

TO LET

ADELPHI PLAZA

Dún Laoghaire, Co.Dublin

3RD FLOOR
BLOCK D

A LANDMARK OFFICE DEVELOPMENT IN THE HEART OF DÚN LAOGHAIRE



Superb 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 kilometres 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 is currently 92% occupied. Now block D of the third floor, which extends to 4,739 sq.ft. is available to let. Adelphi Plaza is a building of impressive, high quality design which has already attracted tenants such as Pure Storage, Aecom, EVO Payments International and Prothenda.

With stunning views over Dublin Bay, Adelphi Plaza sets the benchmark in suburban office accommodation. Recent additions to the building include suspended ceilings, recessed category II lighting, air conditioning, raised access floors and floor boxes wired for power.

Catering for the modern office occupier, Adelphi Plaza boasts an impressive reception area and two meeting rooms, available for the shared use of all tenants in the building.



Specification

Main Reception

- **Floor** / 300x600mm Jura Grey-Blue Limestone tiles
- **Floor Meeting Rooms** / Milliken UPSHOT 42-41 Linen 600x600mm carpet tiles with 300x600mm Milliken Mortise JUX 39 border carpet tiles
- **Feature Wall Panel** / Walnut veneer panelling
- **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

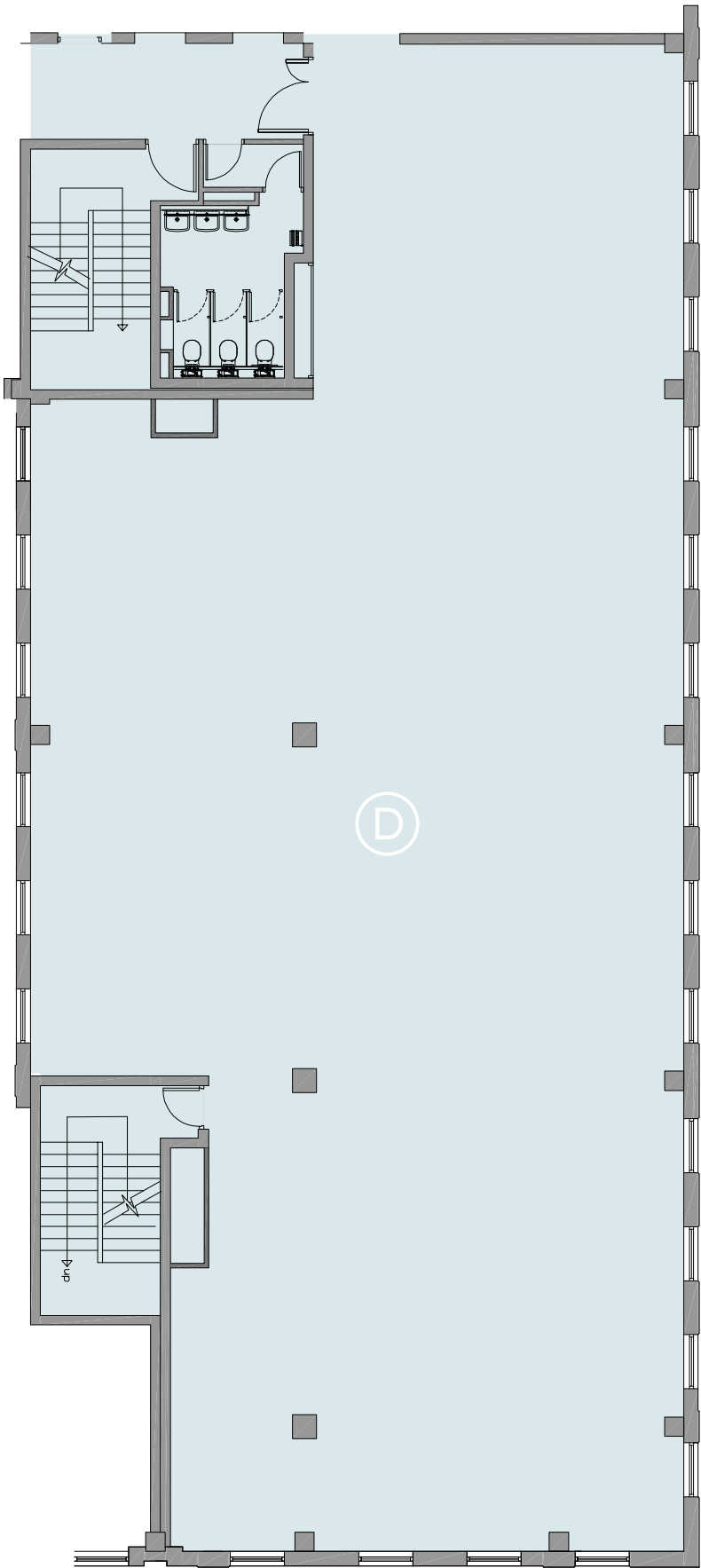
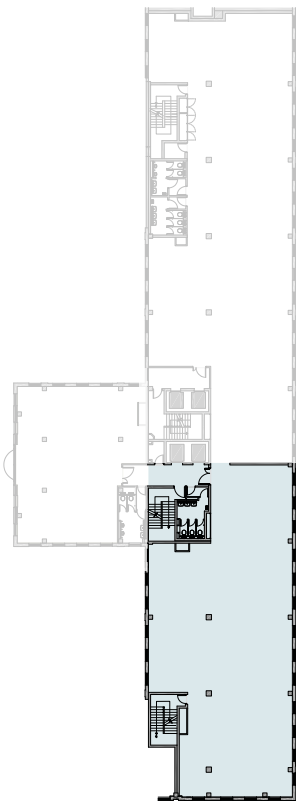


