FOR LEASE

EMMAUS

LISSENHALL | SWORDS | CO. DUBLIN | K67 Y274







Residential institutional building including 72 en-suite hostel bedrooms

bannon

Opportunity to lease a large residential institutional building with extensive accommodation which includes 72 en-suite hostel bedrooms















The Opportunity

Directly opposite the proposed MetroLink Estuary Station (will feature a 3,000 car-space Park & Ride)

Situated off the M1, 2.3 kms north of Swords

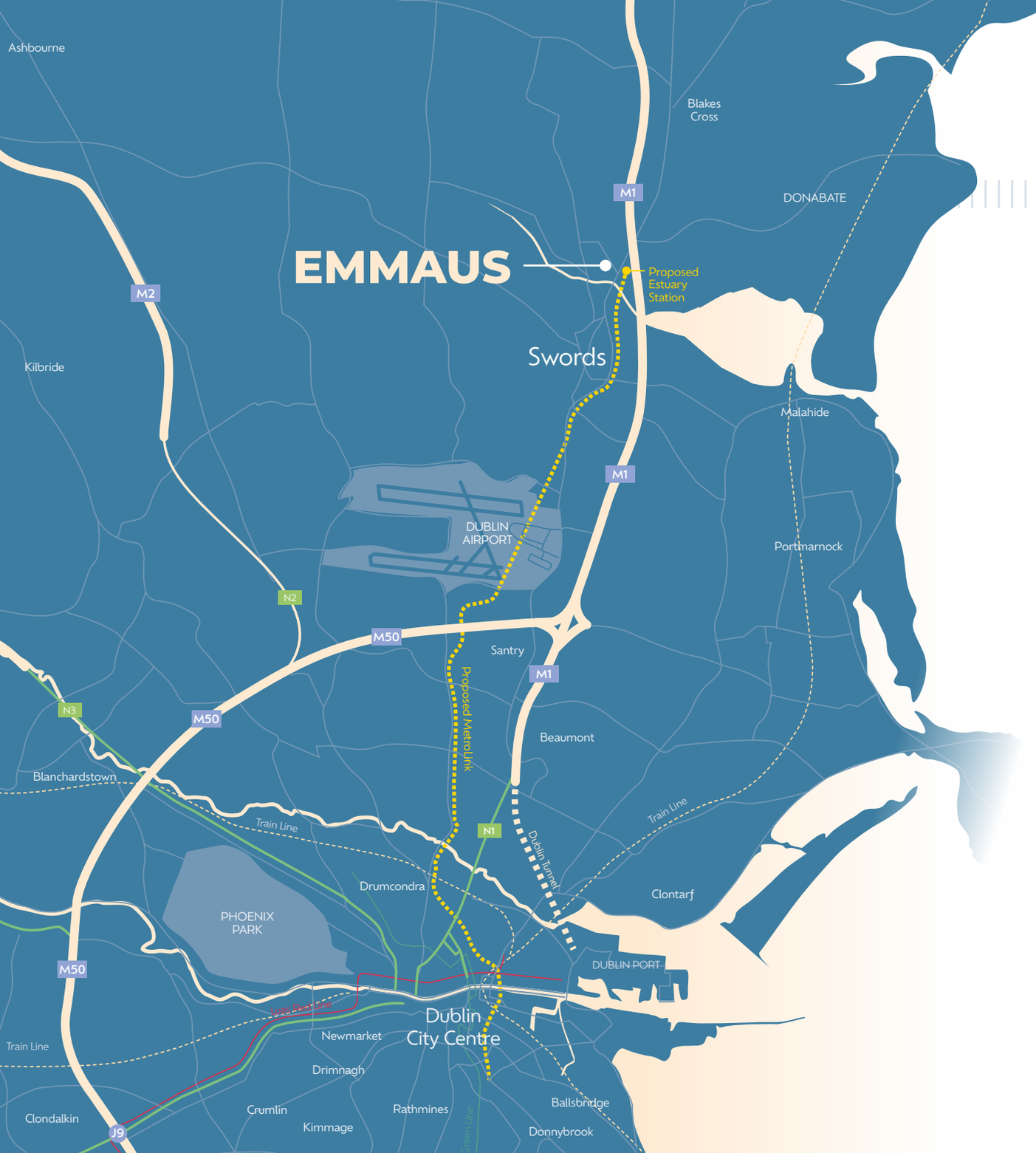
Dublin Bus stop within 300 meters - serving Swords, Dublin Airport and the City Centre

