

THE — HIGHLINE

LAST FLOOR AVAILABLE (7,000 SQ FT) — COMING AUG 2020

The Highline, is an iconic Scott Tallon Walker designed office building located on Pottery Road. The building has been fully refurbished and expanded to a Grade A standard. Located within five minutes walk from Deansgrange Village, numerous bus routes and easy access to the M50 orbital route with connections to all major motorways.

An iconic design reinvigorated.



Inspired by nature

Meticulously developed to the highest international standards and extending to approximately 7,000 square feet with private car parking spaces and secure bicycle storage. Refurbishment works include new solar glazed windows which flood the space with light to reveal spectacular views. Perched above rambling treescapes, looking over and beyond Clonkeen Park to the Dublin Mountains and east to Dún Laoghaire Harbour and beyond.





A parkside workspace.

From the treetops that drape your view of the Dublin Mountains, to the ease of access to your parkside workplace. The Highline is a vibrant space in the heart of a bustling community, with the feeling of working within a serene parkland.







Design your perfect space.

Solar glazed windows let daylight penetrate deep into the building's core. The space is open and fluid by design, to create a customized blend of space types and pathways that's perfectly suited to the people using it.





Description

- The penthouse floor extends to approximately 7,000 Square feet GIA
- Open plan space ready to customise
- Two outdoor private terraces (01, 04)
- Stunning parkland views
- Surrounded by a host of commercial occupiers
- Private off street parking available with penthouse floor
- Well located within walking distance of local amenities and public transport
- Excellent transport links with easy access to M50 & N11
- Available immediately
- Secure long term lease available

Location

- Surrounded by natural parkland with links from Wyattville Road to Kill Avenue in Deansgrange (05)
- Walking, jogging, cycle pathways and soccer pitch
- Close to a wide range of services including supermarkets, bars and restaurants
- Within 10 minutes to Dún Laoghaire harbour
- Approximately 11km to St Stephens Green
- Excellent transport links including DART, LUAS, Dublin Bus and M50 and N11 access.
- Approximately 35 minutes to Dublin Airport

Specifications

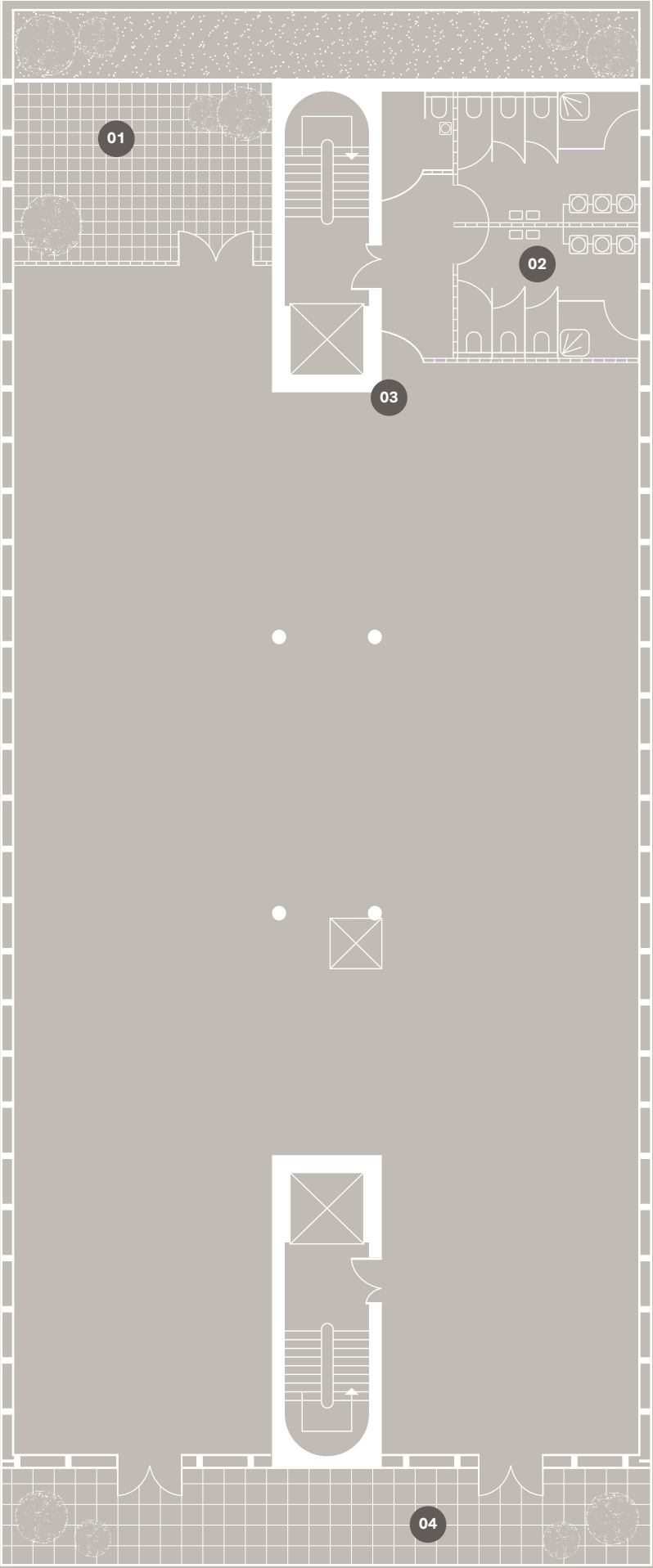
- BER rating estimate A (TBC)
- All main services provided including kitchen and toilet
- Internal fit out and flooring by tenant (fit out design service available on request)
- Exposed light fittings
- Floor located cabling
- Air conditioning
- CAT 5 cabling
- Lift access (03, 04)
- Controlled access
- Building CCTV cameras
- Intruder and fire alarms
- Roof terrace
- Disabled access bathrooms with showers (02)

Contact

- Viewing strictly by appointment only solely through QRE Real Estate Advisors
- Contact Brian Kelly, Surveyor 087 337 4933 | brian.kelly@qre.ie



05



Typical floor layout



Eat & Drink

- 01 Little Frieda Café
- 02 Bakers Corner Pub
- 03 Insomnia
- 04 The Grange Pub
- 05 Saba to Go
- 06 Fellinis Pizza & Pasta
- 07 Libero's Takeaway

Supermarkets & Shopping

- 08 Lidl, Pottery Road
- 09 Dunnes Stores, Cornelscourt
- 10 Tesco, Cornelscourt
- 11 SuperValu, Deansgrange
- 12 Dun Laoghaire Village
- 13 Blackrock Village
- 14 Windyridge Nurseries Garden Centre

Parks & Recreation

- 15 Clonkeen Park
- 16 Dún Laoghaire Physiotherapy & Sports Injury Clinic
- 17 The Physique Consultants Personal Training
- 18 Killiney Golf Club
- 19 Rochestown Lodge Hotel & Spa
- 20 Pilates Plus Dublin
- 20 Burgundy Beauty Salon
- 21 The Bike Rack

Education

- 22 Dun Laoghaire Institute of Art & Technology
- 23 Clonkeen College

Amenities

- 24 NCT Centre Deangrange
- 25 Applegreen Service Station
- 26 Bank of Ireland
- 27 Enterprise Car & Van Hire
- 16 Cara Pharmacy

Transport

- 28 M50 motorway (6 km)
- 29 LUAS & DART services (4km)
- 30 Bus routes 7b, 7d, 46a, 63 (approx. 250m)

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