



# TWO SHELBOURNE BUILDINGS

BALLSBRIDGE • DUBLIN 4

PRIME FITTED OFFICES TO LET

PRIME FITTED OFFICE  
ACCOMMODATION LOCATED  
IN THE CENTRE OF BALLSBRIDGE,  
WITHIN DUBLIN'S CENTRAL  
BUSINESS DISTRICT.

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SUSTAINABILITY

IPUT have committed to enhancing sustainability across the Shelbourne Buildings campus to reduce occupational costs and energy use intensity.

The main MEP upgrades consist of the following refits:

- 1. Enhanced building plant to remove reliance on gas and shift to an allelectric strategy.
- 2. Photovoltaic panels added to the roof reducing common area electricity costs through onsite renewable energy.
- 3. LED lighting upgrades throughout.
- 4. Enhanced ventilation equipment improving air quality and comfort.
- 5. New BMS and CO2 monitoring system to optimise new building plant.



DECARBONISATION WORKS

With the completed improvements, it is expected that the building will achieve an improved Building Energy Rating in the B range.



HOW THE OFFICE SPACES ARE HEATED AND COOLED

Heating within some office floors is provided through Tenants own VRFs systems and ventilation provided through the upgraded AHUs.

HOT WATER UPGRADES

Hot water cylinders have been replaced with a heat pump system which will increase efficiency by 250% - 300%.  
  
Local water heaters have been upgraded and operate on demand only.

PV INSTALLATION

The panels are wired directly into the buildings for use within the common areas.

Photo-voltaic panels reduce occupational costs by providing on-site renewable electricity.

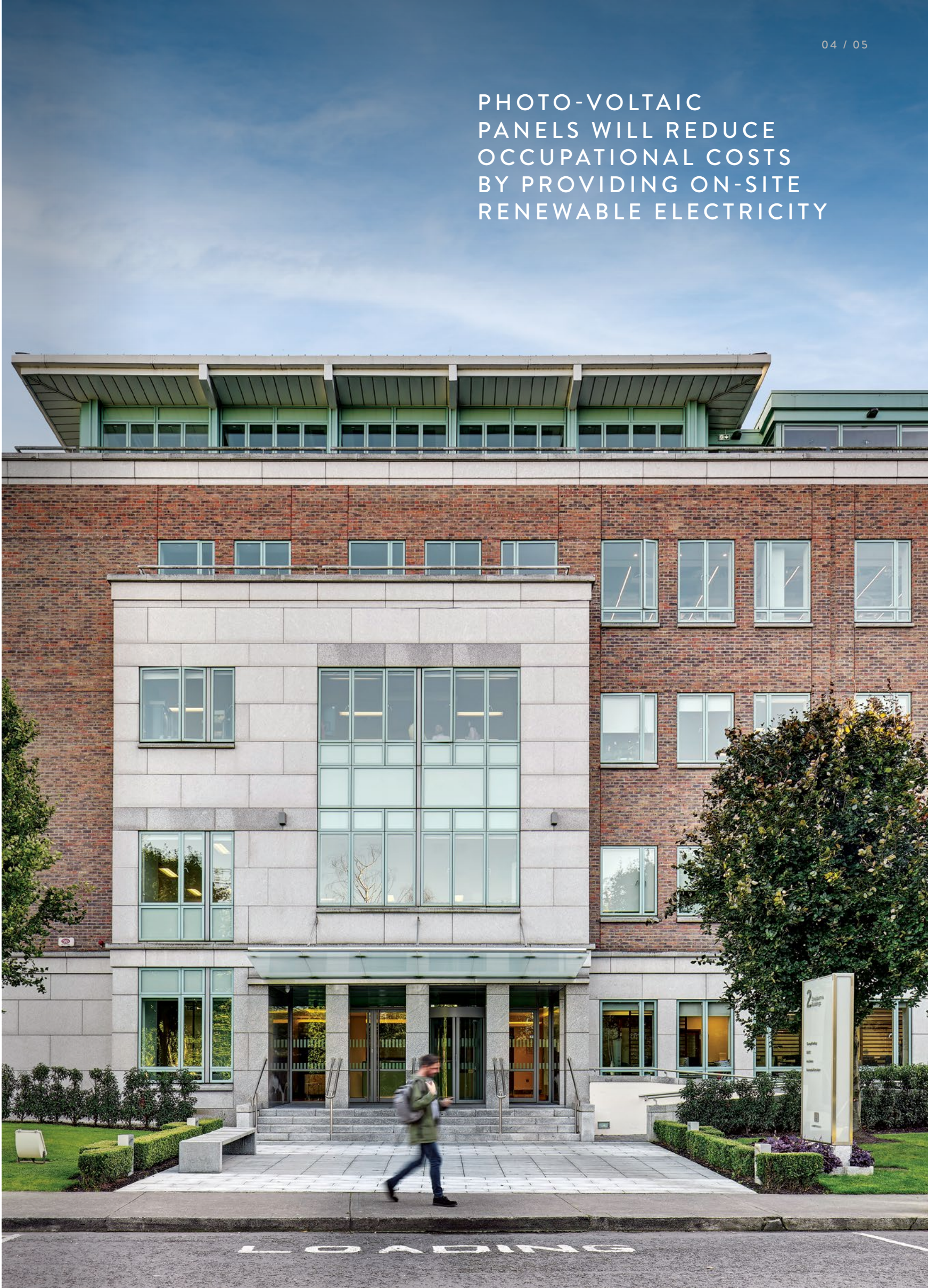
The estimated power output of the PV installation is:

