

71 *The Plaza* 3rd Floor

parkwest.ie

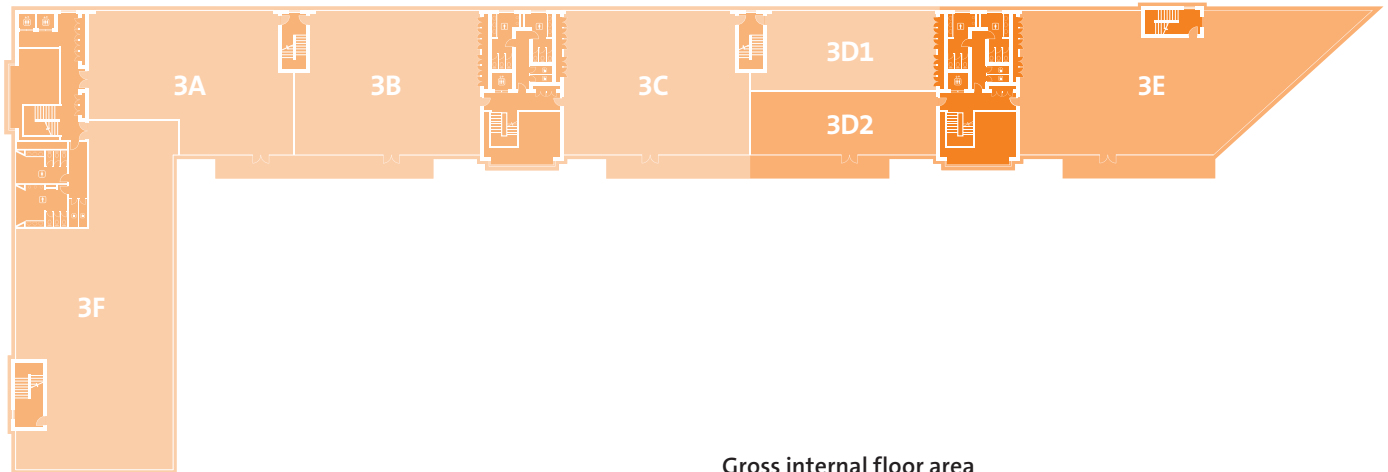
Suites from 2,100ft² (195m²)

**park
west**
Business Park



BER B2 C1

71 The Plaza 3rd Floor



Accommodation

From 2,100ft² (195m²)

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 3D2

BER B2
 BER No.800015216
 Energy Performance Indicator: 293.31 kWh/m²/yr

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 and Grand Canal Dock by on-site train. Additional connections with Luas Red Line and Dublin Bus.

Gross internal floor area

Block 70 3rd floor		m ²	ft ²
3A	Sysnet	444	4,779
3B	Monster Energy	417	4,490
3C	Vilicom	417	4,490
3D1	Hedderman Stanley	194	2,088
3D2	Available	195	2,100
3E	Available	587	6,318
3F	Sysnet	723	7,782
Total		782	8,418



Agents

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 Business Park

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