



TO LET

Part Ground & Part Second Floors

EMBASSY HOUSE

Ballsbridge | DUBLIN 4



EMBASSY HOUSE DUBLIN 4 | Part Ground & Part Second Floors

LOCATION

Located within the heart of Ballsbridge overlooking the River Dodder, approximately 4km south of Dublin City Centre. Ballsbridge has become an increasingly popular corporate location for a variety of occupiers. Household names such as Facebook, Avolon, IBM and Bupa have made Ballsbridge their home.

Embassy House is well connected and benefits from excellent public transport with Lansdowne DART station 800m away providing access to the city centre and the north and south Suburbs. In addition, the property benefits from numerous Dublin Bus routes nearby including the 4, 7, 7a, 18, 27x.

Ballsbridge enjoys excellent local amenities including the RDS, Herbert Park and a wide range of food and beverage options.

DESCRIPTION

Grade A modern accommodation over 2 floors, along with 6 car spaces at ground level.

The part ground floor (i) comprises an open plan office with landlord CAT A specification. The accommodation can be configured to suit a range of occupier needs and boasts a floor to ceiling height of over 3m.

The part 2nd floor and part ground floor (ii) are both fully fitted options ready for immediate occupation. These offices are laid out to provide an optimal mix of open plan offices, private offices and meeting rooms.

SPECIFICATION

Features include raised access floors, suspended ceilings, recessed lighting, air conditioning and floor boxes for wired power.

Description	Size	Car Spaces
Part Ground (i)	3,919 Sq. ft	4
Part Ground (ii)	1,105 Sq. ft	1
Part 2nd	1,105 Sq. ft	1
Total	6,129 Sq. ft	6

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

“ **6,129 Sq. Ft of Modern Office Accommodation** ”

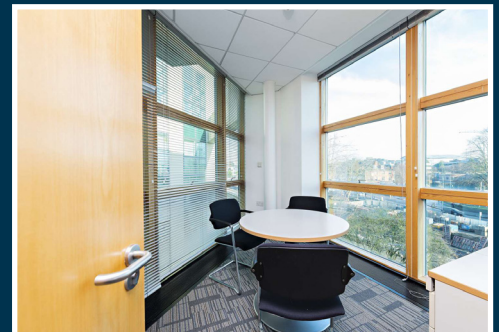
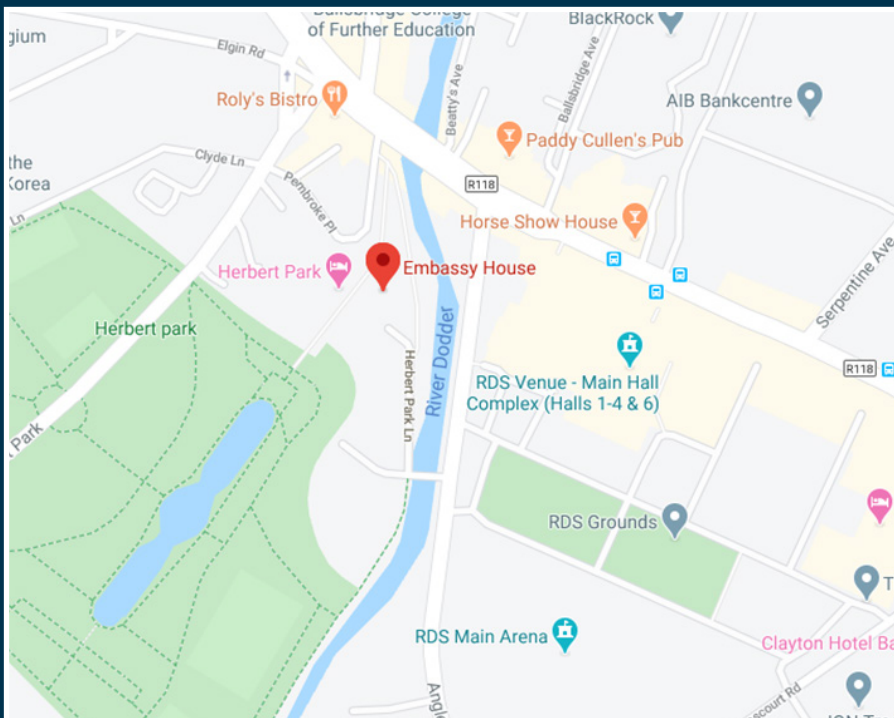
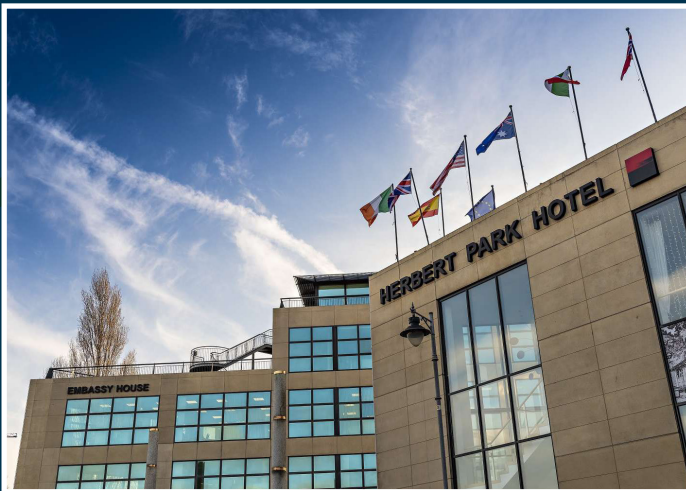


LEASE DETAILS

The accommodation is available under new leasing with flexible terms:

Quoting Rent:	€57.00 per sq ft & €4,000 per car space p.a
Terms:	New lease available under flexible terms
Service Charge:	€12.96 per sq ft
Rates:	€5.75 per sq ft
Viewing:	Strictly by appointment only

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EMBASSY HOUSE

Part Ground and Part
2nd Floor
Embassy House
Ballsbridge
Dublin 4

BER RATING

BER C1

INSPECTIONS

Strictly by Appointment Only

CONTACTS

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