3RD Floor Plan

Schedule of Accommodation
(Approximate Gross Internal Floor Areas)

3RD Floor Block D
4,729 sq.ft. (GIA)

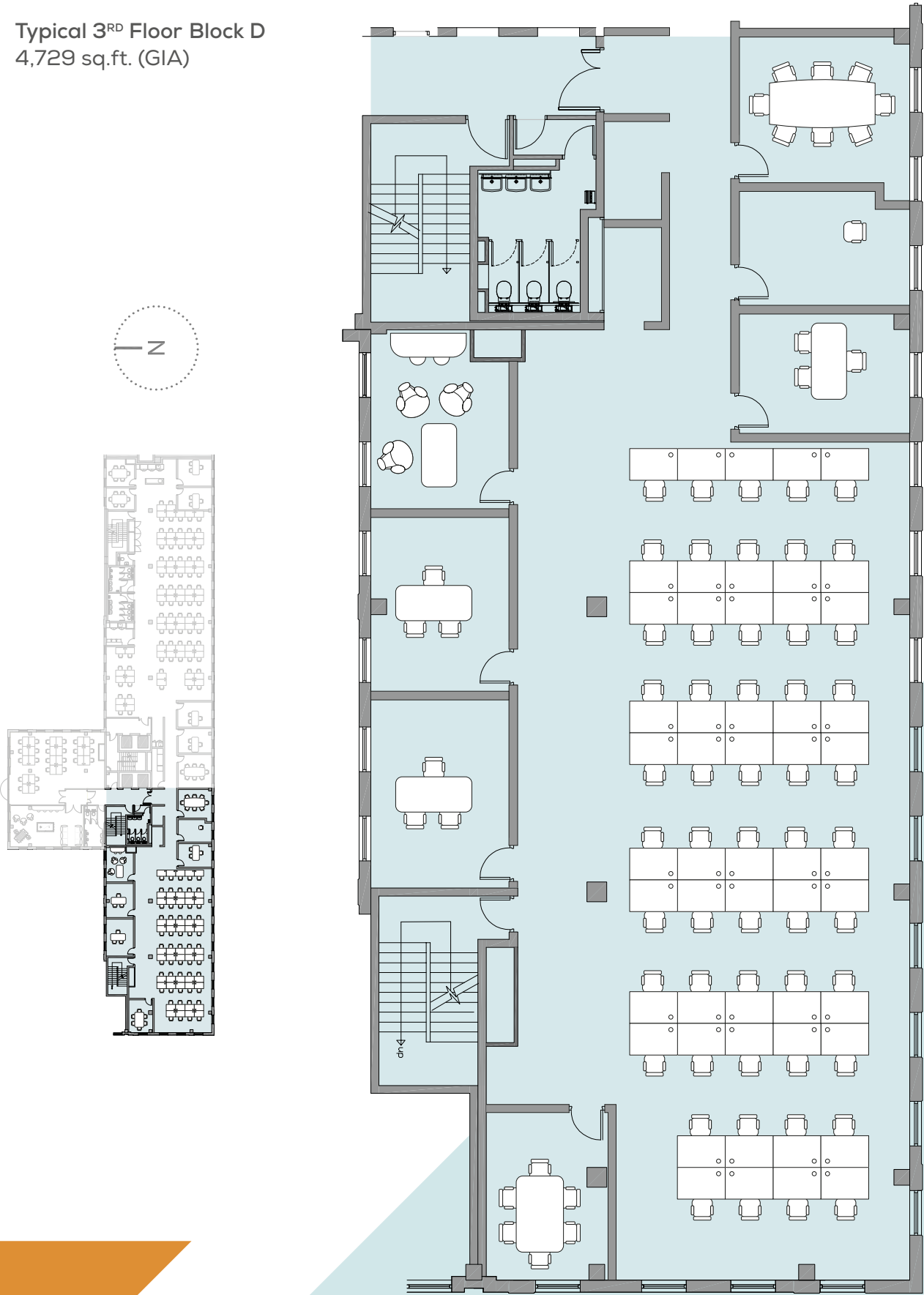
The above floor area includes a pro rata share of the Ground Floor reception.



Not To Scale
For Indicative Purposes Only

Space Plan

Typical 3RD Floor Block D
4,729 sq.ft. (GIA)



Sample Layout
For Indicative Purposes Only

Map



Contact

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