- 1 Shelbourne: 25,000 kWh/yr
- 2 Shelbourne: 45,000 kWh/yr
- 3 Shelbourne: 60,000 kWh/yr



Excess power produced by the panels is fed directly into the grid

PHOTO-VOLTAIC  
PANELS WILL REDUCE  
OCCUPATIONAL COSTS  
BY PROVIDING ON-SITE  
RENEWABLE ELECTRICITY



# 2 TWO SHELBOURNE BUILDINGS



Two Shelbourne Buildings consists of a five-storey office building comprising approximately 35,133 sq ft NIA. The building is in excellent condition with common areas having undergone upgrade works in recent years. The property is multi-let to occupiers including Hamilton Insurance and Whitney Moore.

### ACCOMMODATION SCHEDULE

Floor	Size (N.I.A)	Cars
Ground	2,147 sq ft	1
First	6,338 sq ft	4
Second	8,179 sq ft	5
Total	16,664 sq ft	10

### SPECIFICATION

- Fitted Accommodation
- Suspended ceilings
- VRV air conditioning system
- Raised access floors
- High quality reception area
- 2 x 10 person passenger lifts serving all floors including basement car park
- 10 car spaces available with Two Shelbourne Buildings
- 10 showers finished to club house standard

## GROUND FLOOR 2,147 SQ FT (NIA)

Workspace	Provided
1800mm Existing Workstations	22

Meeting Space	Provided
Medium Meeting Room	1
Collaboration	1
Double Phone Booth	1
Greeting Area	1

Support Spaces
Kitchen
Print Station
Coats Storage
High Lockers (4x 4no high)
Comms Room

○ Offices   ○ Core   ● Not available



Floor plans are not to scale, for indicative purposes only.

