

TO LET

164
SHELBOURNE
ROAD

HIGH-PROFILE FITTED OFFICE HQ





164 SHELBOURNE ROAD

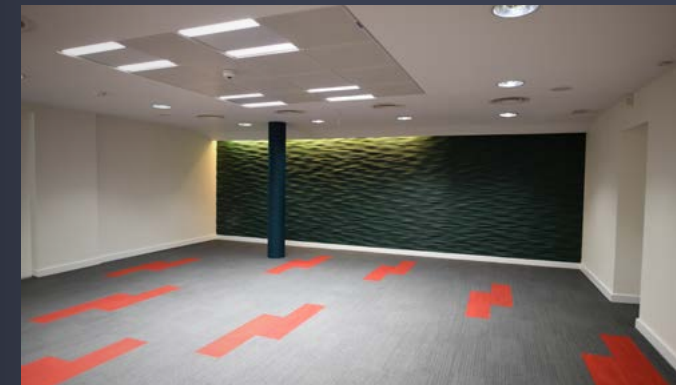


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164 Shelbourne Road is one of Dublin's most established and prestigious office locations, widely regarded as a prime business address. Shelbourne Road and Ballsbridge are synonymous with high end corporate headquarters, embassies, aircraft leasing and tech firms. Its close proximity to Dublin City Centre, the Docklands, and key residential suburbs is matched by excellent public transport connectivity and immediate access to a wide range of high quality hotels, cafés, and services. Ballsbridge offers occupiers a rare combination of profile, accessibility, and long term desirability, making it a consistently sought after location for premium office accommodation in Dublin.

DESCRIPTION

A high-profile standalone office HQ combining attractive architectural character with practical, flexible accommodation over three floors. Extending to approx. 13,328 sq.ft. the accommodation is efficiently arranged, allowing for a mix of open plan and cellular offices, with good proportions and natural light contributing to a comfortable working environment. Overall, the building offers adaptable, high quality space suitable for a range of professional occupiers. The space is available to let by way of assignment or sublease with head lease expiry date of 31st May 2030.



FLOOR PLANS

ACCOMMODATION SCHEDULE

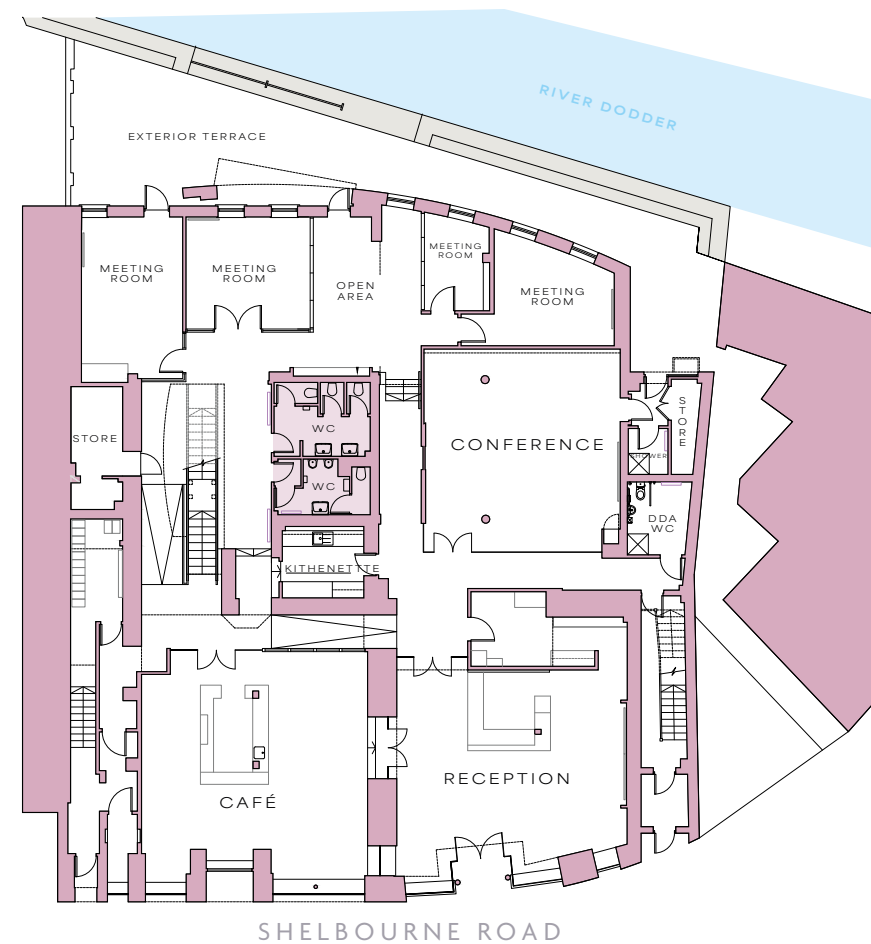
FLOOR	SQ FT	SQ M
Ground	4,850	450.6
1st	4,740	440.4
2nd	3,648	338.9
Total	13,238	1229.9

