



SEATOWN

SWORDS, CO. DUBLIN

SUBSTANTIAL H.Q. FACILITY

Zoned MRE

FOR SALE

www.seatown-swords.com





Superb HQ Facility of approx. 201,868 sq.ft GIA situated on an extensive site of approx. 16 acres



The facility comprises 2 interconnected office buildings with approx. 447 surface car spaces



The entire site is zoned Objective MRE Metro and Rail Economic Corridor under the Fingal Development Plan 2023 - 2029



Part of the first floor together with 70 car spaces are let to Eason Ltd. for a 10 year term from November 2018 at a current rent of €245,700 per annum



Situated approx. 4 km north of Dublin Airport and approx. 20 km north of Dublin City centre. Exit 4 off the M1 Motorway is within 2km of the property



The Seatown Stop on the proposed MetroLink is to be positioned on the western boundary of the site which will greatly enhance the public transport offering to the site



The entire is held under a 999 year leasehold interest from the IDA





Dublin City Centre

M 50

Dublin Airport

Airside Retail Park

MSD Biotech

Swords Pavilions Shopping Centre

Swords Village

R132

Swords Business Park

St. Colmcille's School

Aldi

M 1

METROLINK
Proposed Seatown stop

A highly accessible location

Asset Overview

The property is a superb HQ Facility situated in Swords Business Park, Swords, Co. Dublin. The facility was established in 1996 when the first building was constructed on site. The facility expanded again in 2002 with a substantial extension to the existing buildings. The entire facility now provides approx. 201,868 sq.ft GIA of office accommodation over 2 floors in 2 interconnected buildings together with approx. 447 surface car spaces. The facility is situated on an extensive site of approx. 16 acres which benefits from 3 vehicular access points to the main estate road.

Part of the First Floor together with 70 car spaces are let to Eason Ltd. for a 10 year term from November 2018 at a current rent of €245,700 pa providing immediate short term income.

The property is situated less than a 500 metre walk from the main street in Swords Village providing easy access to a wide range of restaurants, cafes and shops. Furthermore, Dublin Airport is within 4km of the site while the M1 Motorway is within 2km via Junction 4.



Zoning

The property falls under the Fingal Development Plan 2023 – 2029. Under the Plan, the entire site is zoned Objective MRE Metro and Rail Economic Corridor. The Objective of this zoning is to 'Facilitate opportunities for high-density mixed-use employment generating activity and commercial development and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor'.

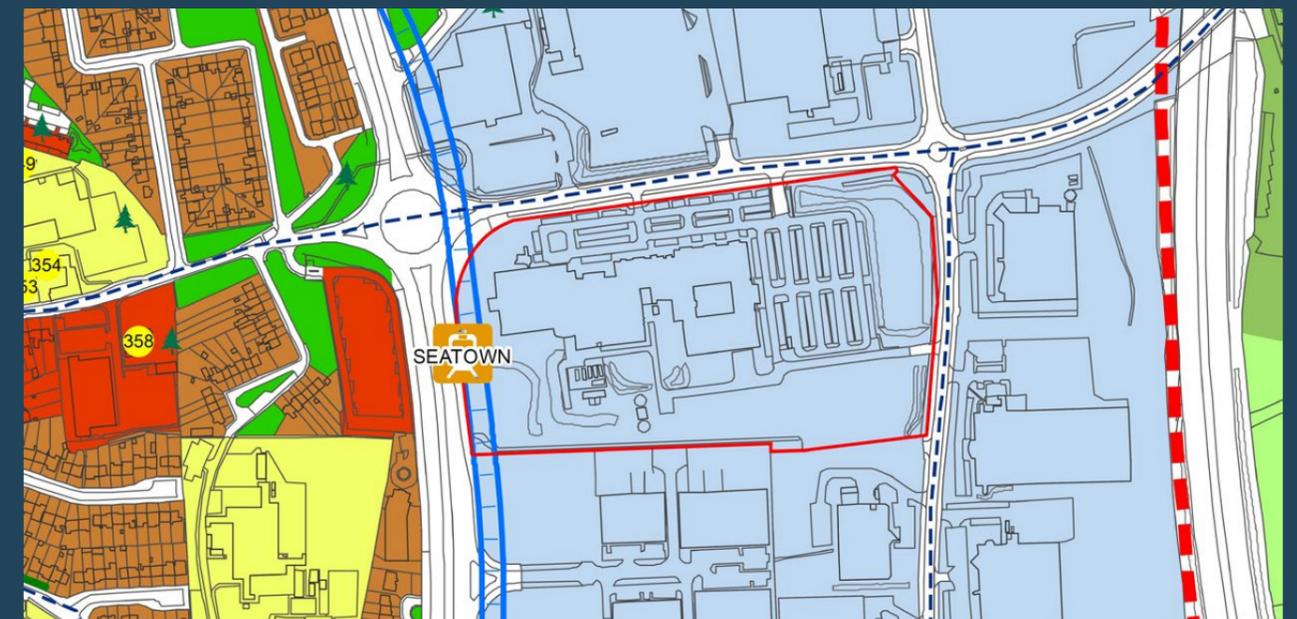
Some of the uses Permitted in Principle include: Office, Residential, Retail, Education, Hotel, Conference Centre, Health Centre and Hospital.

Hughes Planning & Development Consultants have prepared a detailed Planning Appraisal for the site. The report concludes that the construction of an appropriately designed mixed-use scheme upon the appraisal lands would be in line with the orderly planning and development of the area.

The report indicates that a building height of five to eight storeys could be achieved on the appraisal lands subject to the appropriate staggering of heights, relative to the anticipated heights of adjoining lands, and the breakdown of the massing of the development into a number of separate blocks. In relation to the density of development which can be accommodated on site, the report considers a density in the range of 75-110 units per hectare to represent an achievable density (s.p.p.). The full report is available on the Dataroom for the sale.

MetroLink

The Seatown Stop on the proposed MetroLink is to be positioned on the western boundary of the site which would greatly enhance the public transport offering of the site. A section of the site is proposed to be permanently acquired to facilitate the construction of the stop. An additional area is to be required on a temporary basis during construction. A Railway Order has been submitted to An Bord Pleanála in this regard.



Feasibility Study

Given the positive planning and development advice contained in the Hughes Planning & Development Consultants Planning Appraisal report, O'Mahony Pike Architects have been engaged to prepare a Feasibility Study for the site. The study focused on two options.

Study A

Study A looks to provide a Mixed Use Development on the site, integrating the public realm as proposed within the MetroLink design proposal. The study provides for 446 dwellings together with a Community Hub building positioned adjacent to the proposed Seatown Station, which will provide activity and passive surveillance to the public plaza. Additionally, Commercial / Office Uses are proposed overlooking the public plaza allowing for a marker building to this corner of the site and to the road junction.

The west of the site provides for 2 no. blocks of 3 to 8 stories overlooking a new pedestrian street connecting to the station. These blocks will accommodate approx. 236 no. apartments and 6,600 sq.m. of commercial space above a podium carpark. Ground floor provides for a mix of office, retail and creche to support the new community with office accommodation on the upper floors.

The north and east of the site is bound by 3 storey terraces of dual aspect, own door duplex apartments which wrap around the 2 storey housing within the centre of the site. This is organised around a central avenue and local park. All parking is at grade either below podium or on street and 10% Public Open Space provision is proposed in compliance with the National Compact Growth Guidelines (s.p.p.).

Area Schedule

	1 Bed	2 Bed	3 Bed	Total
Apartments	96	112	0	208
Duplex	49	12	77	138
Houses	0	0	100	100
Total				446

	sq.m.	sq.ft.
Commercial / Retail	6,600	71,042
Creche & Amenity	740	7,965
Community Hub	3,630	39,073



Study A - Site Plan



Study A - Massing Study View

Feasibility Study

Study B

Study B looks to provide a Primarily Residential Development on the site with 536 dwellings proposed (an approx. 20% increase on Study A). Study B also maintains a Community Hub building adjacent to the Seatown Station and ground floor uses along a new pedestrian street will deliver a mix of retail and creche to support the new community. This mix of uses, together with own-door dwellings at ground floor will provide activity and passive surveillance to the public realm, as it connects to the MetroLink plaza.

Residential Uses are proposed within the West Blocks overlooking the Seatown Station with further potential for increased heights to a marker building at the corner road junction. Again, 2 no. Blocks are proposed to the west of the site from 3-8 stories overlooking a new pedestrian street connecting to the station. These blocks will accommodate approx. 326 no. apartments.

The north and east of the site is again bound with 3 storey terraces of dual aspect own door duplex apartments which wrap around the 2 storey housing within the centre of the site, all organised around a central avenue and local park. All parking is at grade either below podium or on street and 10% Public Open Space is provision is proposed in compliance with the National Compact Growth Guidelines (s.p.p.).



Study B - Site Plan

Area Schedule

	1 Bed	2 Bed	3 Bed	Total
Apartments	133	165	0	298
Duplex	49	12	77	138
Houses	0	0	100	100
Total				536

	sq.m.	sq.ft.
Retail & Amenity	740	7,965
Creche & Amenity	740	7,965
Community Hub	3,630	39,073



Study B - Massing Study View

Contact

Evan Lonergan
Evan.Lonergan@ie.knightfrank.com
DDI: +353 1 634 2479
Mob: +353 86 830 3381



Finin O'Driscoll
Finin.ODriscoll@ie.knightfrank.com
DDI: +353 1 775 8005
Mob: +353 86 049 2114

20-21 Pembroke Street Upper,
Dublin 2

Dataroom

www.seatown-swords.com

Solicitor

Mairead Sherlock
Email: msherlock@algoodbody.com
DDI: +353 1 649 2109
A&L Goodbody LLP
IFSC,
25-28 North Wall Quay,
Dublin 1



BER Number: 800953648
141.58 kWh/m²/yr 0.91

Viewings:
Strictly by appointment only.

Title

The property is held under a 999 year leasehold interest dated October 1996 acquired from the Industrial Development Agency (IDA).

Subject to Contract / Contract Denied / Without Prejudice

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