

TO LET / OFFICE & MEDICAL USE SUITES

UNIT 8, SWORDS CAMPUS, Balheary Road, Swords, Co Dublin

BER C2

Unit 8 has the best profile within Swords Campus; it is the first unit visible as you drive into the campus. The unit is bright with exceptional floor to ceiling heights and lots of scope for access/egress and potential change of use.

The accommodation is currently fully fitted with numerous glazed partitions and fully furnished; the landlord will consider a refurbishment proposal if required.

- ▶ Floor area 18,711 square feet (1,738 sq.m) subject to measurement.
- ▶ Quoting rent €25.00 per square foot.
- ▶ 50 car parking spaces are available with this unit at an additional rent of €1,000 per space per annum.
- ▶ The tenant is responsible for commercial property rates, building insurance and estate service charges.

LEASING AGENTS CONTACT DETAILS



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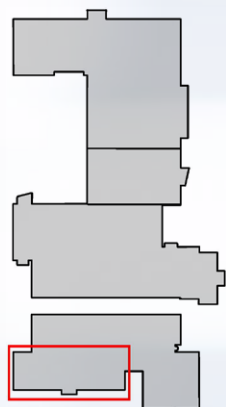
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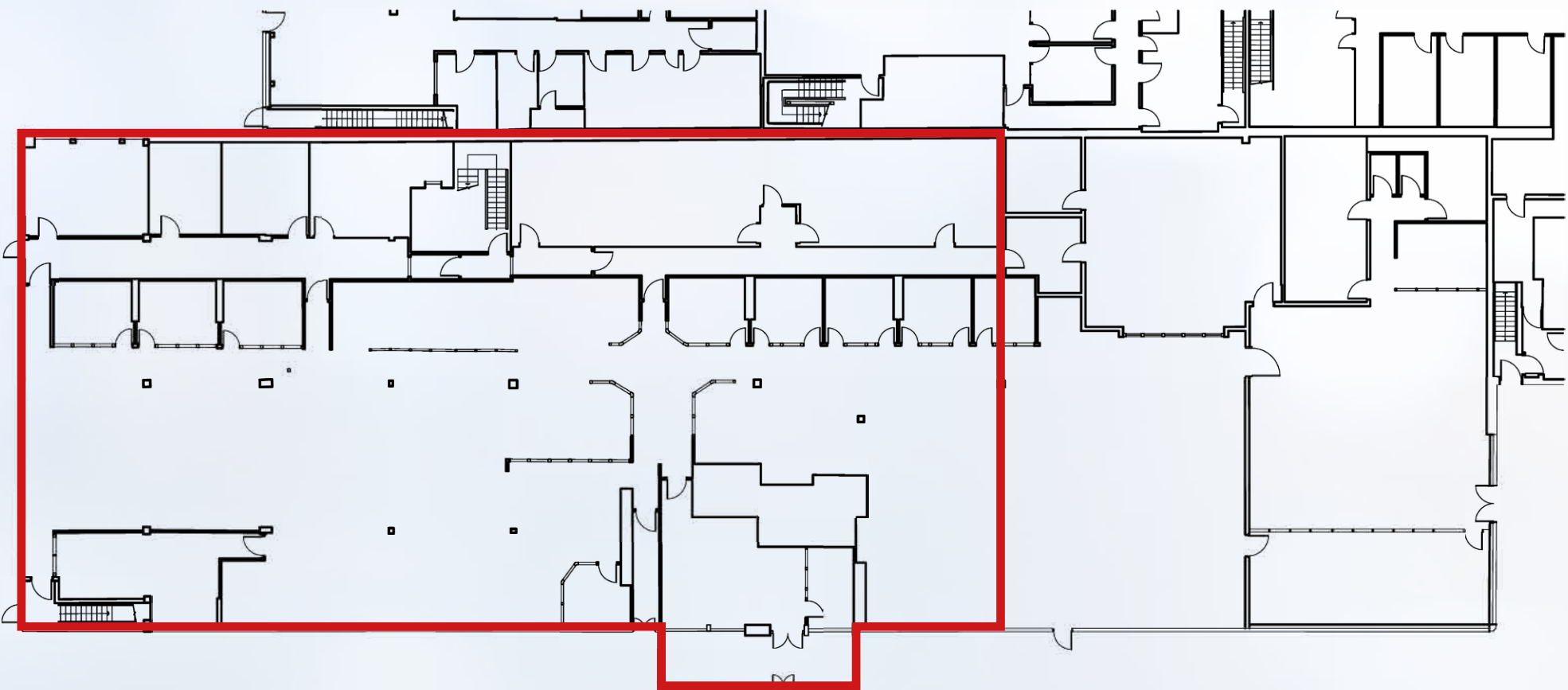
UNIT 8 – INTERNALS