The above are approximate net internal floor areas.

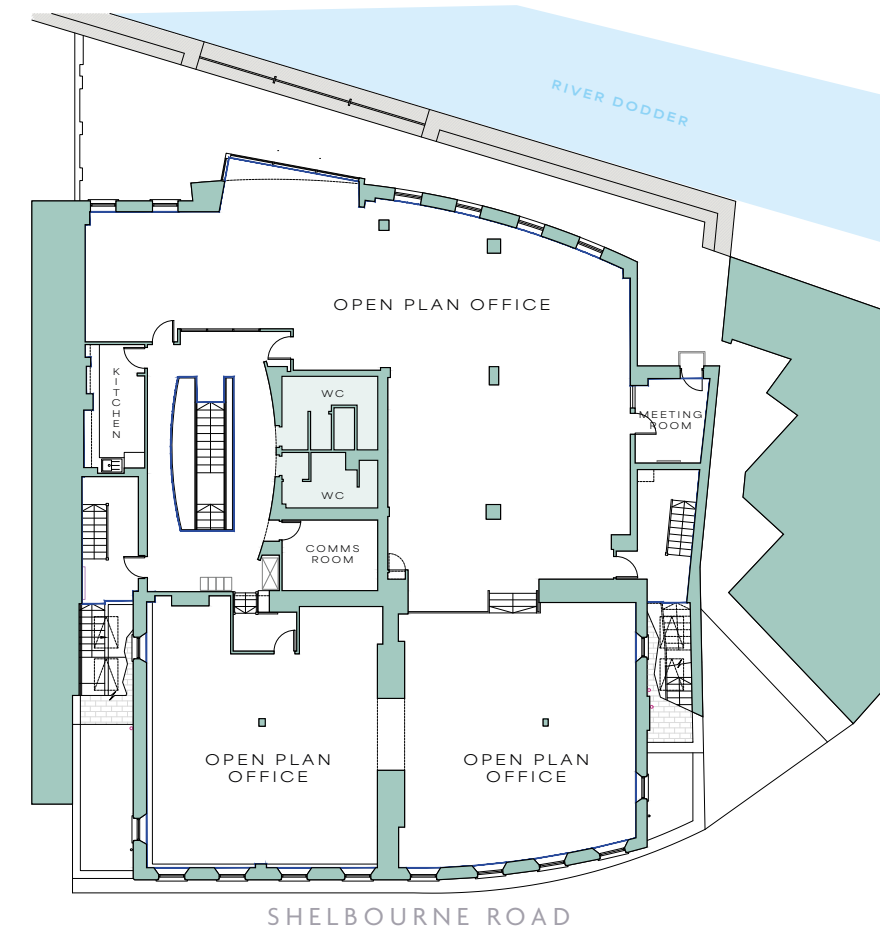
SPECIFICATION

- LED lighting (new throughout)
- Mix of carpet and lino flooring
- Mix of solid and wooden structure floors
- Wired for CAT 5E data cabling throughout
- New toilets
- New shower facilities
- New tea stations/canteen
- Gas central heating
- Mix of air handle and air conditioning cassette units
- Solar panels
- Double glazed windows
- Two private terraces

