

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 Dublins 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

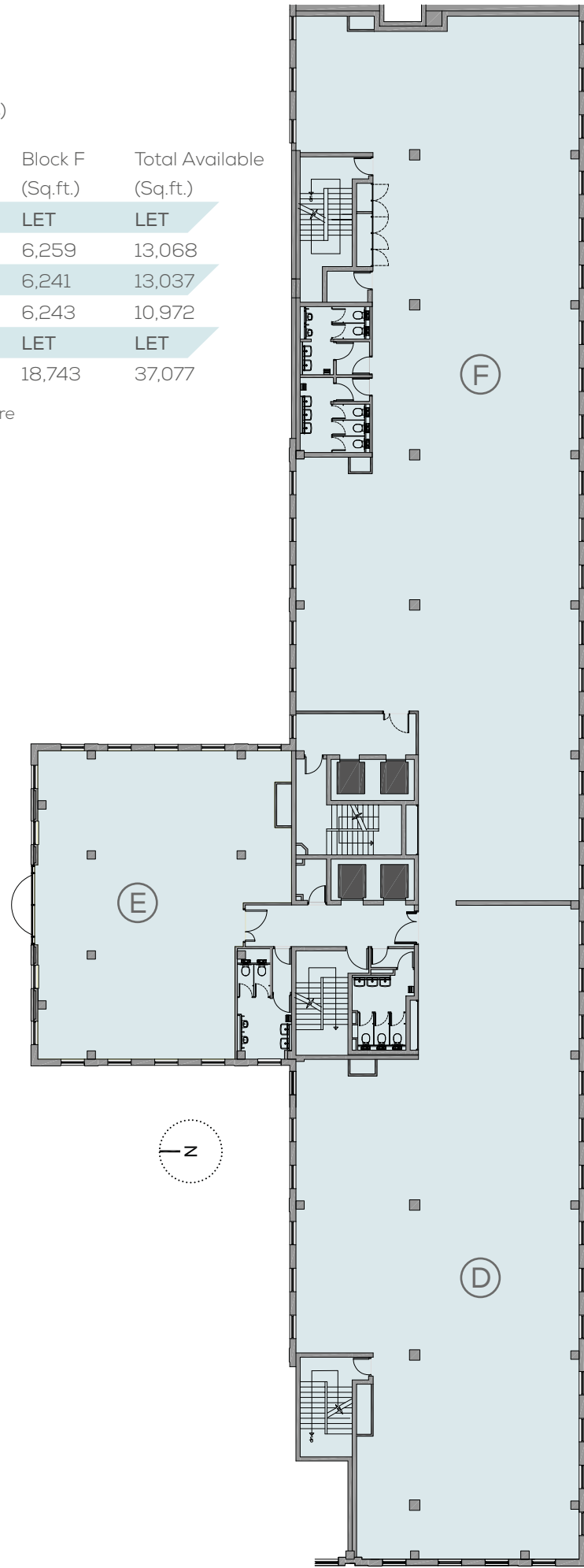


Floor Plan

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



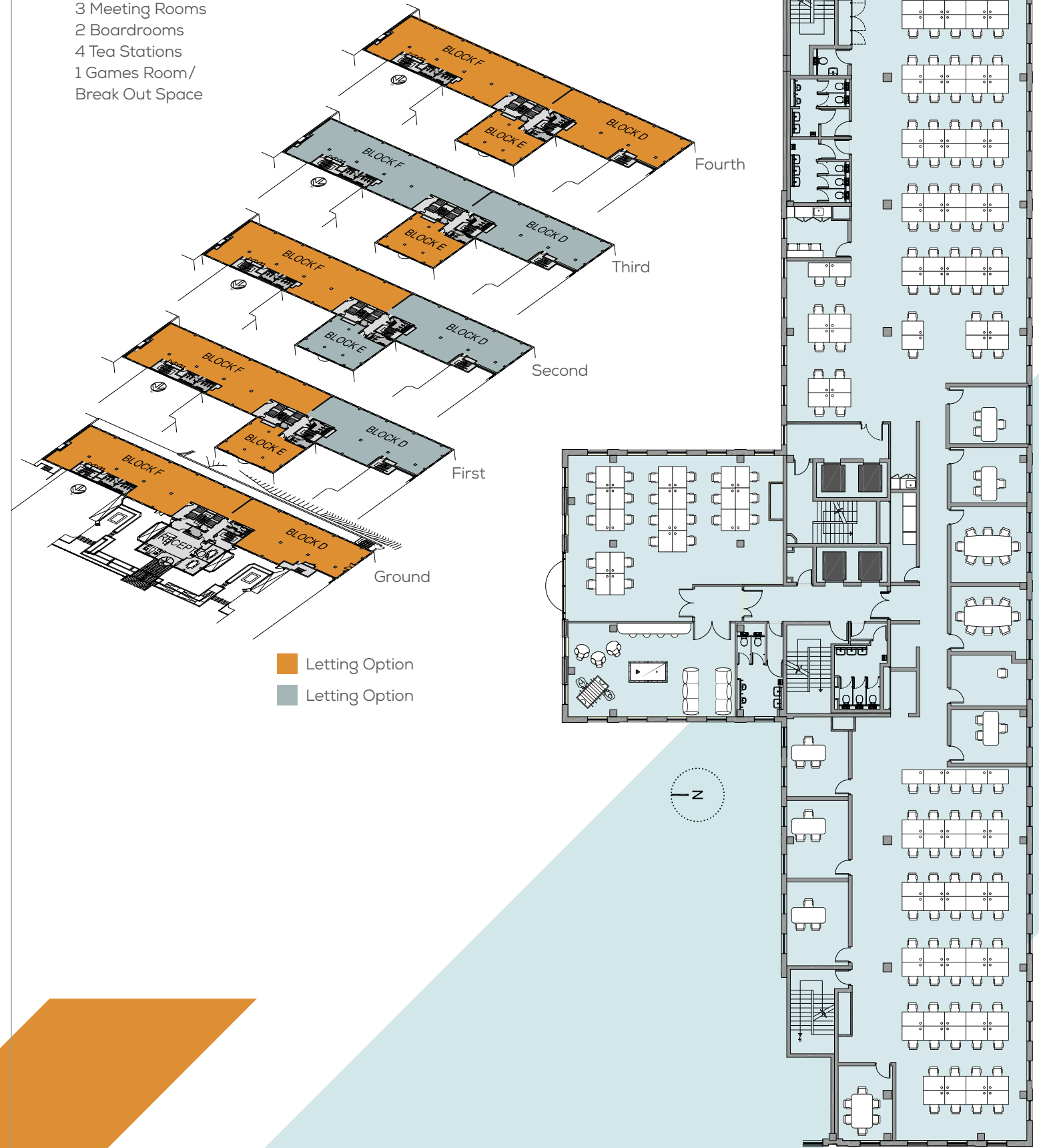
Not To Scale
For Indicative Purposes Only

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.



Knight Frank
20/21 Upper Pembroke Street, Dublin 2
knightfrank.com
LRN: 001266

Paul Hanly
+353 1 634 2466
paul.hanly@ie.knightfrank.com

Mark Headon
+ 353 1 634 2466
mark.headon@ie.knightfrank.com



Lisney
St. Stephen's Green House, Earlsfort Terrace, Dublin 2
lisney.com
LRN: 001848

James Nugent
+353 1 638 2700
jnugent@lisney.com

Darren Burke
+ 353 1 638 2700
dburke@lisney.com

Lisney and Knight Frank for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney and Knight Frank nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. Knight Frank is a trading name of HT Magher O'Reilly.