



TERMS

The suites are available for sale. Prices are available on request.

VAT AND STAMP DUTY

Any VAT and stamp duty arising out of the transaction will be the sole responsibility of the purchaser.

SERVICE CHARGES

The purchasers will be liable for a contribution to a service charge towards the upkeep of the common services and common parts of the building.

VIEWING

For further information or to arrange a viewing please contact Enda Moore, Audrey Keegan or Mark McDonnell at Hooke & MacDonald Commercial, Tel: 01- 6318403

CAR PARKING

Secure car parking available at basement level

SOLE AGENTS



118 Lower Baggot Street, Dublin 2.
Tel: 01 631 8403.
Fax: 01 661 6318.
E-mail: commercial@hookemacdonald.ie
www.hookemacdonald.ie

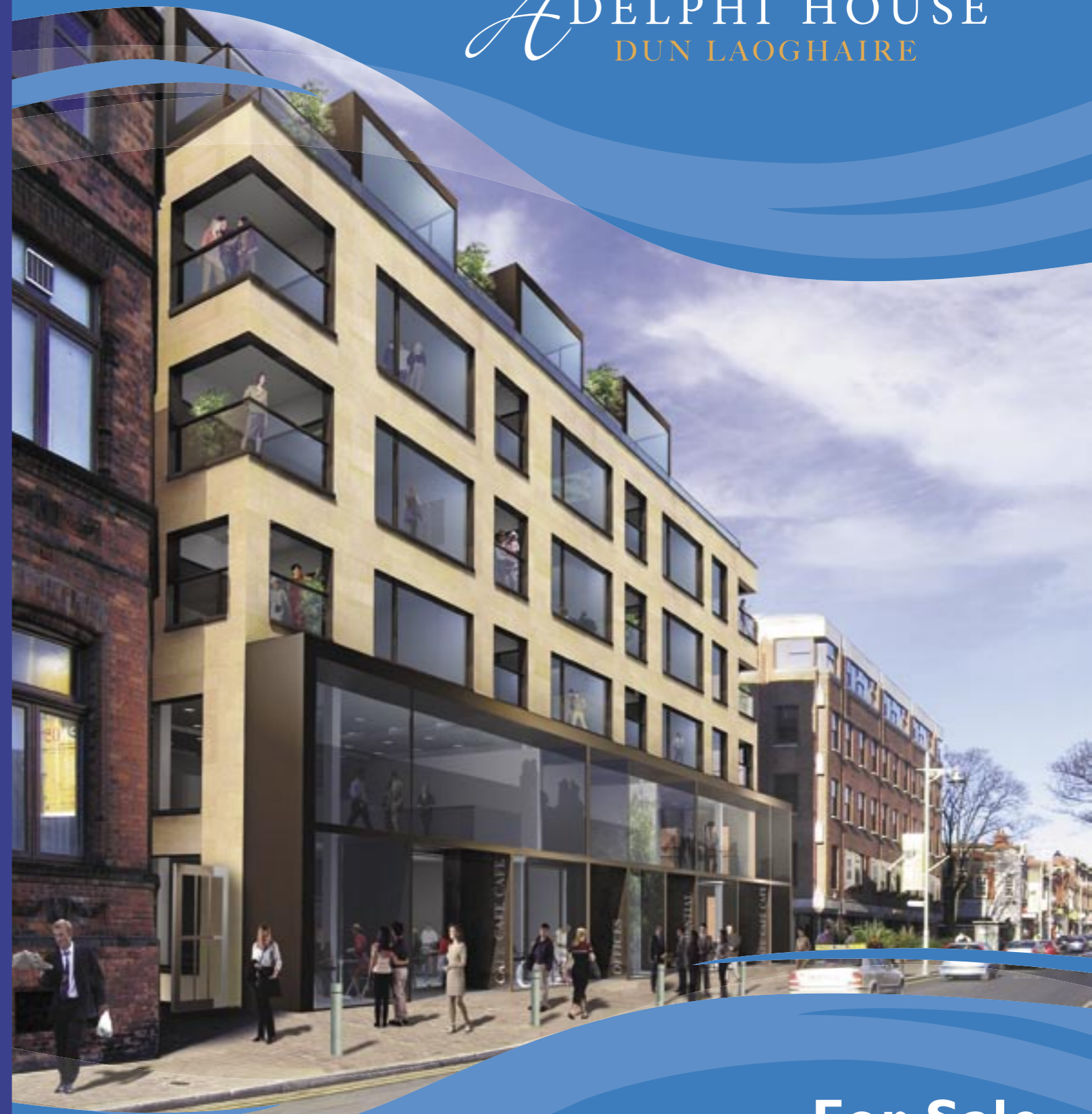


DEVELOPER



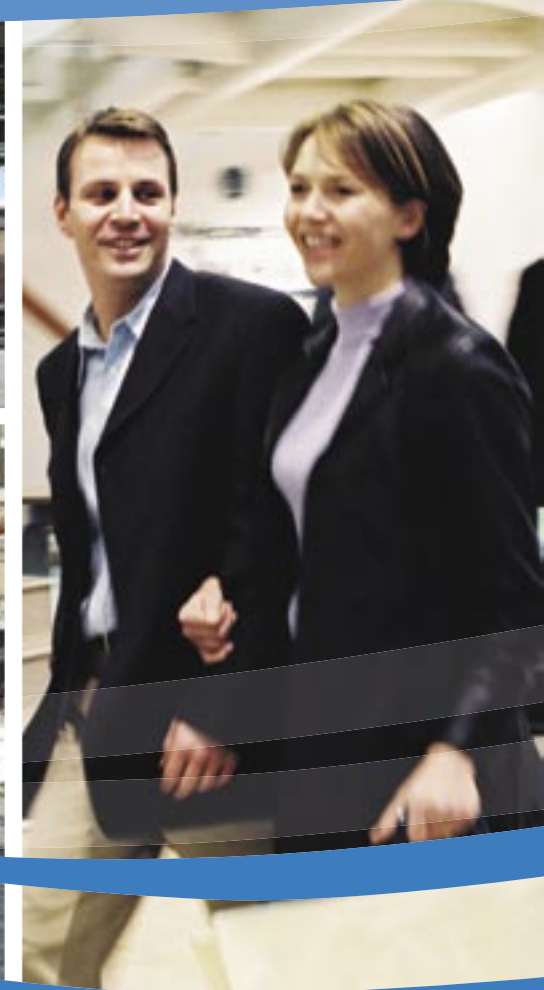
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ADELPHI HOUSE
DUN LAOGHAIRE



For Sale
Excellent Office Suites
in the heart of Dun Laoghaire

Prime new office suites at the heart of Dun Laoghaire's Commercial District



ADELPHI HOUSE DUN LAOGHAIRE

LOCATION

These excellent office suites are superbly located on the south side of George's Street Upper, between its junction with Corrig Avenue and Mellifont Avenue/Clarinda Park West. Dun Laoghaire is one of Dublin's most sought after and attractive suburban office and retail locations being only 8 km south of the city centre. The area boasts a huge range of amenities in the locality including shops, schools, golf clubs, yacht clubs, public parks, the new Marina and The Pavilion Theatre. This development is located in the centre of Dun Laoghaire's main shopping district which boasts numerous pubs and restaurants. Dun Laoghaire is a well established commercial and sought after residential location

where office and retail units are in strong demand from owner occupiers and investors alike. Over recent years the area has seen many quality, mixed use developments including the Pavilion Complex and Glebe Hall. The area is superbly serviced by public transport, with ample bus routes serving the city centre and the Dun Laoghaire DART station is located in close proximity to the property. There is also easy access to the South Eastern Motorway and the M50. Adelphi House meets all the criteria - excellent location, accessibility, local amenities, shopping for staff and on site car parking; all combined with impressive presence and identity.

ADELPHI HOUSE

Adelphi House comprises a multi-storey mixed use building which incorporates 2 ground floor retail units and 9 first class office suites. The development has ample secure basement car parking, with separate entrance and core areas for the office suites. The upper floors, which are accessed separately, will provide for high quality apartments.

OFFICES

The impressive new office suites range in size from 117 sq.m.-321 sq.m. and are located from ground floor to 2nd floor. The units are completed to a high grade fit-out, which

will include suspended ceilings with recessed light fittings; full air conditioning for each unit with the capacity of zoning within the suite; plastered and painted walls; floor boxes with cable trunking provided; each suite is fully serviced with mechanical and electrical services and water supply; superior finished core areas, with ceramic tiling, timber paneling and recessed lighting. Also full access control/security system with CCTV in the common areas at entry to the building. The offices units are well suited to a variety of uses including professional practices and progressive / medium sized companies. Adelphi House provides exciting modern office suites, right in the heart of Dun Laoghaire Town Centre.