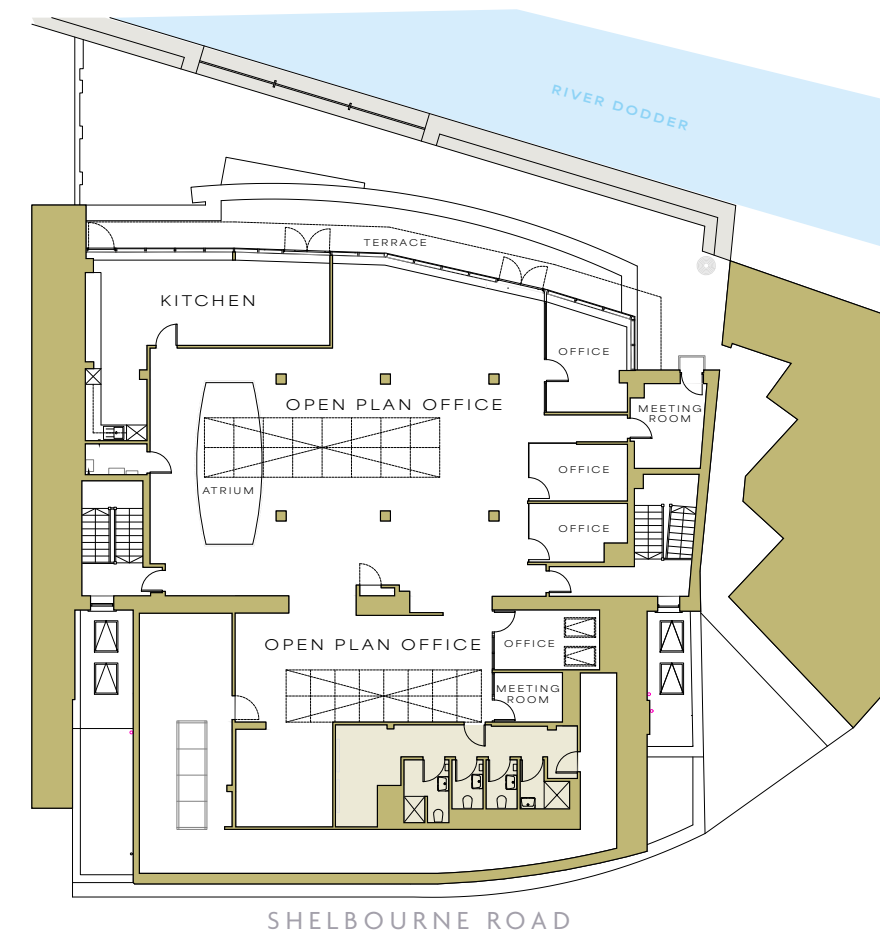
GROUND FLOOR

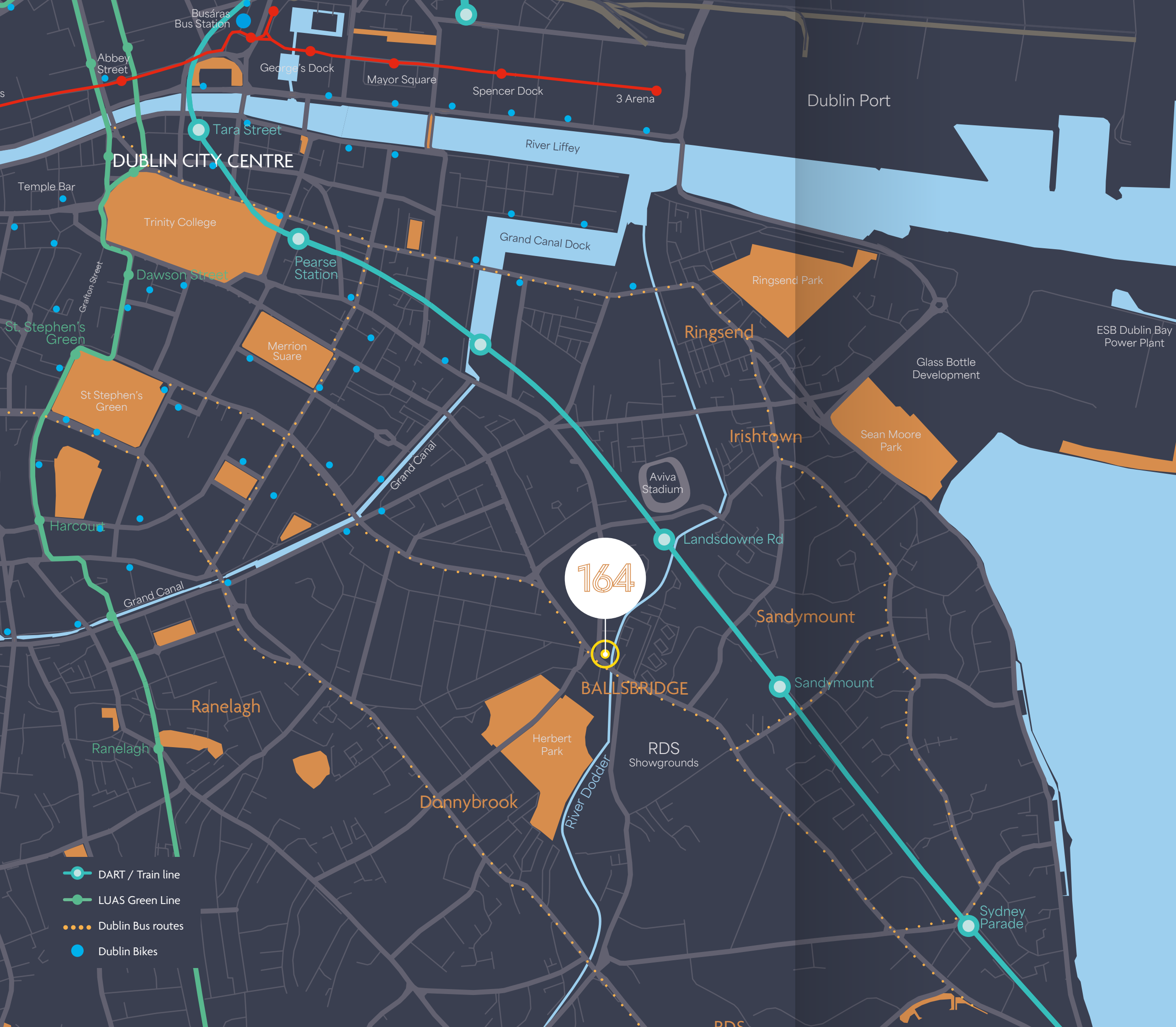


FIRST FLOOR



SECOND FLOOR





164 SHELBOURNE ROAD

TRANSPORT

164 Shelbourne Road is strategically located in Dublin 4 and benefits from excellent public transport connectivity. Lansdowne Road DART Station is less than a 10 minute walk providing frequent north-south rail connections along the Dublin coastline and direct access to Dublin City Centre and the wider Greater Dublin Area.

The property is also within walking distance of numerous Dublin Bus routes, with stops along Shelbourne Road offering regular services to the city centre, south and north Dublin suburbs, and key commercial districts.

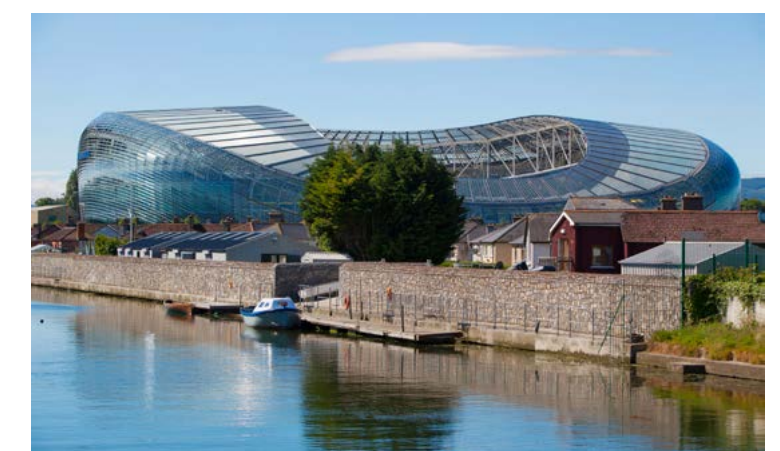
164 Shelbourne Road links to the city centre, Docklands, and the M50 road network via nearby arterial routes. The location therefore offers occupiers an easily accessible and well connected base, suitable for both staff commuting and access.



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AMENITIES

Ballsbridge offers a strong range of high quality amenities to support a premium office environment, including established cafés, restaurants, hotels, and everyday services. Herbert Park provides an attractive landscaped setting close by, while the depth and quality of local amenities make the area a highly convenient and desirable location for office occupiers.



164 SHELBOURNE ROAD

AGENT

VIEWING

Strictly by appointment with sole agents Knight Frank.

LEASE

Available by way of sublease / assignment with head lease expiry date of 31st May 2030.

BER



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