Extensive, recently refurbished hostel of approx. 5,534.6 sq m (59,574 sq ft)

72 large en-suite hostel bedrooms

Ample parking on extensive site

Large quantum of ancillary accommodation: multiple conference rooms, church, catering kitchen



The Location

Emmaus in Lissenhall is strategically located on the northern periphery of Swords in north County Dublin where it is easily accessible via the R132 (old Dublin to Belfast Road) and Junction 4 of the M1 motorway. The M50 motorway (Junction 1) is situated approximately 9 kms to the south. Dublin City Centre is situated approximately 18 kms to the south.

The property is located between Swords and the M1. It is 2.3 kms (1.7 miles) north of Swords. Swords is the third largest town in Ireland with a population of 40,776 as at Census 2022 with Fingal County generally experiencing one of the highest growth rates in the country.

Dublin Airport is one of the largest employment centres in the country, directly supporting 19,900 jobs and is less than a 10 minute drive from Emmaus.

The area is set to undergo further growth in the medium term as a result of the proposed MetroLink which will commence adjacent to the subject property where Estuary Station and a large Park and Ride facility are proposed to be developed. The project is expected to begin construction in 2027 and is targeted to commence operations in the mid-2030's.

40,776 population at Census 2022

Dublin Airport 19,900 jobs

Future growth with MetroLink

METROLINK

The Railway Order for MetroLink was approved by An Coimisiún Pleanála, formerly An Bord Pleanála, in September 2025 and became operative on 12 January 2026. The project subsequently received Government approval to proceed to the detailed tender stage in September 2026. This light rail project will span some 18.8 kms running between Swords in north Dublin to Charlemont in the south city via Dublin Airport, O'Connell Street etc. The scheme will significantly enhance connectivity along the route and facilitate a reduced journey time of just 25 minutes between Swords and the City Centre. Construction is expected to commence in 2027.

