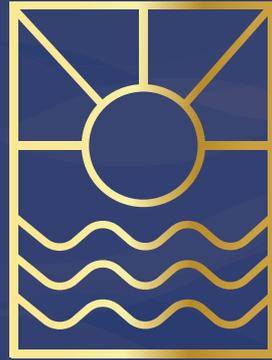


TO LET



ADELPHI
— PLAZA —

UPPER GEORGE'S STREET • DUN LAOGHAIRE

Quality Office Space in the Heart of Dun Laoghaire

PROPERTY HIGHLIGHTS

Adelphi Plaza occupies a prominent position within the landmark Adelphi Centre on George's Street, in the heart of Dún Laoghaire town centre.

Adelphi Plaza delivers premium office accommodation with offices available from 2,068 sq.ft. to 32,170 sq.ft.



Situated in a desirable and vibrant coastal suburb of Dublin



Prominent position within the Adelphi Centre



Excellent connectivity via multiple transport links



Premium office accommodation



Secure basement car parking spaces



Space ranging from 2,068 sq.ft. to 32,170 sq.ft..



LOCATION

Dún Laoghaire is an elegant and vibrant suburb of Dublin. It is a lively coastal town just 8 kilometres south of Dublin City Centre. Overlooking Dublin Bay and home to its own marina, Dún Laoghaire blends historic charm with modern energy. Its bustling streets, sea views, and excellent transport connections make it one of Dublin's most desirable office and lifestyle destinations.

Dún Laoghaire offers an exceptional array of cafés, restaurants, and amenities, perfect for lunch breaks, after-work gatherings, or weekend leisure.

Adelphi Plaza enjoys excellent connectivity via multiple bus routes and two train stations close by.



A prominent position within the landmark Adelphi Centre on George's Street



TRANSPORT LINKS



2 mins

George's Street bus corridor.



5 mins

Sandycove DART Station



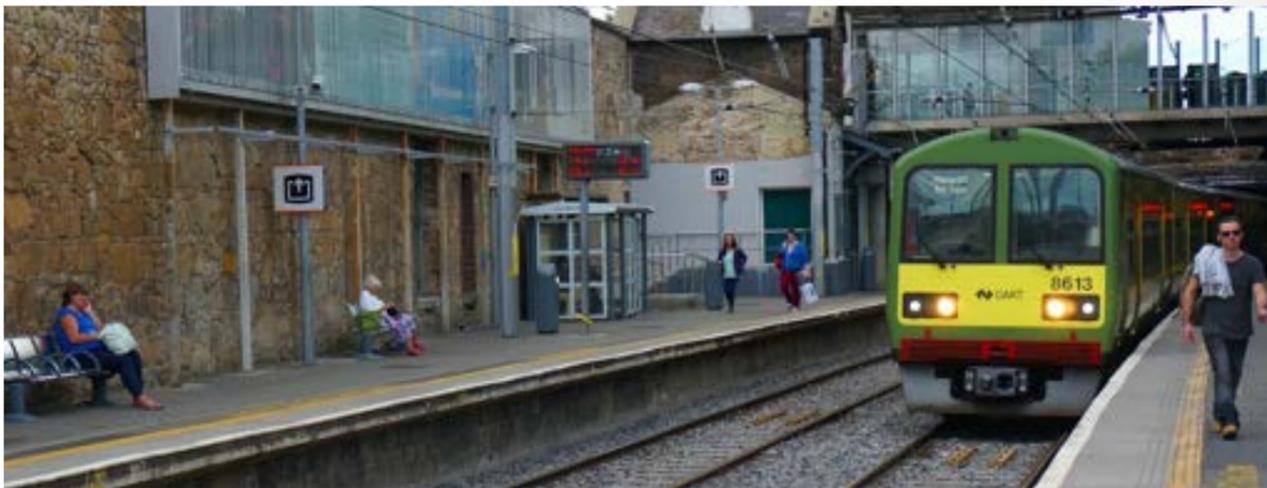
6 mins

Dún Laoghaire DART Station



Bus routes

7, 7A, 7D, 45A, 45B, 59, and 111



LOCAL FAVOURITES



- > Costa Coffee
- > Insomnia
- > Starbucks
- > Two Beans Coffee Bar
- > The Art of Coffee



- > Itsa Bagel
- > Gilbert & Wright
- > La Dolce Italia
- > Nando's
- > Milano





ACCOMMODATION

Available space ranging from: 2,068 sq.ft. to 32,170 sq.ft.

