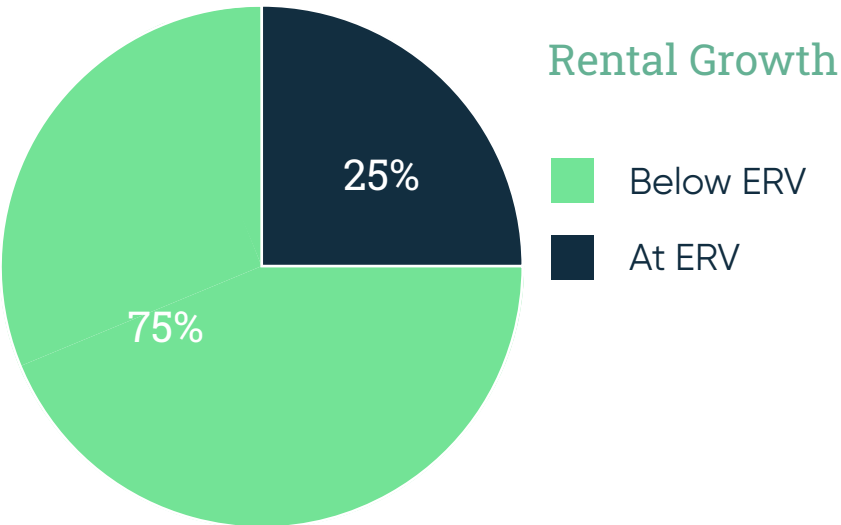
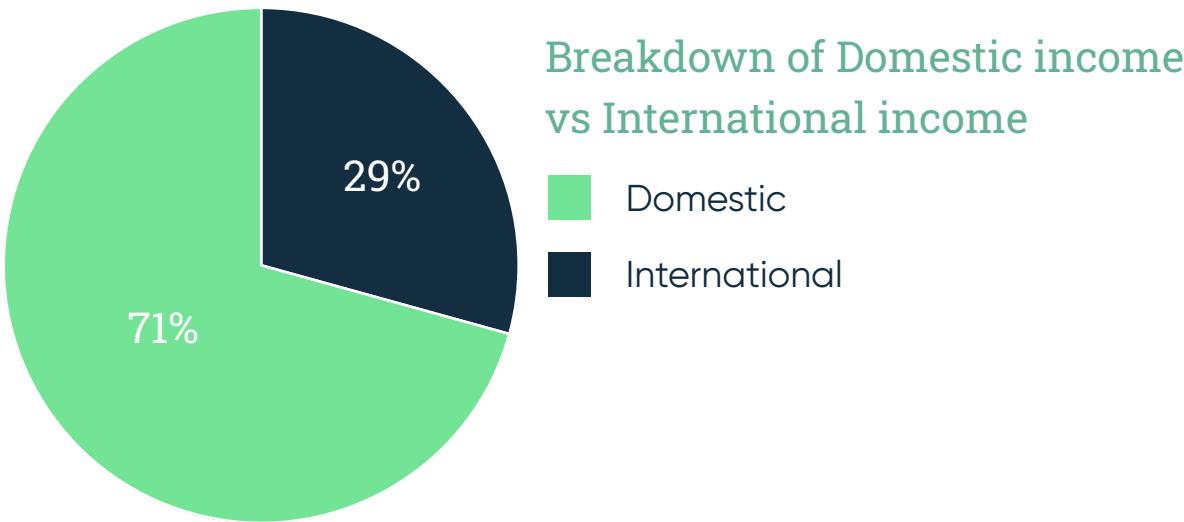
Enterprise Unit/ Industrial	Area (Sq Ft) GEA
H1	1,075
H3	896
H4	1,021
H5	896
H6	766
H7	1,076
H8	1,076
H10	896
H11	1,021
H12	896
H13	767
Total	10,387

PORTFOLIO OVERVIEW

The portfolio comprises a number of domestic and international occupiers on varying lease terms. Due to the number of occupiers, there are various asset management opportunities to grow the rent through regears, lettings and expansion within the park.

€ The average passing rent of the portfolio is below rents which are currently being achieved in the park.

INCOME ANALYSIS



IRISH ECONOMY

Key indicators suggest favourable conditions, including substantial real wage growth, persistently low unemployment, and the possibility of further reductions in interest rates.



4%

The Irish economy is projected to maintain robust growth through 2025.

3.1%

Modified Domestic Demand growth is expected to grow in 2025 by 3.1%.



Meanwhile, the labour market is expected to remain resilient, with the unemployment rate forecasted to hold steady at approximately 4.5%. These indicators highlight a positive economic trajectory for Ireland, supported by both domestic and external factors.



TITLE

Long Leasehold Title for 499 years from 31st January 2008.

ZONING

The property is zoned, 'GE – General Employment' under the Fingal County Development Plan 2023 – 2029.

FLOORPLANS

Floor plans are available for review in the data room.

BER DETAILS

BER: B2 to G
BER numbers and certificates are available in the data room.

VIEWING

Strictly by appointment through the sole selling agent TWM.

DATA ROOM

Further information on the opportunity can be found at <https://swordsenterprisepark.com>.

CONTACT DETAILS

Willie Norse willie@twmproperty.ie +353 86 299 6627 PSRA No. 001835–003771	Stephen Aherne stephen@twmproperty.ie +353 87 346 4982 PSRA No. 001835–008977
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For identification of Blocks only. Not all units within the identified Blocks are included in the portfolio for sale. Full details available in the data room.

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4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

5. VAT may be payable on the purchase price.



PSRA No: 001835

Fleming Court,
Fleming's Place,
Dublin 4,
D04 N4X9,
Ireland
T: +353 1 676 6566
www.twmproperty.ie