

SUBJECT TO CONTRACT / CONTRACT DENIED



# THE HIGHLINE BUILDING

POTTERY ROAD, DUN LAOGHAIRE, CO DUBLIN



## ACCOMMODATION AVAILABLE TO LET

Floor	Size Sq. ft	Size Sq. m	Quoting Rent per Sq. ft	Quoting Rent per Sq. m	Rates P.A (approx.)	Service Charge P.A. (approx.)
Entire 1 <sup>st</sup> Floor	8,676	806	€22.50	€231.00	€14,749	€14,691
Part 1 <sup>st</sup> Floor	4,005	307	€22.50	€231.00	€7,375	€7,346
2 <sup>nd</sup> Floor	8,676	806	€27.50	€296.00	€14,749	€14,691

**Lease:** New flexible lease available. Please note the 2<sup>nd</sup> floor is fully fitted.

**Car Spaces:** A minimum of 30 car spaces can be provided with the entire floor (€750.00 per annum per car parking space). Additional car parking can be made available by way of licence agreement.

**Current Tenants:** Kouchin Holdings and Plus Vital. Surrounding tenants consist of Boom 22 Technologies, Future Range, Layered Approach, Therapy Tree, Platina Lighting, Life Particle Yoga to name a few. A new eatery known as Fia Café are also due to open in the New Year.

**Accessibility:** The accommodation is within easy reach of the N11 & The M50 Motorway. Bus routes located on or close to Pottery Road consist of the no.63, no.84, no.84A, 7b and 7d. The 145 and 46A are also within a 25 minutes' walk from the N11.

**Viewings:** All viewings are strictly by appointment through the letting agent.

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