



Lease Assignment

Part 1st Floor, Simmonscourt House, Ballsbridge, Dublin 4
7,026 Sq Ft of Fully Fitted Office Accommodation

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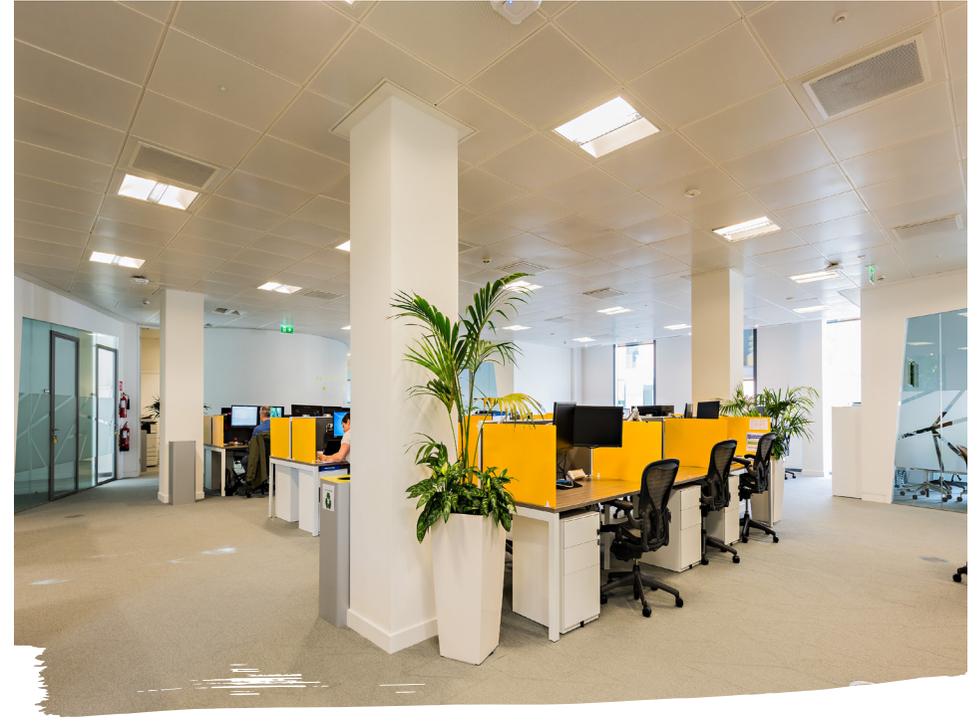
BER B2





Location

- Located within the grounds of the RDS, fronting on to Simmonscourt Road within the highly sought after Ballsbridge area.
- Simmonscourt House is located a 2 minute walk from a number of Dublin Bus routes as well as a 5 minute walk to the DART and train station.
- Ballsbridge comprises an established office location with high calibre occupiers including AIB, Zurich, Avolon and Eirgrid. Coupled with this, the area is home to a number of amenities including Herbert Park, the Aviva Stadium and a variety of food and beverage offerings.



Description

- High quality 'plug and play' fully fitted office accommodation, along with 6 car parking spaces at basement level.
- The current layout is primarily open plan with a number of individual offices and meeting rooms and a large canteen.
- Other features include raised access floors, CAT 6 cabling, suspended ceilings with recessed lighting and 4-pipe fan coil air conditioning.



