

TO LET

ADELPHI PLAZA

Dún Laoghaire, Co.Dublin

A LANDMARK OFFICE DEVELOPMENT IN THE HEART OF DÚN LAOGHAIRE



Location

Dún Laoghaire is an elegant, vigorous, vibrant, sophisticated and richly characterful suburb of Dublin.

Dún Laoghaire is one of Dublin's most popular suburbs and is located just 8 kilometers south of Dublin City Centre. Overlooking Dublin Bay, and with its own marina, Dún Laoghaire is a busy and thriving town with a rich maritime history.

Adelphi Plaza occupies a prominent position within the Adelphi Centre, a landmark development situated on George's Street, in the heart of Dún Laoghaire's town centre and offers panoramic views over Dublin Bay.



Lifestyle

Everything you could possibly want is within strolling distance.

The busy town of Dún Laoghaire offers occupiers a host of amenities on their doorstep. Relax and enjoy your surroundings in some of the many cafés, bars and restaurants that are on offer.

- Nando's
- Leonardo Coffee
- 40 Foot
- Milano
- Itsa Bagel
- Gilbert and Wright
- Hartleys Restaurant
- Costa Coffee
- Cavistons
- Insomnia
- Real Gourmet Burger
- Starbucks
- Fallon & Byrne



The Building

Adelphi Plaza is a 5 storey over basement modern office building which extends to approx. 62,900 sq.ft. The building has been upgraded to an exceptionally high standard and offers modern office accommodation of outstanding quality. With stunning views over Dublin Bay, Adelphi Plaza sets the benchmark in suburban office accommodation.

The intelligent design of the building provides accommodation that can be offered in its entirety or in separate blocks. Block D/E extends to approximately 31,900 sq.ft. and Block F which is approximately 31,000 sq.ft., both over 5 floors. Specification includes new suspended ceilings, new recessed category II lighting, new air conditioning, raised access floors and

floor boxes wired for power. The building also has the benefit of 52 secure basement car parking spaces.

Adelphi Plaza caters for the modern office occupier boasting an impressive reception area which has the benefit of two meeting rooms, available for the shared use of all tenants in the building.



Specifications

Main Reception

- **Floor** / 300x600mm Jura Grey-Blue Limestone tiles
- **Floor Meeting Rooms** / Milliken UPSHOT 42-41 Linen 600x600 carpet tiles with 300x600mm Milliken Mortise JUX 39 border carpet tiles
- **Reception Desk** / Brushed stainless steel border and shelf around Lacobel Pastel Green 1604 back- painted glass panel with Hi-Macs Arctic White worktop
- **Ceiling** / Painted matt white with recessed spot lights
- **Floor Mat Well** / Ferrum Entrada Aluminium entrance mat well with standard grey wiper strips

Open Plan Office Finishes

- **Air Conditioning** / VRF system providing heating and cooling and recycling elements
- **Floor** / Screw fixed metal raised access flooring with floor boxes 1:10sq.m
- **Ceiling** / 600x600mm Armstrong Ultima+ Microlook 90 ceiling tiles. Brushed finish linear slot diffusers set in MF plasterboard ceiling perimeter

BER Details

- **BER** B1
- BER No: 800361347
- Energy Performance Indicator: 188.57 kWh/m²/yr

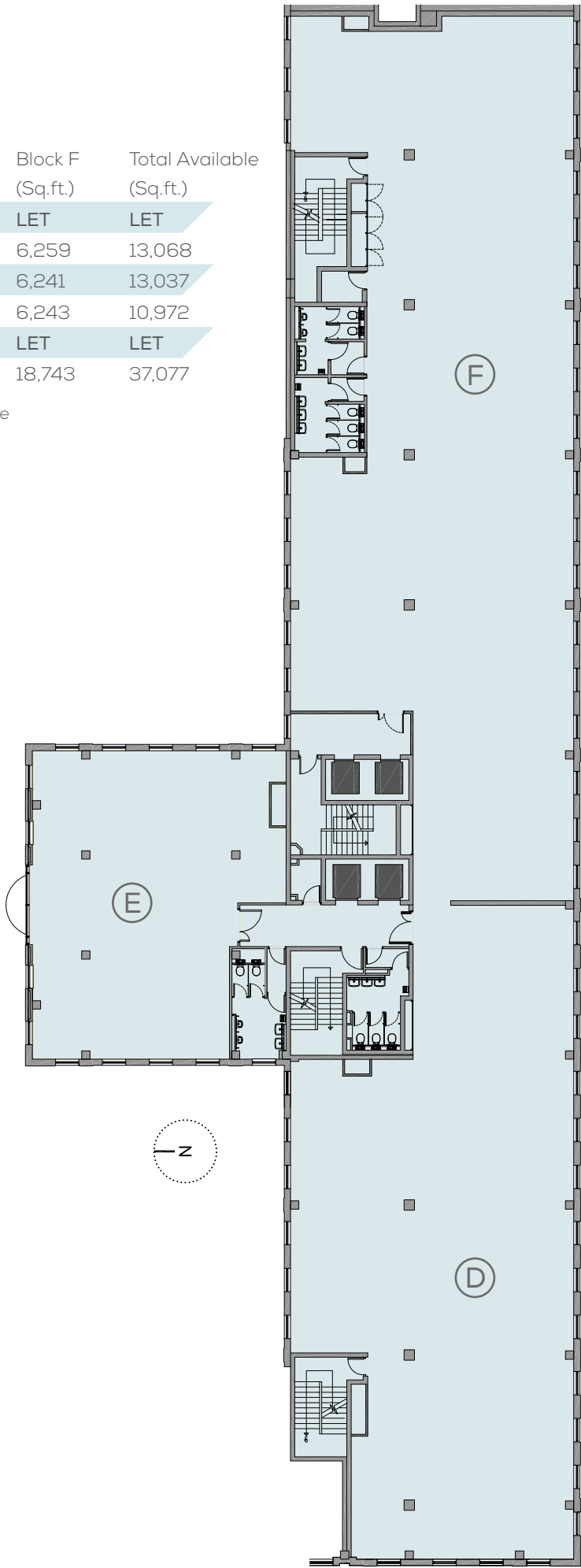


Floor Plan

Schedule of Accommodation
(Approximate Gross Internal Floor Areas)