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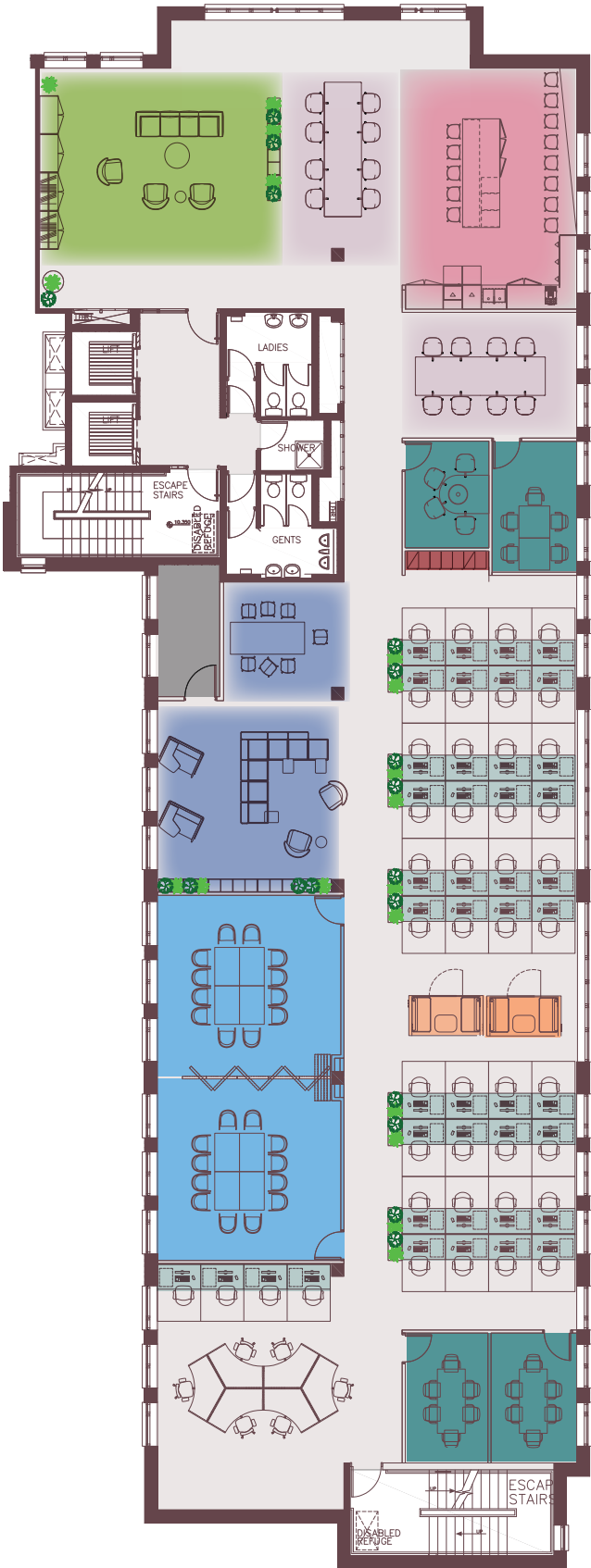
TWO SHELBOURNE BUILDINGS

FIRST FLOOR

6,338 SQ FT (NIA)

Workspace	Provided
1400mm Existing Workstations	50
Meeting Space	Provided
Large Meeting Room	2
Small Meeting Room	4
Double Phone Booth	2
Open Meeting Spaces	Provided
Collaboration	2
Flexible Space	2
Greeting Area	1
Support Spaces	
Kitchen	
Coats / Storage	
Low Level Lockers (2 Tier)	
High Level Lockers (4 Tier)	
Existing Comms Room	

