

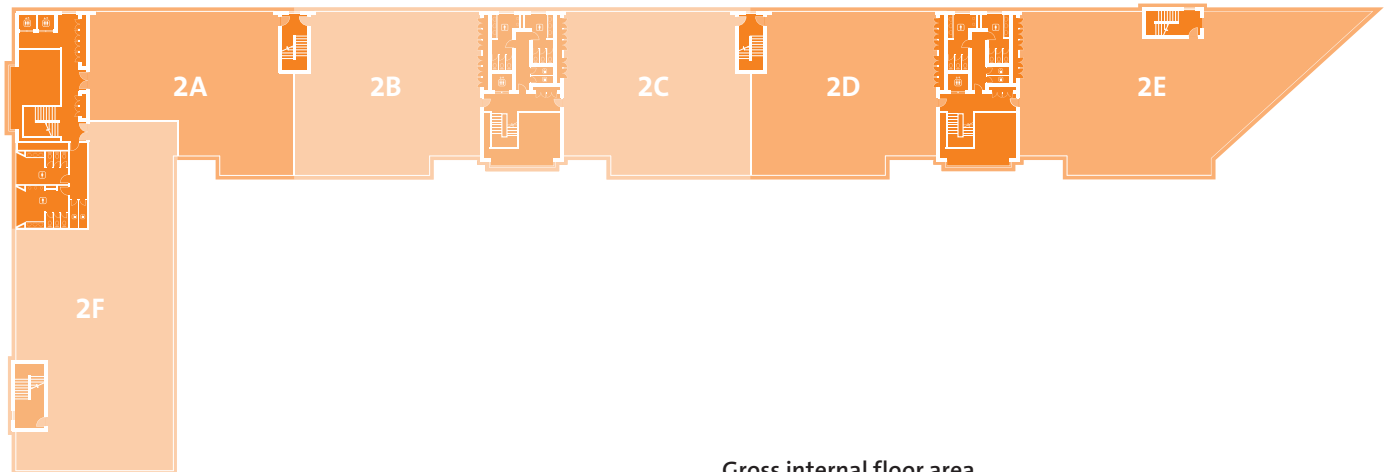
71 *The Plaza* 2nd Floor
parkwest.ie

Suites from 4,768ft² (443m²)



BER C1 C2

71 The Plaza 2nd Floor



Accommodation

Suites from 4,768ft² (443m²)

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 71 2A

BER C2
 BER No.800015158
 Energy Performance Indicator: 351.52 kWh/m²/yr

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

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

Gross internal floor area

Block 70 2nd floor		m ²	ft ²
2A	Available	443	4,768
2B	Auralia	443	4,768
2C	Byrne & McCall	448	4,822
2D	Available	457	4,919
2E	Available	664	7,147
2F	Boots	709	7,632
Total		1,121	12,066



Agents



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



David Reddy
 T: +353 1 634 2466
 PSRA 001880



David Bennett
 T: +353 1 639 9374
 PSRA 002222



harcourtdevelopments.com
 T: 01 475 3928



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.