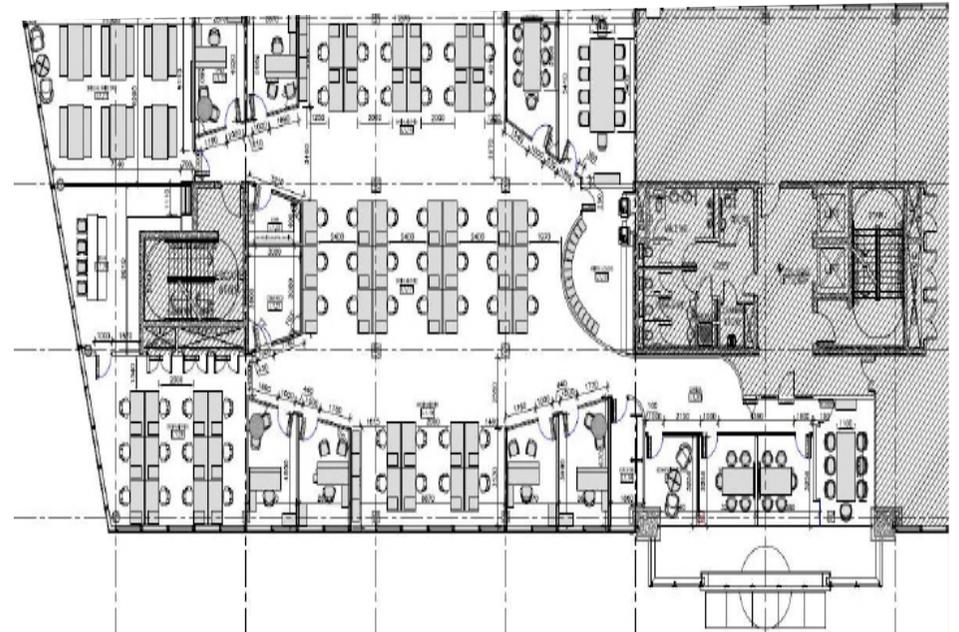
Accommodation

DESCRIPTION	TOTAL
Part 1st Floor	7,026 sq ft
Car Parking	6 spaces

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

Lease Details

The accommodation is held under a 10 year lease from the 6th of May 2014 with an expiry date on the 5th of May 2024.



Part 1st Floor, Simmonscourt House Simmonscourt Road Ballsbridge Dublin 4

Building Energy Rating

BER: B2
BER No: 800187965
EPI: 249.29 kWh/m²/yr

Passing Rent

€29 per sq ft and €3,000 per car space

Terms

Available by way of Assignment
Lease Details on Application

Service Charge

€8.87 per sq ft

Viewing

Strictly by appointment only

Local Authority Rates

€5.75 per sq ft

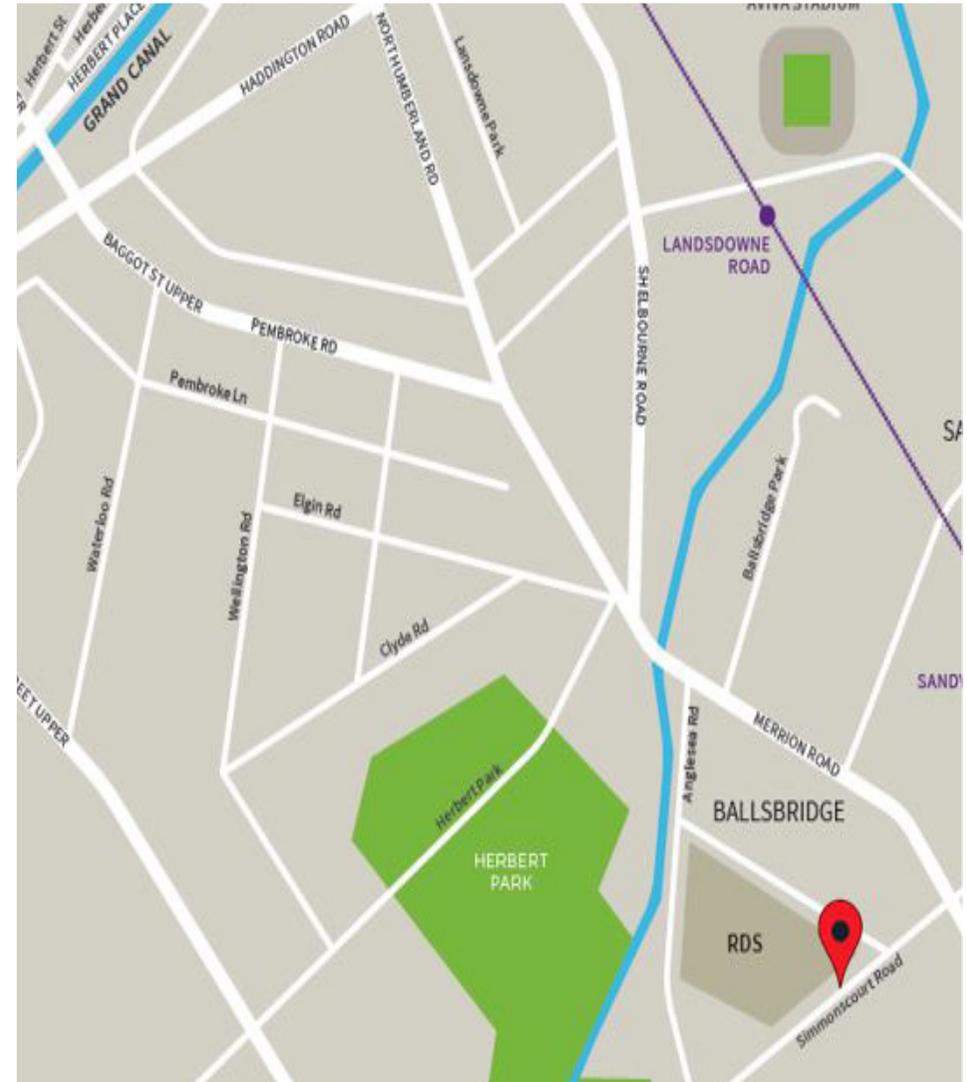
Enquiries

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