

71 *The Plaza*

parkwest.ie

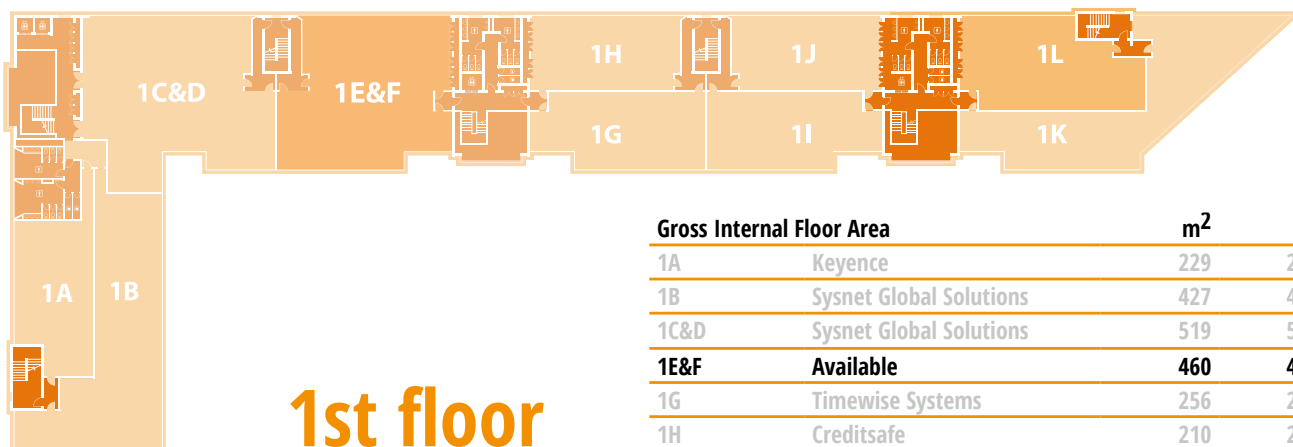
Suites from 2,897ft² (269m²)



ONLY 20 MINUTES TO DUBLIN AIRPORT AND 20 MINUTES TO CITY CENTRE AND GRAND CANAL DOCK BY ON-SITE TRAIN.