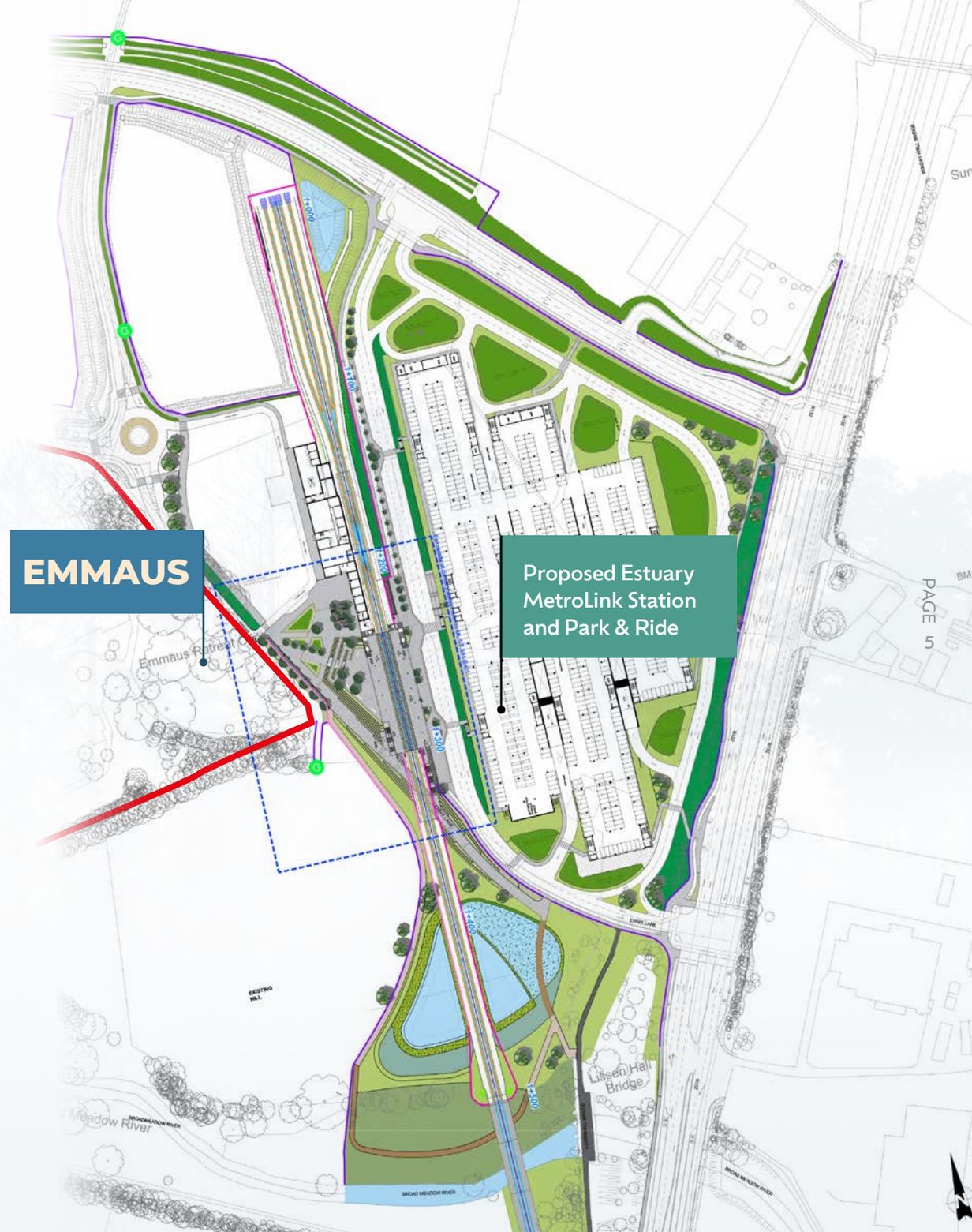
There will be 16 new stations along the route which will operate with fully automated trains capable of carrying up to 20,000 passengers per hour in each direction.

Estuary Station will be the northern terminus for MetroLink and will be situated directly opposite the Emmaus. It will effectively tie-in to the Emmaus property, with Ennis Lane closing to thru traffic.

Estuary Station will feature a 3,000 space multi-storey Park and Ride facility. TII's description of the scheme advises that *'Estuary Station serves a future development zone which will allow housing to develop in an integrated fashion around the station and Park and Ride'.*

Accessibility to the property will be greatly enhanced with the construction of a proposed new distributor road off the R132 which will primarily serve the Park and Ride facility, but which will continue with a proposed roundabout directly in front of the Emmaus Centre.

"MetroLink is a transformative piece of new public transport infrastructure - the first of its kind in Ireland"





The Buildings

Emmaus comprises a large building originally constructed in the 1960's. The total gross internal floor area of the building is in the order of 5,535 sq m (59,574 sq ft) over two main levels.

The existing buildings are primarily two-storey, comprising four interlinking blocks (including a deconsecrated Church) laid out in a staggered 'H' arrangement. The buildings occupy the south-eastern portion of the overall site with the remaining lands to the north and west undeveloped.

The extensive accommodation includes; 72 en-suite bedrooms, several large meeting rooms, catering facilities and a deconsecrated Church.

The building is well presented throughout. A large element of the building has a copper roof. A passenger lift in the reception connects the ground and first floors. There are also three stairwells.

Two vehicular entrances are provided off Ennis Lane. Parking is provided in two main car parks.

EMMAUS

Accommodation Schedule

The approximate gross internal floor areas are as follows, as per a commissioned measurement survey:

	Sq.M	Sq.Ft
Ground Floor Reception, catering kitchen, two dining rooms, large meeting rooms, community rooms, offices & ancillary rooms, Church (deconsecrated) with balcony	3,343.0	35,984
First Floor 72 bedrooms (all en-suite)	2,044.1	22,002
Lower Ground Floor Large meeting room with serving kitchenette	147.5	1,588
Total (GIA)	5,534.6	59,574

Bedrooms

Capacity (in current configuration): 99

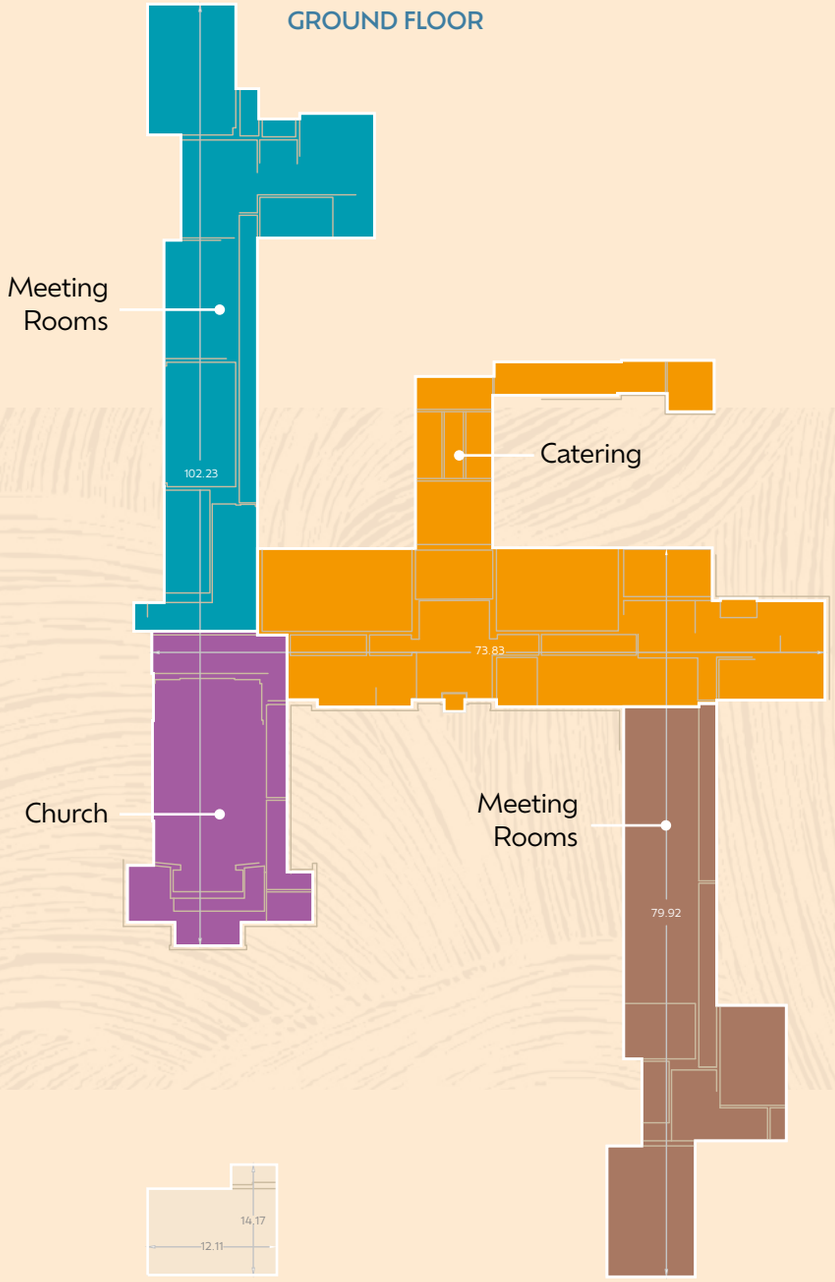
Note – this excludes capacity of all other rooms.