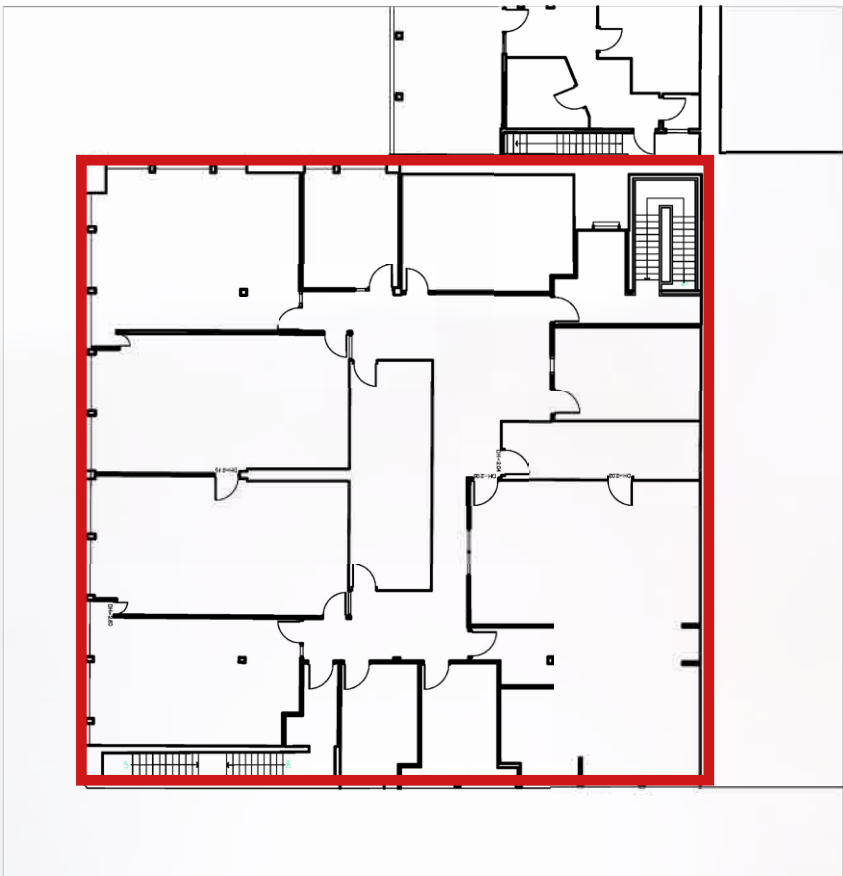
UNIT 8 – FLOOR PLAN



Floor Area
Approx. 1,738 sq.m (18,711 sq.ft) including mezzanine



Ground Floor



Mezzanine

SWORDS CAMPUS PLAN



GROUND FLOOR UNITS



FIRST FLOOR UNITS

MONTESSORI

This unit site plan is provided for guidance purposes only in order to identify the approximate location of tenancies and their unit numbers. This plan should not be relied upon and is not intended to be to scale.