○ Offices    ○ Core



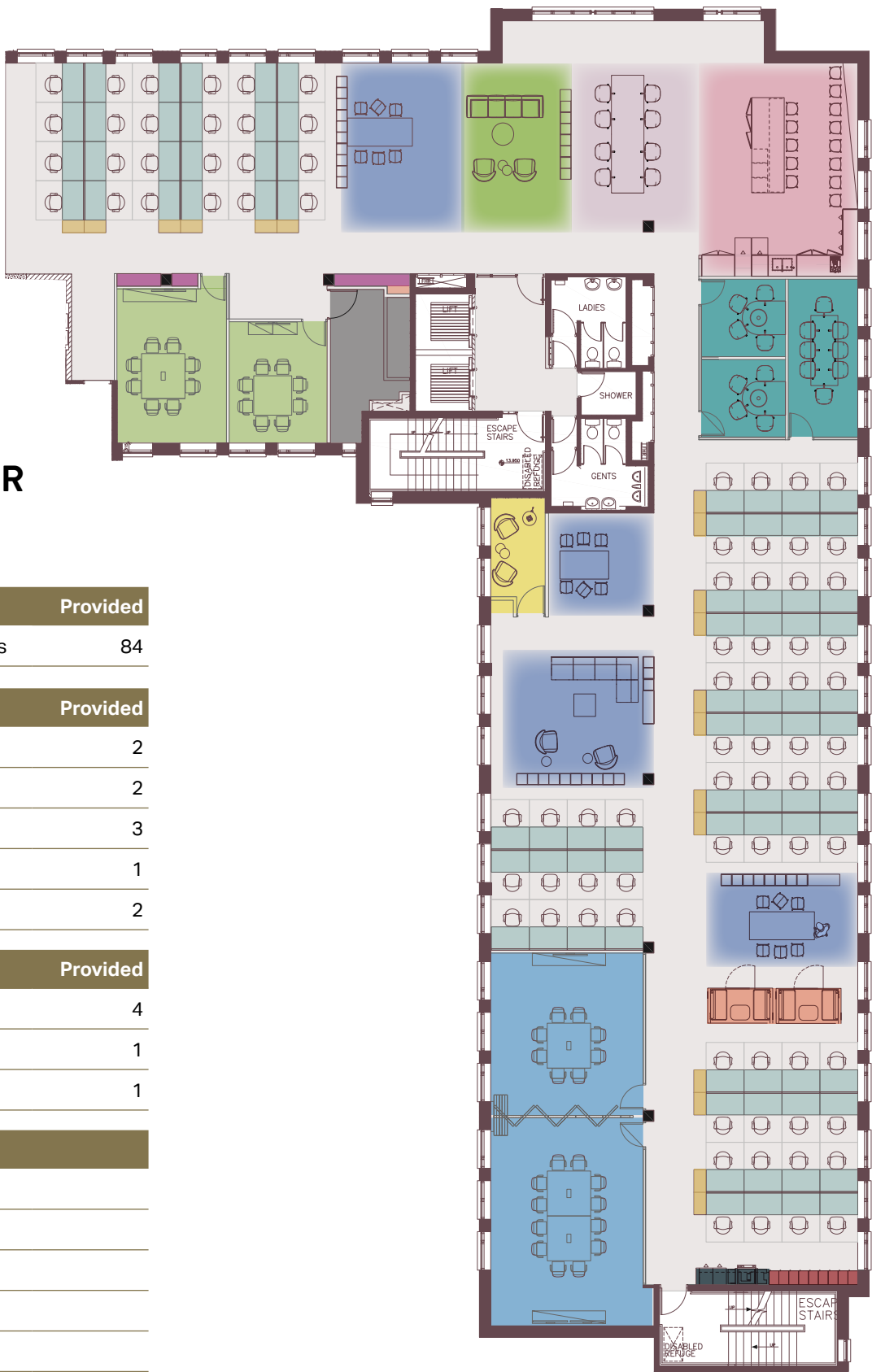
Floor plans are not to scale, for indicative purposes only.

SECOND FLOOR

8,179 SQ FT (NIA)

