



Suite 9 Adelphi House

George's Street Upper, Dun Laoghaire, A96DX47

Own Door Office

Fully Refurbished

3,368 sq ft

(312.90 sq m)

- Refurbished, Own Door Office
- Turn-Key Condition
- c. 313 sq. m. (3,368 sq. ft.)
- 2 Car Parking Spaces
- Excellent Transport Links

Suite 9 Adelphi House, George's Street Upper, Dun Laoghaire, A96DX47

Summary

Available Size	3,368 sq ft
Rent	€25 per sq ft
Rates Payable	€4.56 per sq ft
Service Charge	€4.28 per sq ft
Car Parking	2 Car Parking Spaces
Legal Fees	Each party to bear their own costs
BER Rating	D1 (800873176)

Description

Suite 9 is a fully refurbished ground floor office space extending to c. 313 sq. m. / 3,368 sq. ft.

The office benefits from its own door access and is in turnkey condition, ready for immediate occupation.

The suite is fully fitted to a high standard, having the benefit of LED lighting, air conditioning, perimeter trunking and a fully fitted kitchen.

The property is configured to accommodate a large open-plan area, cellular offices and a large boardroom / meeting room.

The unit has the benefit of 2 parking spaces.

Location

Adelphi House is a prominent office building situated on George's Street in the heart of Dun Laoghaire. Dun Laoghaire is c. 8 kilometres south of Dublin City Centre.

Occupiers in Dun Laoghaire benefit from a wide range of shops, restaurants, cafes and hotels.

The property is well served by public transport links. The DART station at Dun Laoghaire is a short walk away and provides commuters with a 20 minute journey to Dublin City Centre. Numerous bus routes serve Dun Laoghaire which provide access to the city centre and the south suburbs.

Accommodation

Accommodation comprises the following areas:

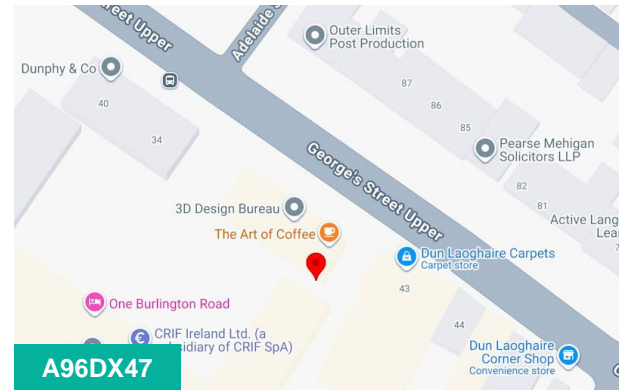
Description	sq ft	sq m	Availability
Suite 9	3,368	312.90	Available
Total	3,368	312.90	

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



Eoin Doyle

086-010 3963

edoyle@quinnagnew.ie



Andrew Houton

087-425 9969

ahouton@quinnagnew.ie