Floor	Block E (Sq.ft.)	Block D (Sq.ft.)	Block F (Sq.ft.)	Total (Sq.ft.)
Ground Floor	Reception	LET	6,083	6,083
Second Floor	2,068	4,728	6,241	13,037
Fourth Floor	2,068	4,727	6,255	13,050
Total Available	4,136	9,455	18,579	32,170



THE BUILDING

Adelphi Plaza occupies a prominent position within the landmark Adelphi Centre on George's Street, in the heart of Dún Laoghaire town centre.

Adelphi Plaza delivers premium office accommodation with offices available from 2,068 sq.ft. to 32,170 sq.ft.

Adelphi Plaza also features an impressive reception area with two shared meeting rooms, offering a professional and welcoming environment for tenants and visitors alike.



Fully fitted office options



VRF air conditioning systems



Suspended ceilings



Raised access floors with floor boxes

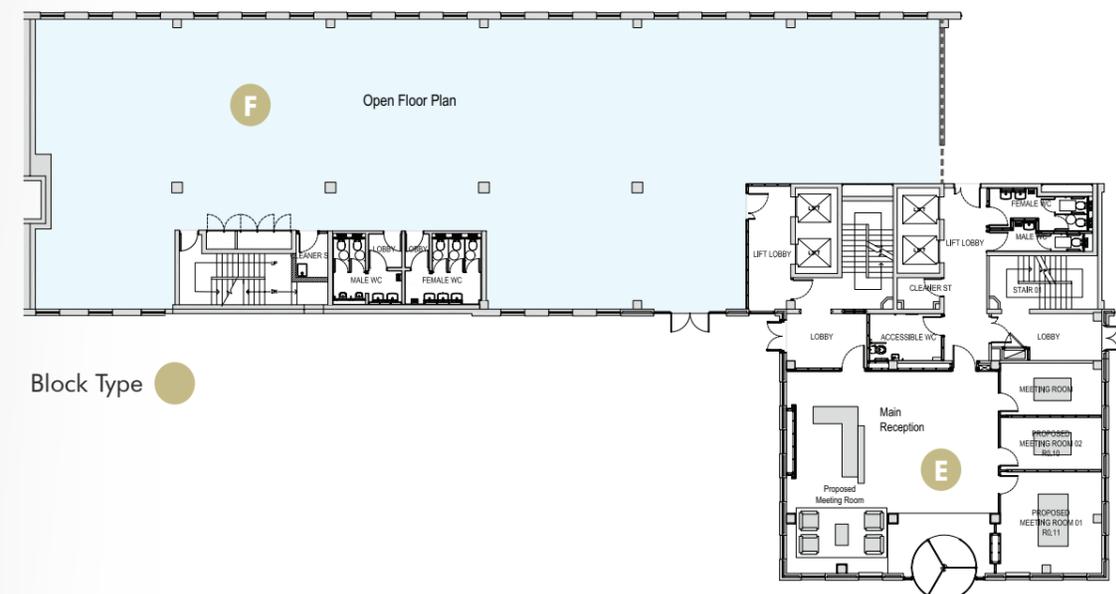


Wired for power and connectivity

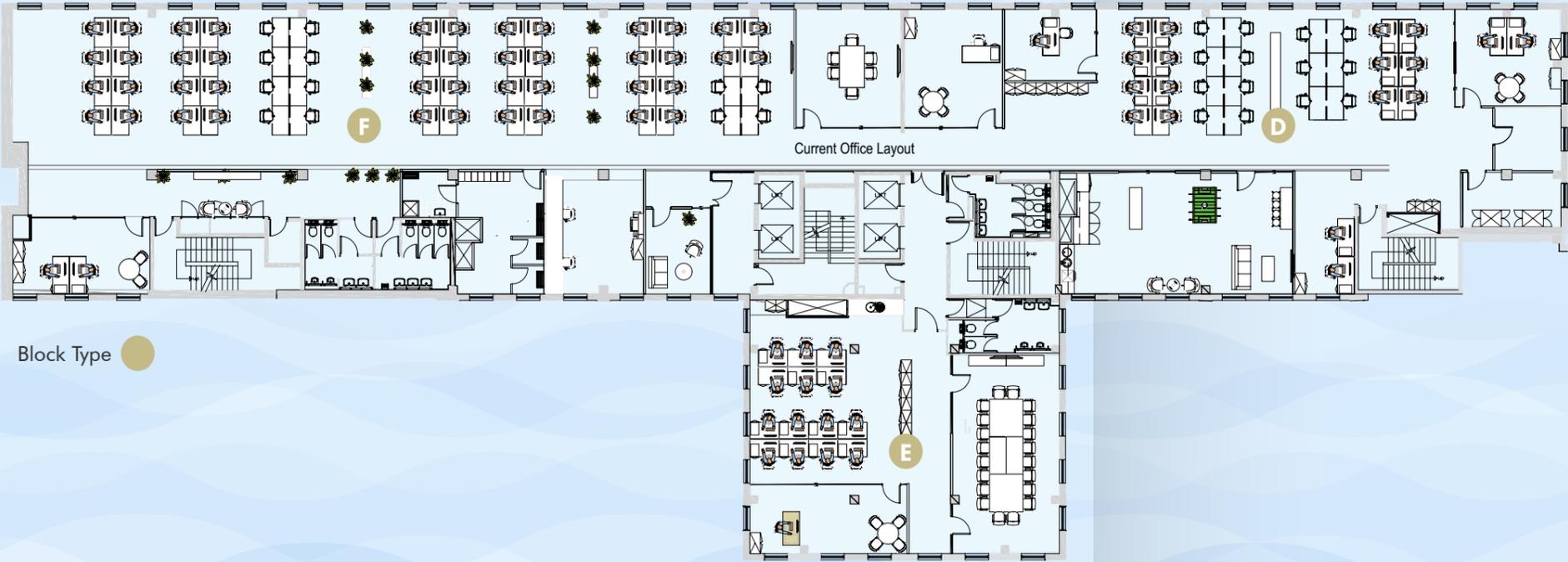


Secure basement car parking spaces

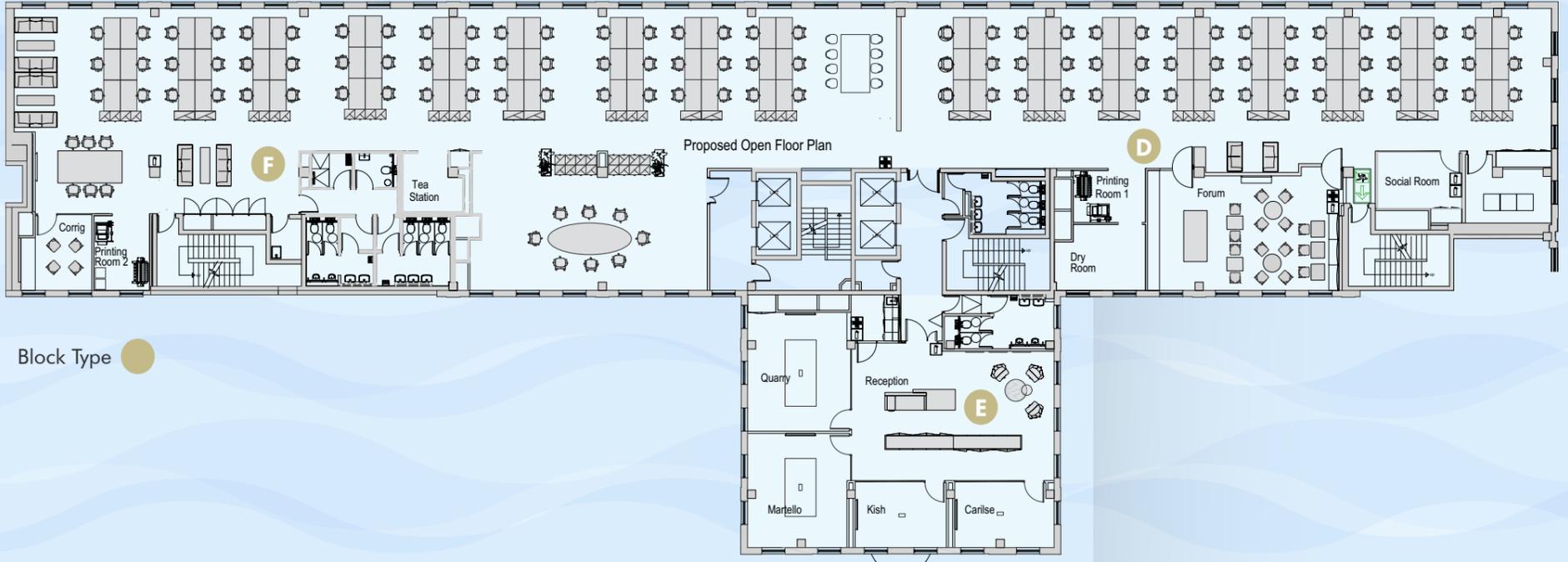
GROUND FLOOR LAYOUT



SECOND FLOOR

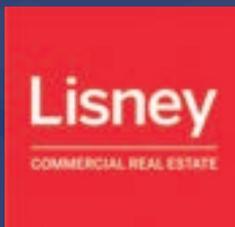


FOURTH FLOOR





Joint Letting Agents



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BER Rating



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney