



## BUILDING THREE

# THE OVAL

SHELBOURNE ROAD, DUBLIN 4





The iconic Oval building is distinctive and innovative due to its unique architectural design. It offers occupiers the opportunity for a prestigious headquarters in a high profile development, in the heart of Ballsbridge.

This exclusive address, is widely regarded as one of Dublin's premier locations and the Oval is already home to many high profile occupiers including Eirgrid Plc, Tableau International, Murex Advanced Technologies Ltd, Orix Aviation, Amedeo and Arch Re-insurance Europe Underwriting Ltd to name but a few.

## LOCAL OCCUPIERS

1. Eirgrid
2. Tableau International
3. Amedeo
4. Orix Aviation
5. IBM Ireland
6. Zurich Insurance
7. Survey Monkey
8. Mason Hayes and Curran
9. Avolon
10. Workplace Relations Commission
11. Sherry Fitzgerald
12. Cushman and Wakefield
13. The Doyle Collection
14. The American Embassy
15. Jurys Inn
16. Facebook
17. Google
18. Accenture
19. Ding
20. Goodbody Stockbrokers
21. Regeneron
22. Mongo DB
23. Google
24. Pfizer



## THE BUILDING

The Oval is a striking mixed-use modern office development located between Shelbourne Road and the River Dodder. The building is designed around a distinctive rotunda space, with beautifully landscaped external areas and public access to boardwalks along the River Dodder walkway. The redbrick façade matches the structure of the original redbrick feature chimney which formed part of the former Spring Grove laundry, a landmark in the area since 1865. The specification of the building includes the first ever use of a European - style terracotta screen that reduces glare and deflects rain from the extensive glazed area which provides natural lighting. The available accommodation is located at the Ground Floor of Block 3. The space extends to approximately 3,008 sq ft and comes with the benefit of a full fit out in situ. The accommodation is predominantly open plan with the benefit of two boardrooms, two meeting rooms, kitchenette and comms room.

## OFFICE SPACE

- Fitted office accommodation:
  - Predominantly Open Plan
  - 2x Boardrooms
  - 2x Meeting Rooms
  - Kitchenette
  - Comms Room
- Suspended ceilings with perforated metal ceiling tiles
- VRV air conditioning system
- Plastered and painted walls
- Raised access floors
- Carpet tiles throughout
- 250 bicycle places in the basement for sharing
- Secure basement car parking
- Ladies and Gents changing rooms
- Shower facilities in the basement

# Block 3, Ground Floor (Unit 4)

## ACCOMMODATION

Approximate Net Internal Areas	Sq m	Sq ft
Block 3, Ground Floor (Unit 4)	289.85	3,120
<b>Total</b>	<b>289.85</b>	<b>3,120</b>

### Car Parking

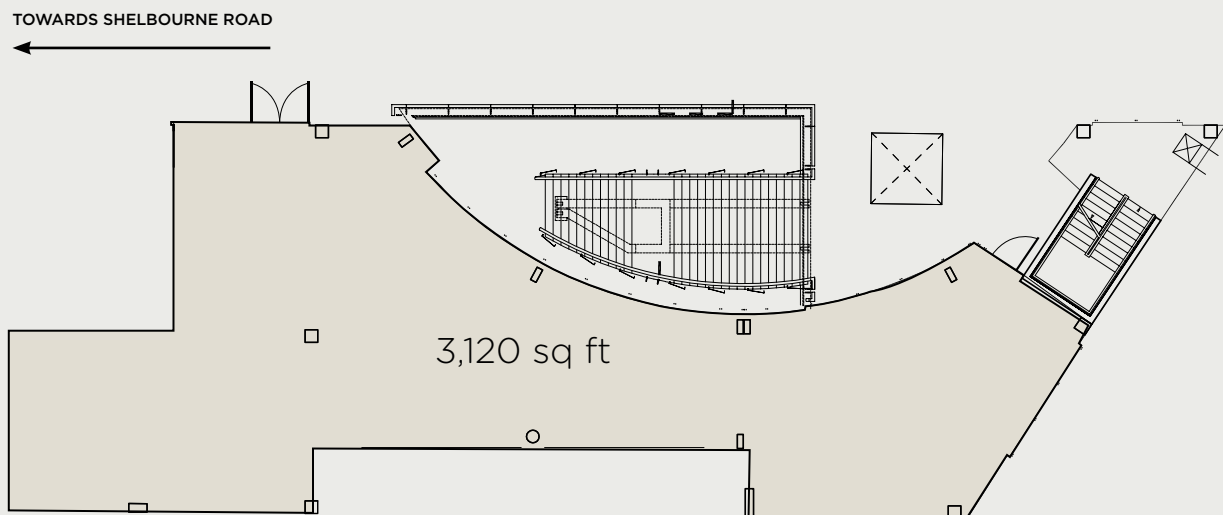
Secure basement car parking

### Rent

On Application

### Lease Terms

Available on flexible lease terms



○ BLOCK 3, Ground Floor (Unit 4)

## AMENITIES

A vibrant neighbourhood with excellent restaurants, cafés and leisure facilities offering occupiers the perfect work/life balance environment.

### Hotels & Pubs

- The Intercontinental Dublin Hotel
- The Herbert Park Hotel
- The Ballsbridge Hotel
- The Clayton Hotel
- The Dylan Hotel
- The Landsdowne Hotel
- Mary Macs
- The Bridge Bar
- Paddy Cullens
- Slattery's
- Horse Show House

### Convenience Stores

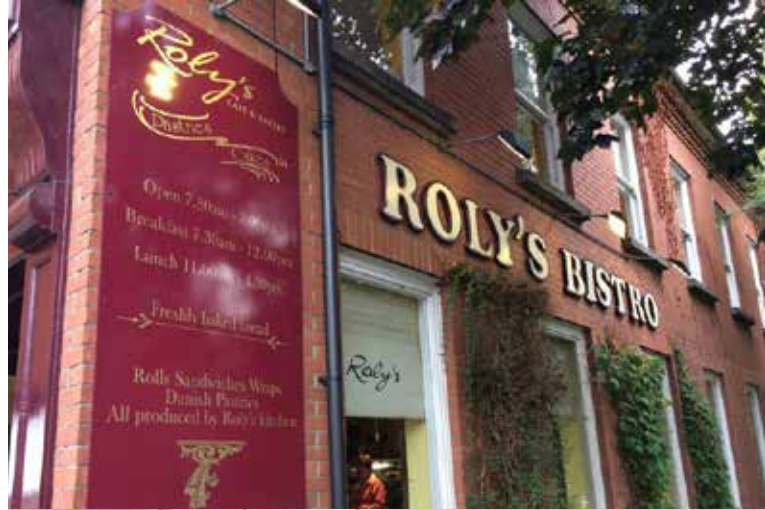
- Centra
- Spar
- Avoca

### Health, Fitness and Beauty

- Gym Plus
- Mink Hand and Foot Spa
- Trim Hairdressers
- 4th Avenue Beauty
- Eden One

### Eating Out and Cafés

- Ballsbridge Pizza Co
- Chopped
- The Jewel In the Crown
- The French Paradox
- Four Star Pizza
- Roly's Bistro
- The Lobster Pot
- Kites
- Starbucks
- Butlers Chocolate Café
- Al Boschetto
- Baan Thai
- The Old Spot
- Base Wood Fired Pizza
- Cinnamon
- Art of Coffee
- The Chop House
- Hemingways
- Sprout



## TRANSPORT

**DART** 5 minute walk to Lansdowne Road Dart station

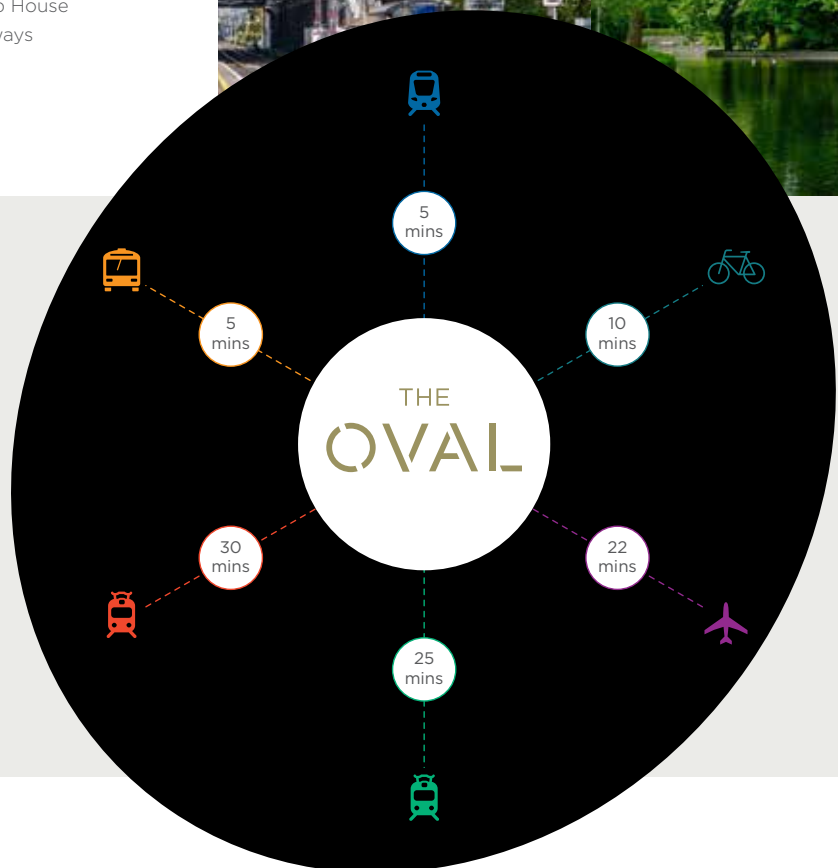
**Bus** A number of routes all within a 5 minute walk including no 4, 5, 7, 7n, 8 and 18.

**Dublin Bikes** Nearest bike stations are located on Lower Baggot Street and Barrow Street

**Luas Red line** located at Spencer Dock

**Luas Green line** located at Charlemont

**Dublin Airport** - 22 minute drive through the Port Tunnel



## SOLE AGENTS



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