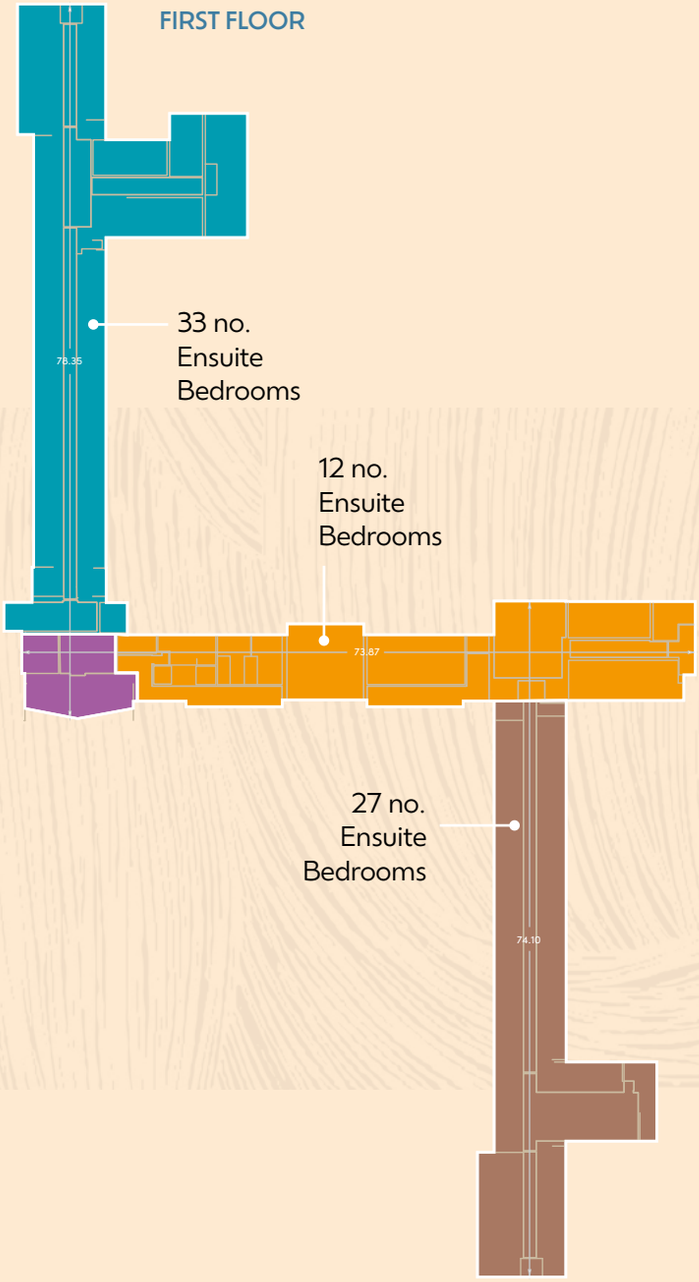
Room Type	Quantity
Single rooms	47
Twin room	21
Triple	1
Double & Single	1
Double	2
Total no. Bedrooms	72



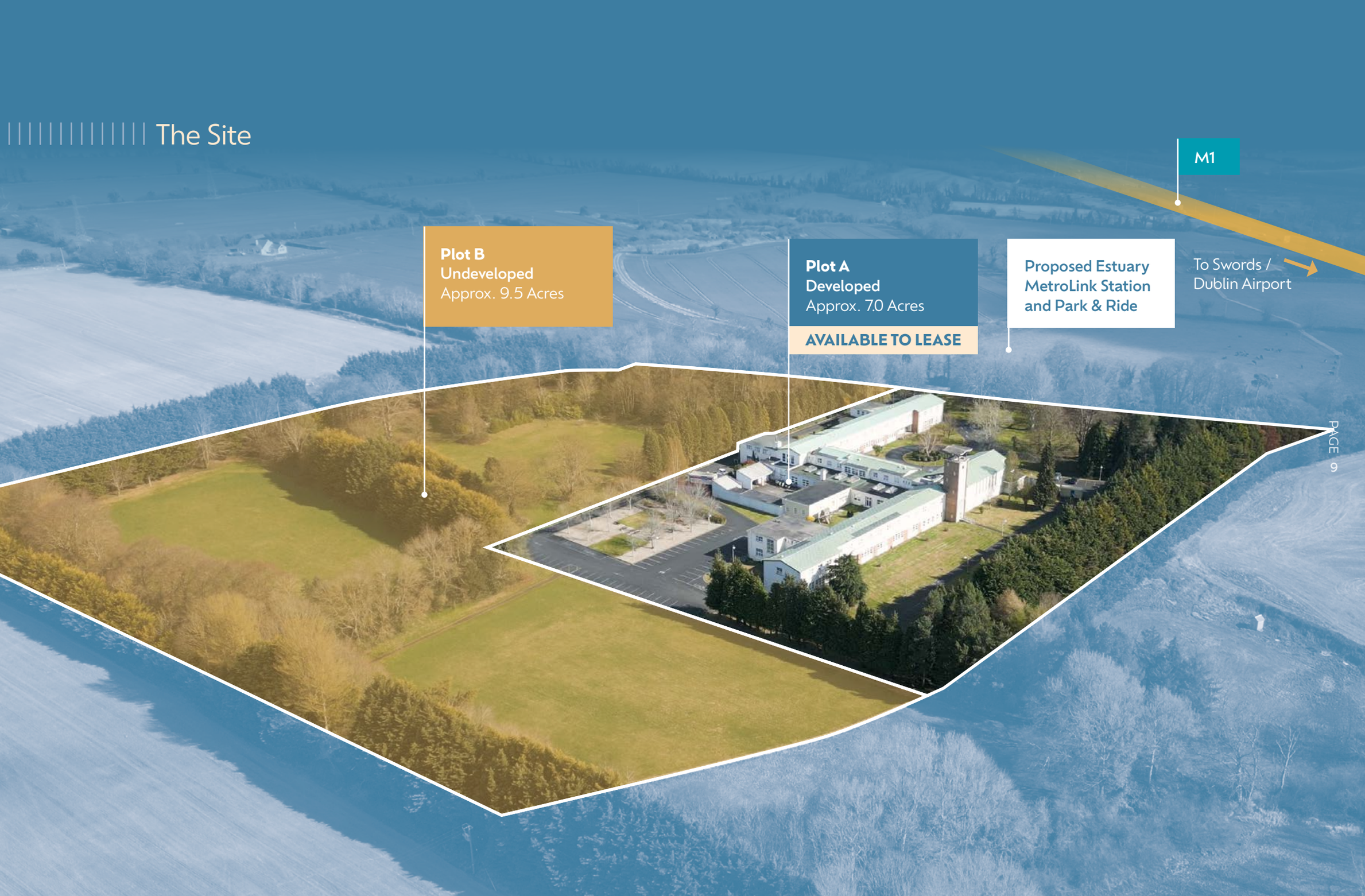


Floor Plans


GROUND FLOOR
Meeting Rooms
102.23
Catering
73.83
Church
Meeting Rooms
79.92
14.17
12.11
LOWER GROUND FLOOR


FIRST FLOOR
33 no. Ensuite Bedrooms
78.35
12 no. Ensuite Bedrooms
73.87
27 no. Ensuite Bedrooms
74.10

The Site


M1
Plot B
Undeveloped
Approx. 9.5 Acres
Plot A
Developed
Approx. 7.0 Acres
AVAILABLE TO LEASE
Proposed Estuary
MetroLink Station
and Park & Ride
To Swords /
Dublin Airport

EMMAUS

LISSENHALL | SWORDS | CO. DUBLIN | K67 Y274

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Lease Details	Ber Details	Viewings
Upon Request.	BER C3 BER Nos. Available upon request.	Strictly by appointment.

PSRA: 001830

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