

70 *The Plaza*

parkwest.ie

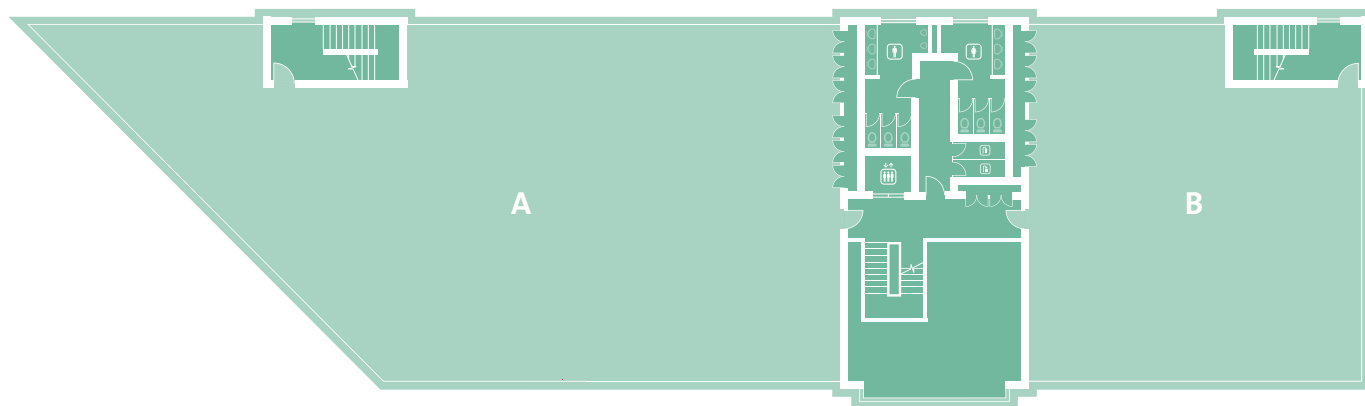
51,085ft² (4,746m²)
Floors from 5,113ft² (475m²)

park
west
Business Park



BER C2

70 The Plaza



Accommodation

From 5,113ft² (475m²) to 51,085ft² (4,746m²)

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

BER Details

BER C2
BER No.800029050
Energy Performance Indicator: 426.78 kWh/m²/yr

Transport

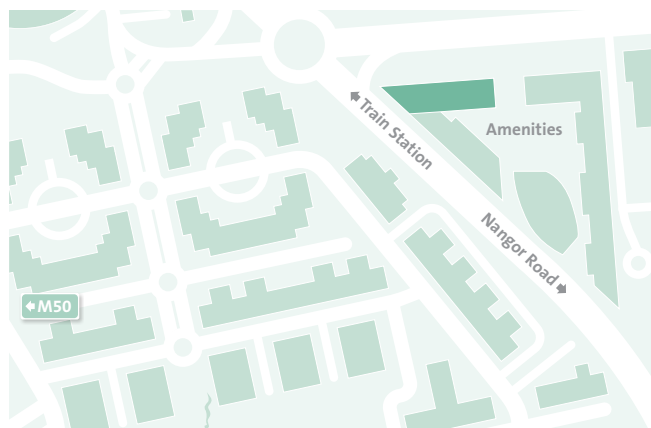
Located by M50/N7 only 20 minutes to Dublin Airport and 20 minutes to City Centre and Grand Canal Dock by on-site train. Additional connections with Luas Red Line and Dublin Bus.

Expansion Option

Blocks 70 and 72 are interconnected and can be amalgamated to provide 91,353ft² (8,487m²)

Gross internal floor area

Block 70A	m ²	ft ²
G Floor	725	7,804
1st Floor	689	7,416
2nd Floor	689	7,416
3rd Floor	689	7,416
Total	2,792	30,052
Block 70B	m ²	ft ²
G Floor	511	5,500
1st Floor	484	5,210
2nd Floor	484	5,210
3rd Floor	475	5,113
Total	1,954	21,033
Overall total	4,746	51,085



Agents

CBRE

**Mark Smyth
& Alex Fahey**
T: +353 1 618 5500
PSRA 001528

**Knight
Frank**

David Reddy
T: +353 1 634 2466
PSRA 001880

**CUSHMAN &
WAKEFIELD**
COMMERCIAL PARTNER OF SHERRY FITZGERALD

David Bennett
T: +353 1 639 9374
PSRA 002222

Developer
**HARCOURT
DEVELOPMENTS**

harcourtdevelopments.com
T: 01 475 3928

**park
west**
Business Park

parkwest.ie
T: 01 475 3928

Disclaimer: CBRE, Knight Frank and Cushman & Wakefield for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) All description, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of CBRE, Knight Frank and Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to the property.