Floor	Block E (Sq.ft.)	Block D (Sq.ft.)	Block F (Sq.ft.)	Total Available (Sq.ft.)
Ground Floor	Reception	LET	LET	LET
First Floor	2,072	4,737	6,259	13,068
Second Floor	2,068	4,728	6,241	13,037
Third Floor	LET	4,729	6,243	10,972
Fourth Floor	LET	LET	LET	LET
Total Available	4,140	14,194	18,743	37,077

*The above floor areas include a pro rata share of the Ground Floor reception

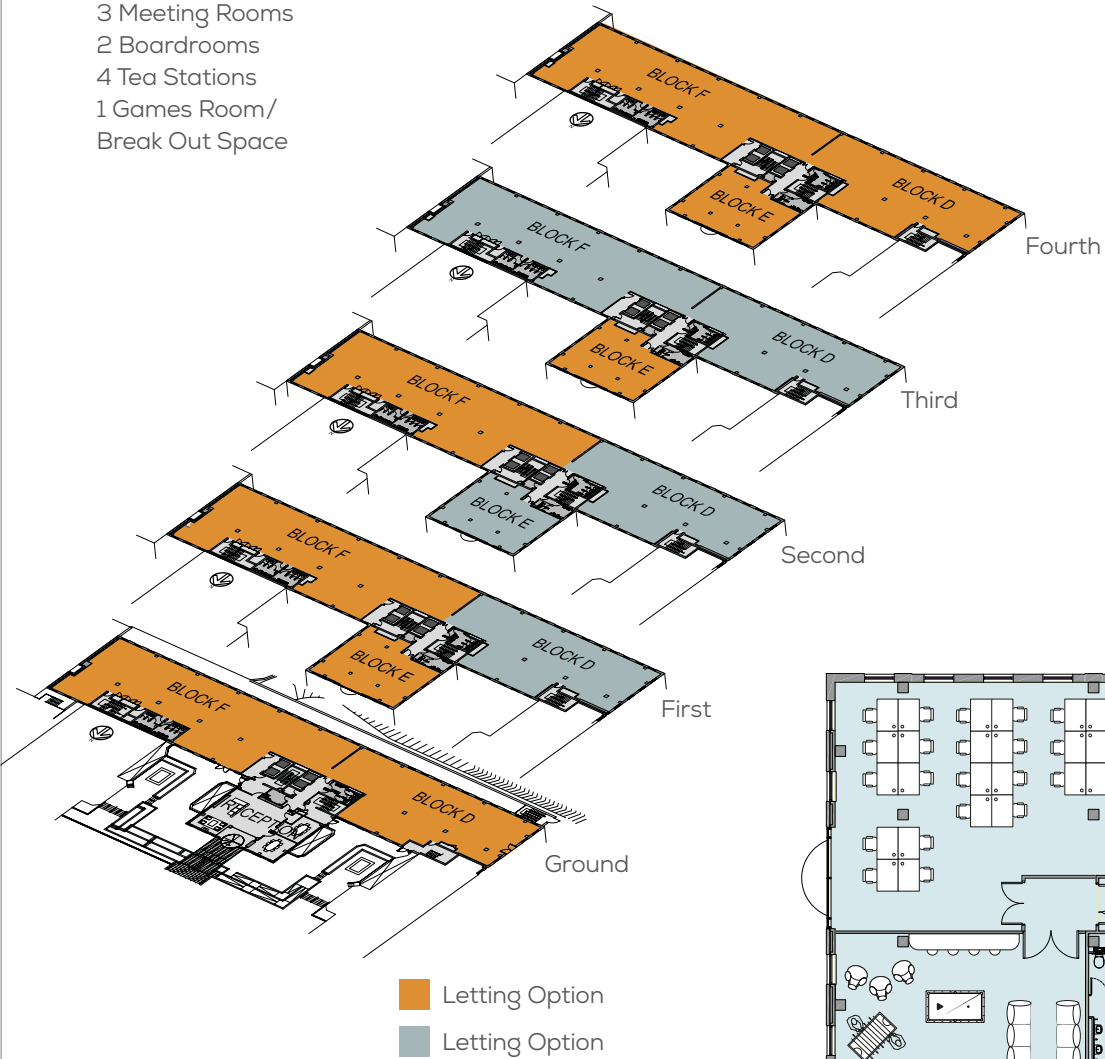


Not To Scale
For Indicative Purposes Only

Floor Plan

Typical Floor: 13,050 sq.ft. GIA

- Sample Open Plan Layout:
- 152 Work Stations
 - 9 Cellular Offices
 - 3 Meeting Rooms
 - 2 Boardrooms
 - 4 Tea Stations
 - 1 Games Room/
Break Out Space



Sample Layout
For Indicative Purposes Only

Map



Contact

For further information, or to arrange a viewing, please contact joint agents Knight Frank and Lisney.



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