

THE HIGHLINE

MODERN OFFICES



BER Number:
800540874



The Highline is an iconic Scott Tallon Walker designed office building located on Pottery Road.

The office block has been fully refurbished to a Grade A standard. The building is located within five minutes' walk from Deansgrange Village, numerous bus routes and it is also closely located to the M50 orbital route with connections to all major motorways.



The property has been meticulously renovated to the highest international standards. The three storey office extends to approx. **21,000 sq ft** over 3 floors, including a spectacular 2nd floor fit out. There are **68 car parking spaces** and secure bicycle storage at basement level.

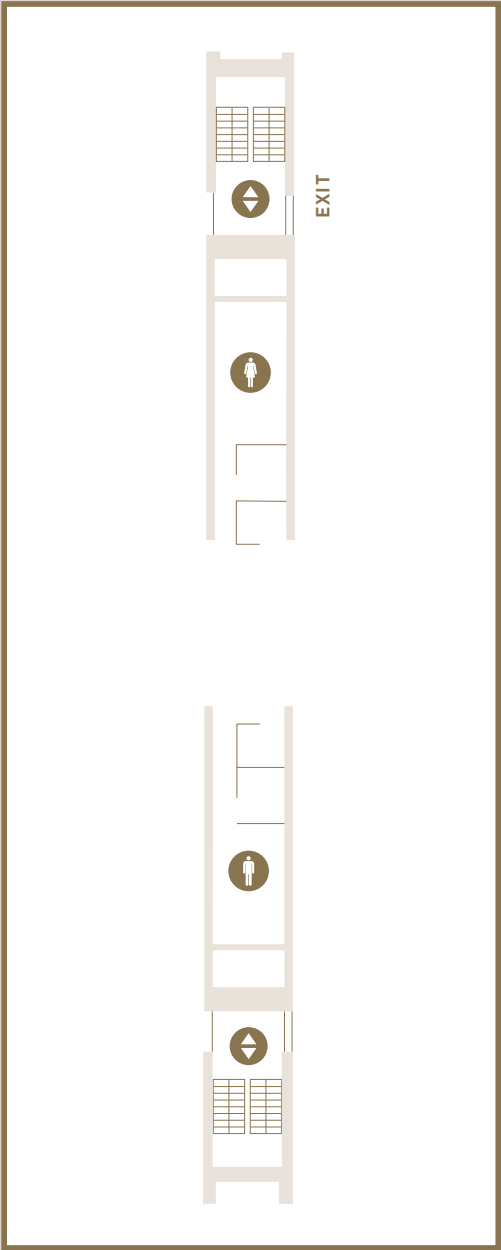
Refurbishment works include new **solar glazed windows** which opens the building to its surroundings and filling the office space with light.



Other modern features include a **high-impact reception area, facade treatment, mechanical heating and cooling system, new lift, new cores, fire systems, refurbished external areas, top quality shower and changing areas.**

Quality of the development is reflected in the pre letting of the basement and 2nd floor.

FIRST FLOOR MAP

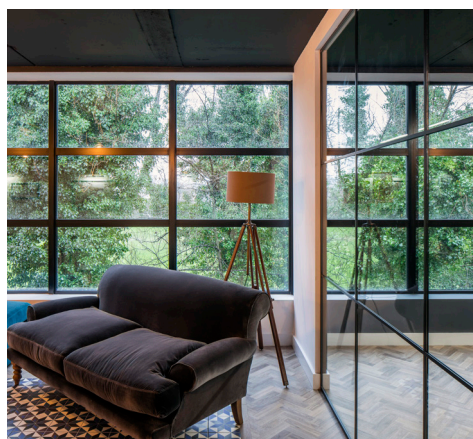


-  Lift
-  Female WC area
-  Male WC area



KEY BENEFITS

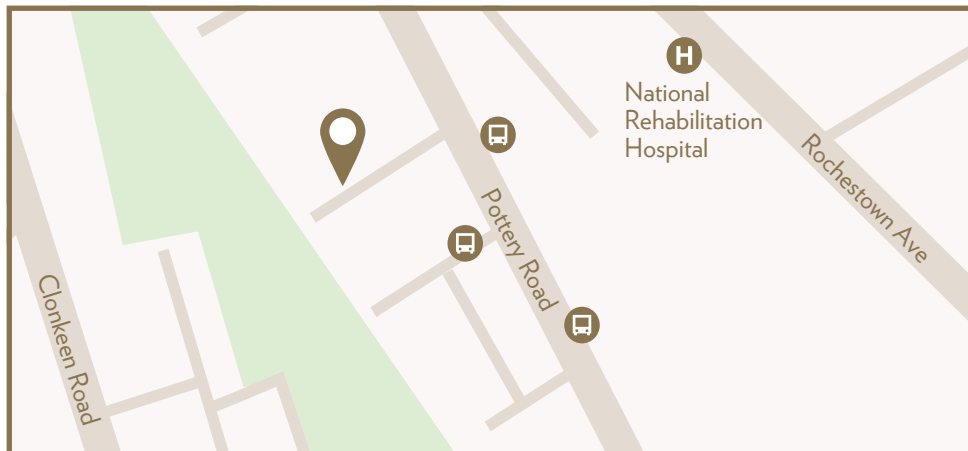
- Unique suburban office development
- Top quality fit out available
- 30 car parking space per floor
- Private off street parking available with the 1st floor
- Surrounded by a host of commercial occupiers
- Well located within walking distance of an array of local amenities and public transport
- 1st floor available immediately
- First floor extends to 806.2 sq. m. (8,678 sq. ft.) GIA
- M50 access and N11



TRANSPORT

The Highline is highly accessible and benefits from easy connectivity to major transport networks such as Dublin Bus routes, N11 and the M50.

Generous car parking is provided with the 1st floor.



BUILDING ENERGY RATING (BER)

BER Rating: C2

BER Number: 800540874

Services: We are advised all main services are available to the property.

Viewing: Strictly by appointment through sole letting agents CBRE.

Lease terms: Flexible lease terms available.

Rent: On application.

CONTACTS

Letting Agents

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PSRA Registration No. 003587

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Pottery Road
Dun Laoghaire
Co. Dublin
www.thehighline.ie



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