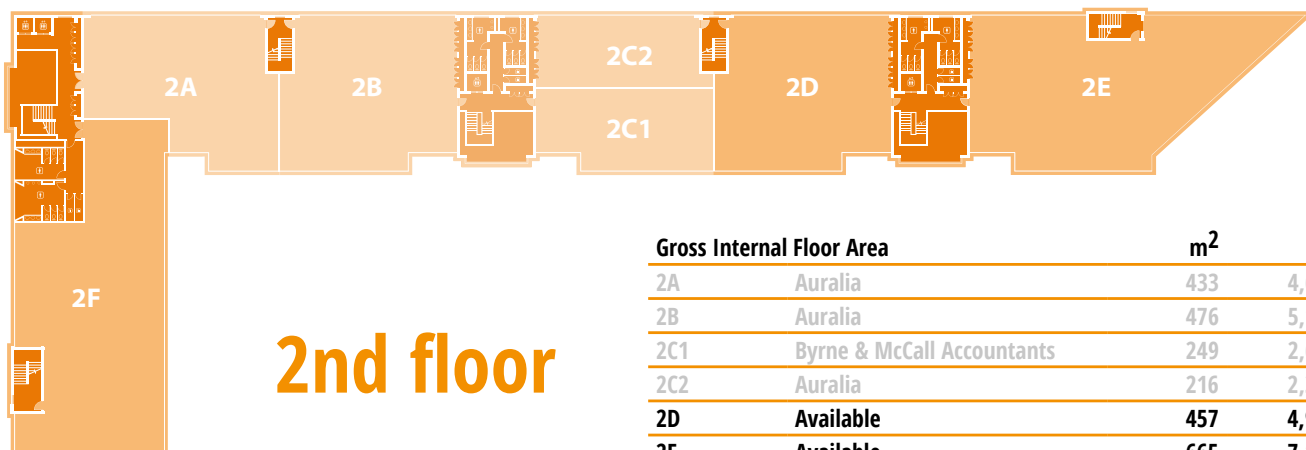


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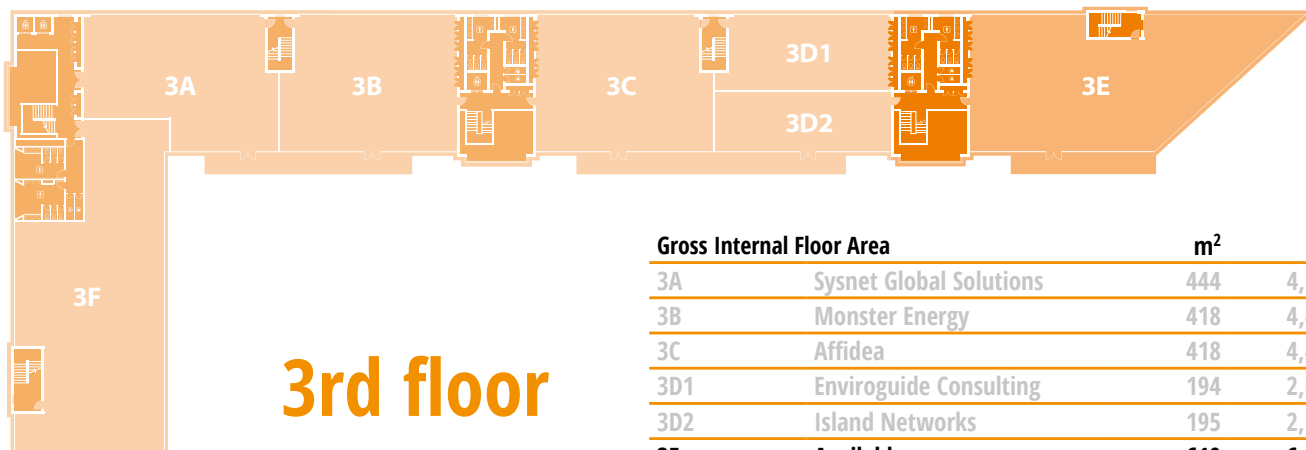
1st floor

Gross Internal Floor Area		m ²	ft ²
1A	Keyence	229	2,468
1B	Sysnet Global Solutions	427	4,594
1C&D	Sysnet Global Solutions	519	5,587
1E&F	Available	460	4,952
1G	Timewise Systems	256	2,753
1H	Creditsafe	210	2,255
1I	Tech Data	242	2,608
1J	Empathy Marketing	203	2,188
1K	IP Telecom	398	4,285
1L	Available	269	2,897
Total		729	7,849



2nd floor

Gross Internal Floor Area		m ²	ft ²
2A	Auralia	433	4,660
2B	Auralia	476	5,122
2C1	Byrne & McCall Accountants	249	2,680
2C2	Auralia	216	2,326
2D	Available	457	4,917
2E	Available	665	7,154
2F	Available	754	8,121
Total		1,876	20,192



3rd floor

Gross Internal Floor Area		m ²	ft ²
3A	Sysnet Global Solutions	444	4,778
3B	Monster Energy	418	4,499
3C	Affidea	418	4,499
3D1	Enviroguide Consulting	194	2,086
3D2	Island Networks	195	2,100
3E	Available	619	6,659
3F	Sysnet Global Solutions	732	7,882
Total		619	6,659

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Specification

- Raised access floors (floor voids 100mm)
- Suspended ceilings (ceiling voids 350mm clear)
- Usable floor-to-ceiling height 2.7m (9ft)
- Entrance foyer floor-to-ceiling height 13m (40ft)
- Category 2 lighting
- VRV air-conditioning
- Multi-duct telecoms
- 8-person passenger lifts
- Ample car parking

1st floor

Accommodation

Suites from 2,897ft² (269m²)

BER Details 71 1I

BER C1
BER No. 800040040
Energy Performance Indicator: 375.75 kWh/m²/yr

BER Details 71 1L

BER B3
BER No. 800015141
Energy Performance Indicator: 258.07 kWh/m²/yr

2nd floor

Accommodation

Suites from 4,917ft² (457m²)

BER Details 71 2D

BER C2
BER No. 800015190
Energy Performance Indicator: 384.96 kWh/m²/yr

BER Details 71 2E

BER C1
BER No. 800015208
Energy Performance Indicator: 363.65 kWh/m²/yr

BER Details 71 2F

BER C3
BER No. 800030934
Energy Performance Indicator: 462.97 kWh/m²/yr

3rd floor

Accommodation

Suites from 6,659ft² (619m²)

BER Details 71 3E

BER C1
BER No. 800015224
Energy Performance Indicator: 416.03 kWh/m²/yr

Transport

Located by M50/N7 only 20 minutes to Dublin Airport and 20 minutes to City Centre by on-site train. Additional connections with Luas Red Line and Dublin Bus



Agents

CBRE

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