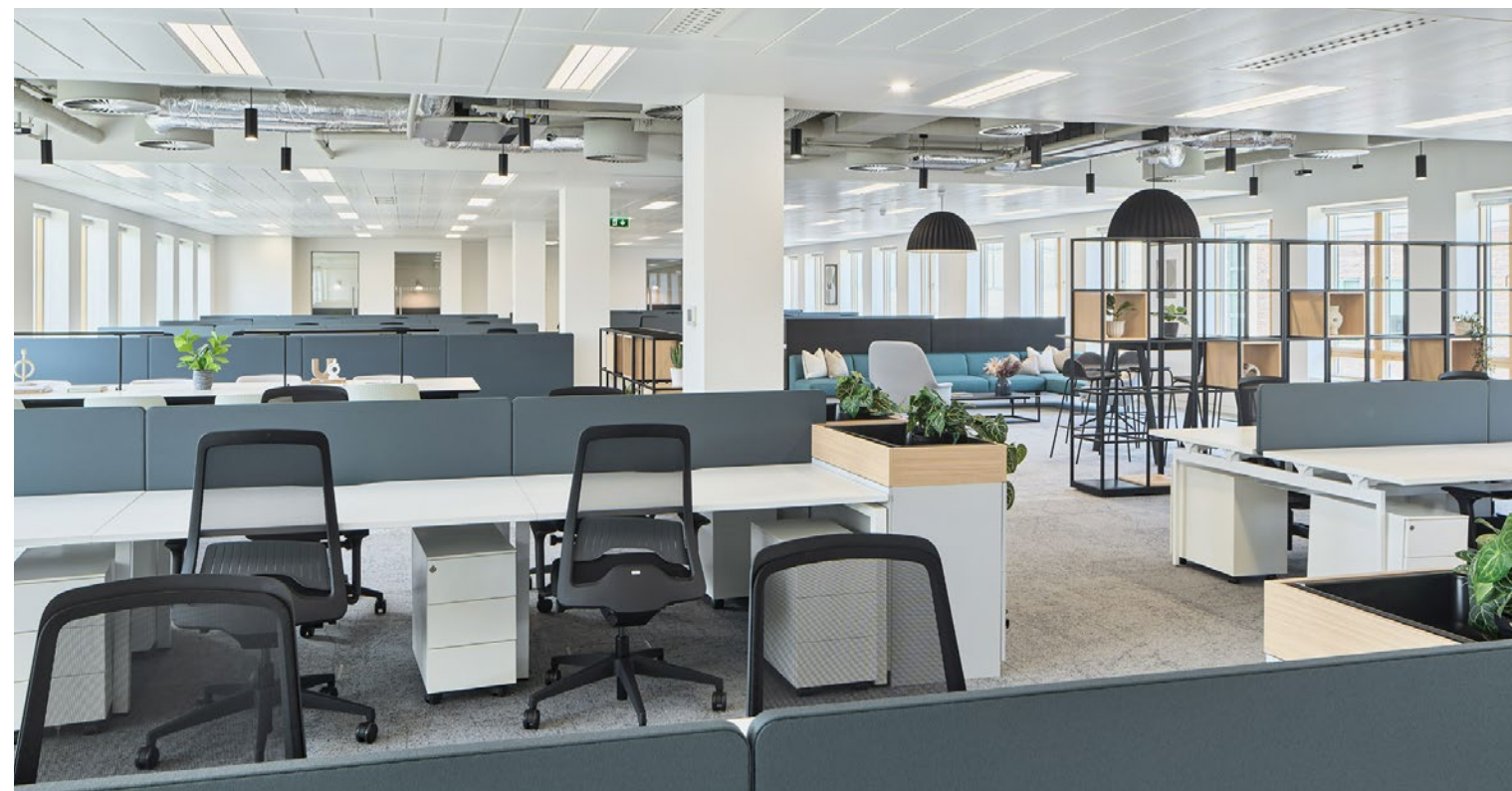
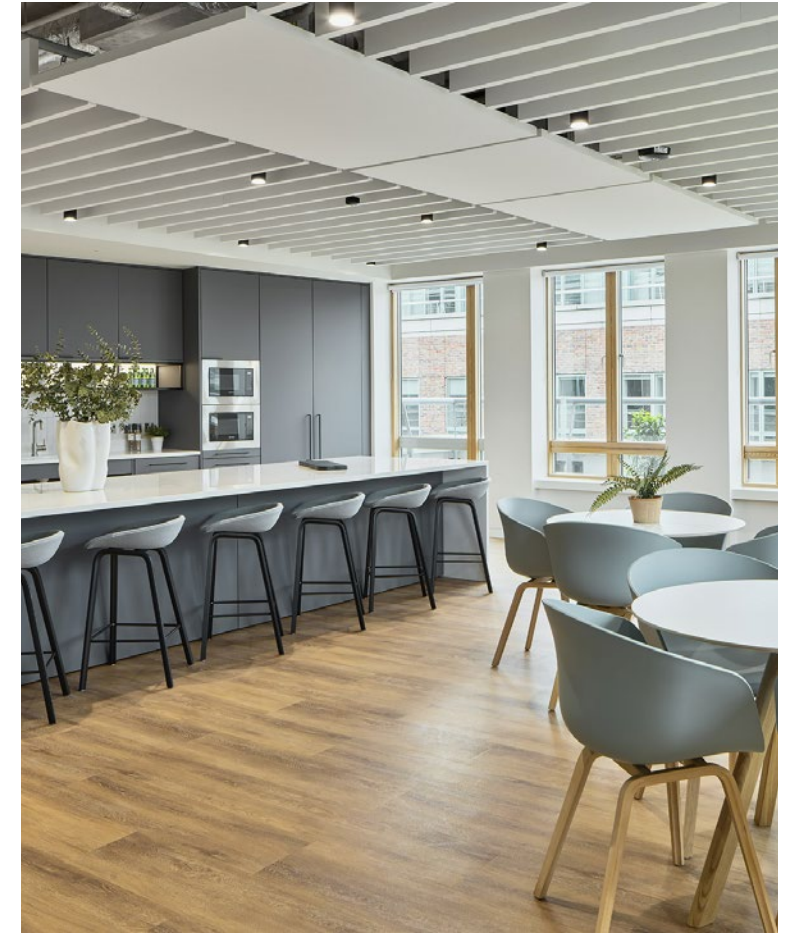
Workspace	Provided
1400mm Existing Workstations	84
Meeting Space	Provided
Large Meeting Room	2
Medium Meeting Room	2
Small Meeting Room	3
Informal Meeting Room	1
Double Phone Booth	2
Open Meeting Spaces	Provided
Collaboration	4
Flexible Space	1
Greeting Area	1
Support Spaces	
Kitchen	
Storage	
Low Level Lockers (2 Tier)	
High Level Lockers (2 Tier)	
Print Station	
Comms Room	

○ Offices    ○ Core



Floor plans are not to scale, for indicative purposes only.

# 2 TWO SHELBOURNE BUILDINGS



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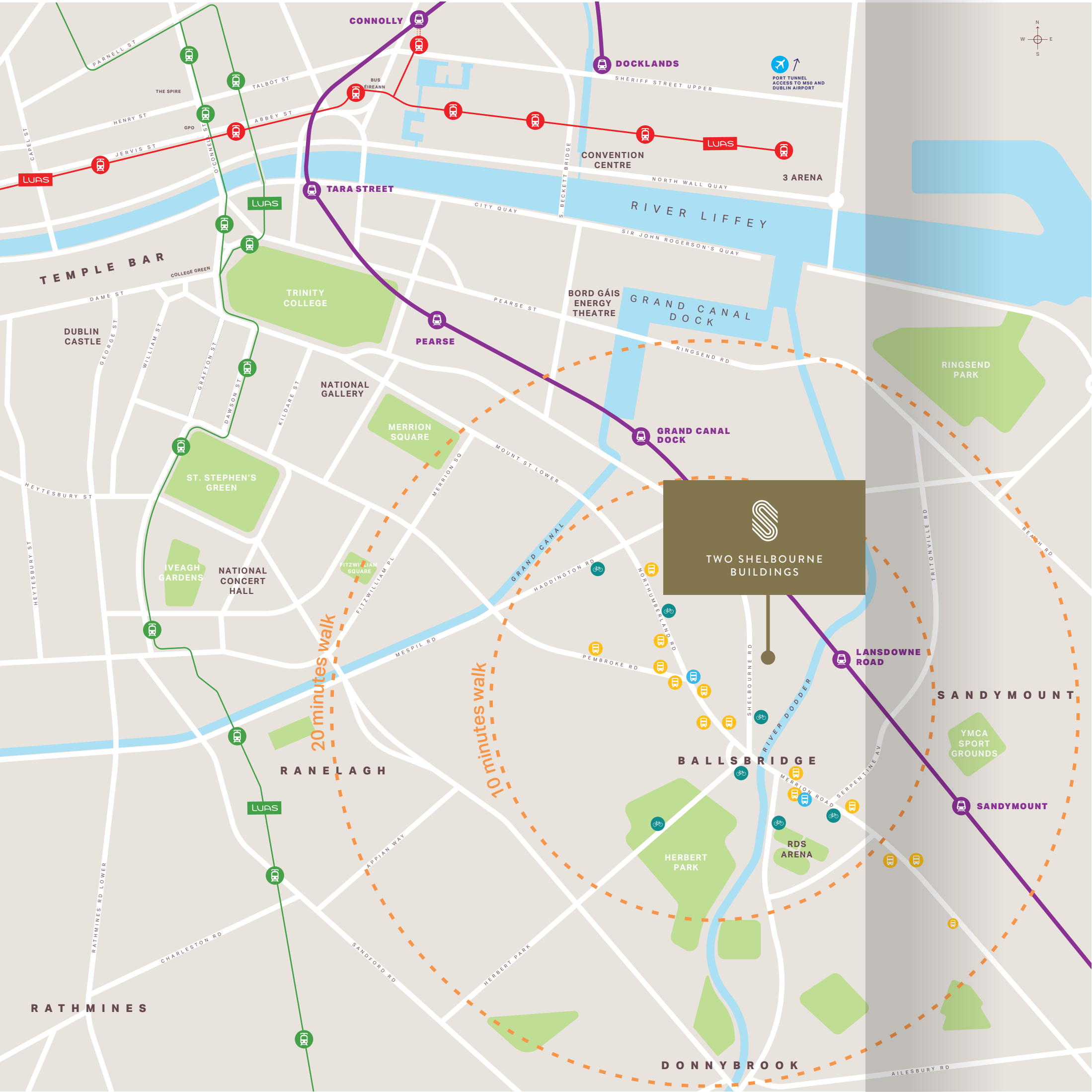
# IN GOOD COMPANY

Ballsbridge is one of Dublin’s most prestigious addresses with a proven track record of attracting leading companies such as OKTA, Avolon, Just Eat and Ion Trading to name a few.

The area boasts a generous collection of restaurants, bars and cafes and benefits greatly from the 32-acre Herbert Park which is a five minute walk from Two Shelbourne Buildings. Ballsbridge is home to both the Aviva Stadium and the RDS and also provides a vibrant location with a prestigious occupier line up.

- |                      |                            |                                |                       |
|----------------------|----------------------------|--------------------------------|-----------------------|
| 1. Bord Gáis Theatre | 6. Central Bank of Ireland | 11. Aviva Stadium              | 16. EirGrid           |
| 2. Google            | 7. Airbnb                  | 12. Higher Education Authority | 17. Avolon Aviation   |
| 3. Convention Centre | 8. Capital Dock            | 13. Ding                       | 18. Malaysian Embassy |
| 4. Bolands Mills     | 9. North Dock              | 14. Whitney Moore              | 19. Avoca             |
| 5. PWC               | 10. 3 Arena                | 15. Coimisiún na Meán          | 20. Butler’s Café     |





# EASILY CONNECTED

Two Shelbourne Buildings is located next to one of Dublin's main bus corridors into Dublin City. The building benefits from excellent road infrastructure and well connected public transport services.

There are ample bus routes serving the immediate area and Lansdowne DART station is within a 5 minute walk, making Two Shelbourne Buildings an extremely accessible destination.

In addition, Two Shelbourne Buildings is in close proximity to St Stephen's Green which provides direct access to the Luas Green Line, the primary cross city light rail service within South Dublin.

With Dublin Airport approximately 25 minutes away by car, Two Shelbourne Buildings is a highly convenient office location for international business travel.



### Walk times

Dublin Bus:	2 mins
Ballsbridge Village:	3 mins
Lansdowne Dart Station:	3 mins
South Docklands:	23 mins
North Docklands:	25 mins
St. Stephen's Green:	30 mins



### Drive times

M50 Motorway:	13 mins
Heuston Station:	20 mins
Dublin Port Tunnel:	21 mins
Dublin Airport:	23 mins

- LUAS GREEN LINE
- LUAS RED LINE
- RAIL / DART

- DUBLIN BUS
- AIRCOACH
- CITY BIKE HUBS



BALLSBRIDGE IS A THRIVING  
NEIGHBOURHOOD WITH EVERY  
AMENITY ON YOUR DOORSTEP

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Sprout



Herbert Park



Intercontinental Hotel



Premium health club & spa



Ballsbridge Village



Royal Dublin Society (RDS)



Butlers Chocolate Café

# FURTHER INFORMATION

## BER DETAILS

Target **BER B1**

## VIEWINGS

All viewings are strictly by private appointment through the sole letting agent.

## LEASING AGENT



Knight Frank  
20-21 Upper Pembroke  
Street, Dublin 2, Ireland

[knightfrank.ie](https://www.knightfrank.ie)

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