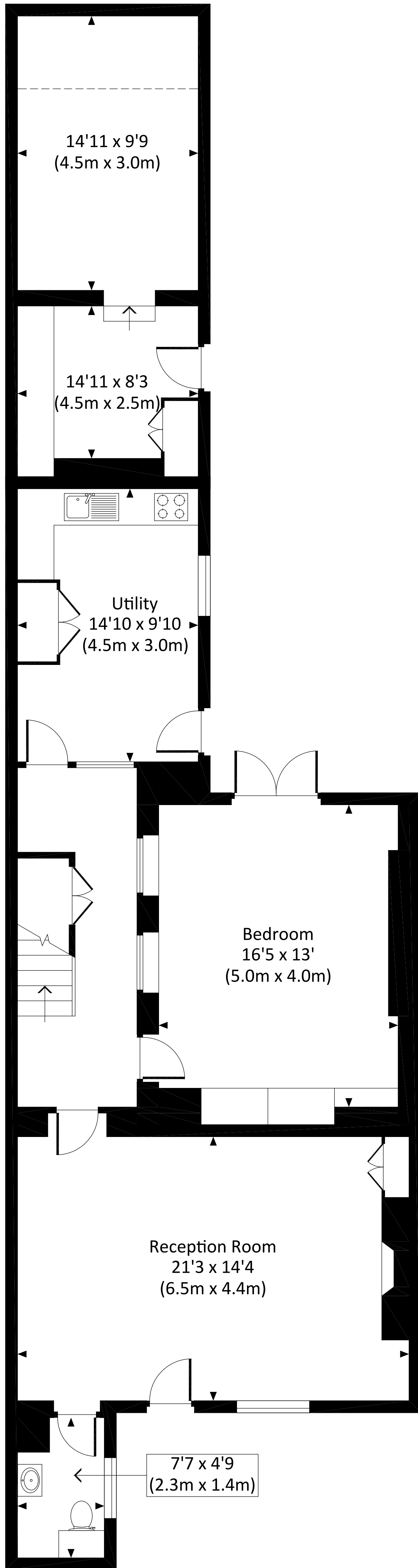
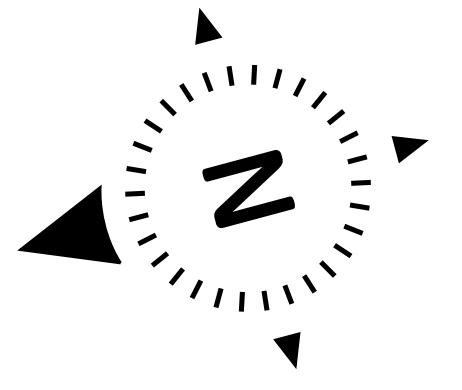


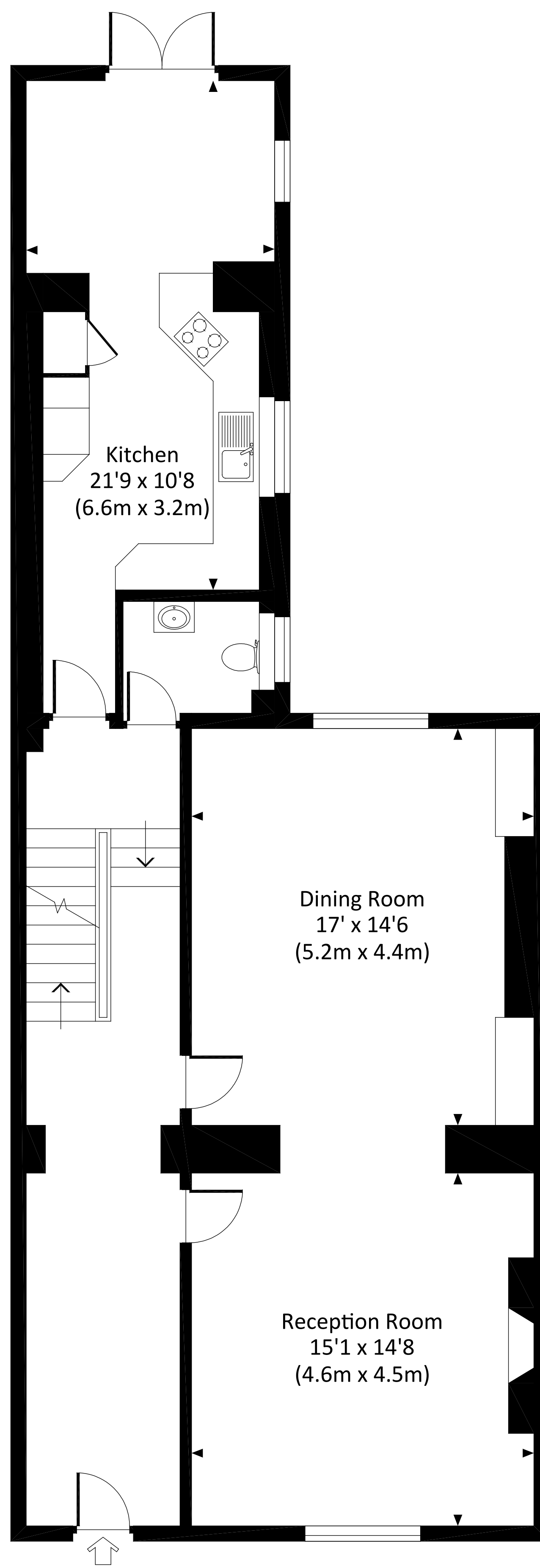
WELLINGTON ROAD, BALLSBRIDGE, DUBLIN 4

Approx. gross internal area

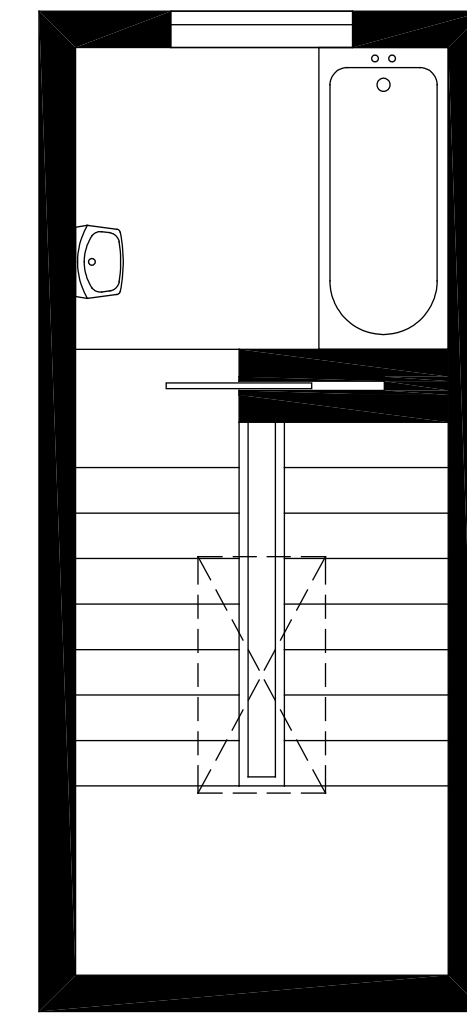
3087 Sq Ft. / 286.8 Sq M.



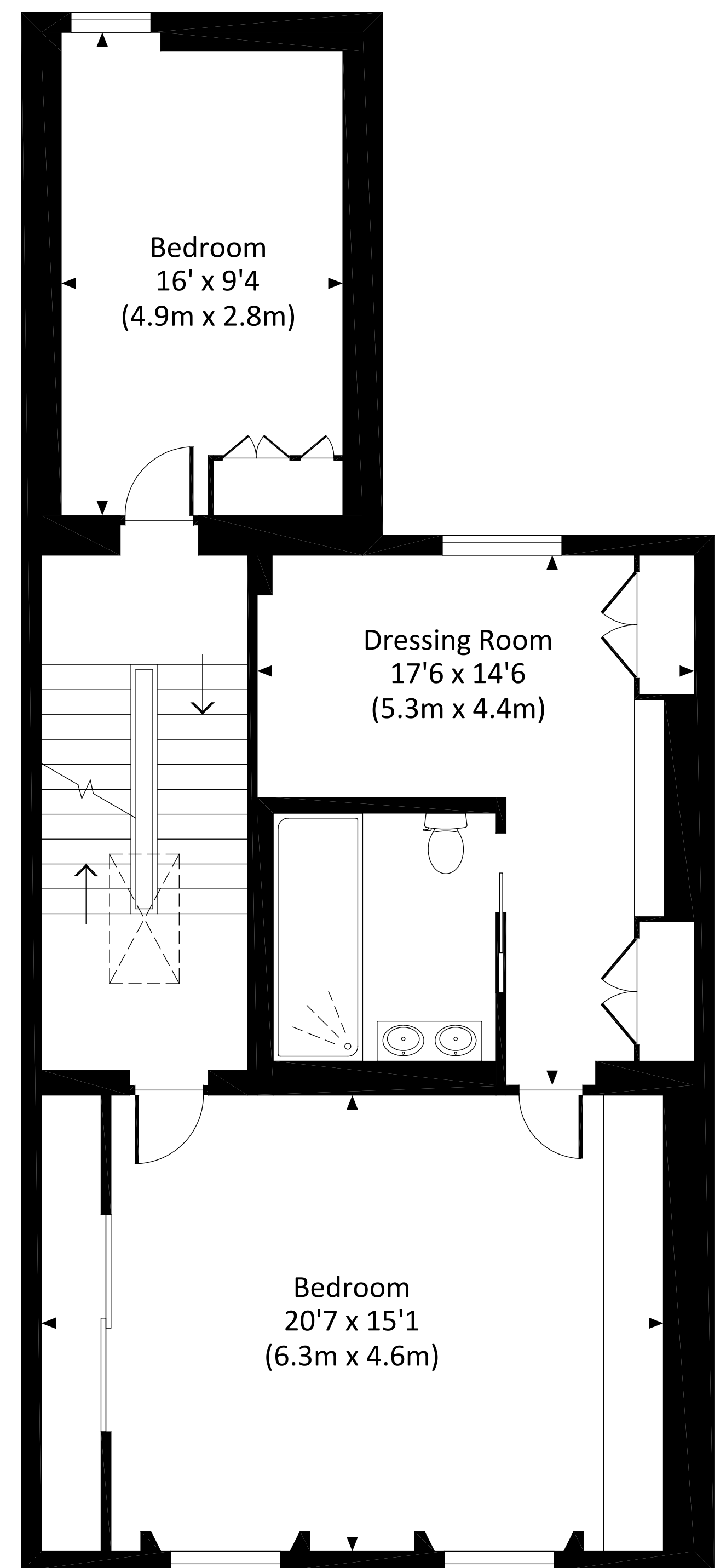
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR