



THE OVAL

BALLSBRIDGE

“Turnkey office space with private terrace in the heart of Ballsbridge”



Key Features

- Prestigious location in Ballsbridge
- Secure basement level car parking
- 6,158 sq ft of Turnkey Office Space
- On site gym/coffee shop/retail offering
- 5 min walk to Dart Station
- On site building management and security

Property Description & Specification

The third floor of The Oval boasts generous floor-to-ceiling heights, creating a bright, spacious working environment. This office accommodation features a versatile layout that combines open-plan workspaces with private cellular offices, catering to diverse business needs. The expansive floor area of approximately 6,158 square feet ensures ample space for various configurations and team sizes, providing a comfortable and efficient workplace.

Designed with modern businesses in mind, the third floor includes high-quality specifications such as raised floors, suspended perforated metal ceiling tiles with recessed LED lighting, and a fan coil air conditioning system. The offices are finished with painted and plastered walls and carpet tile flooring. Additional features include kitchenette facilities, comms room, lift access, and WCs.

The Oval's third floor offers an impressive array of amenities, including a private terrace with views of the River Dodder. The office benefits from 2 secure basement car spaces and ample bike parking, making commuting easy and secure. The building also incorporates a unique European-style terracotta screen that reduces glare and deflects rain, enhancing the natural lighting provided by the extensive glazed areas.



Fully fitted & furnished



Private Terrace



Secure basement car parking



Air conditioning



Meeting & board rooms



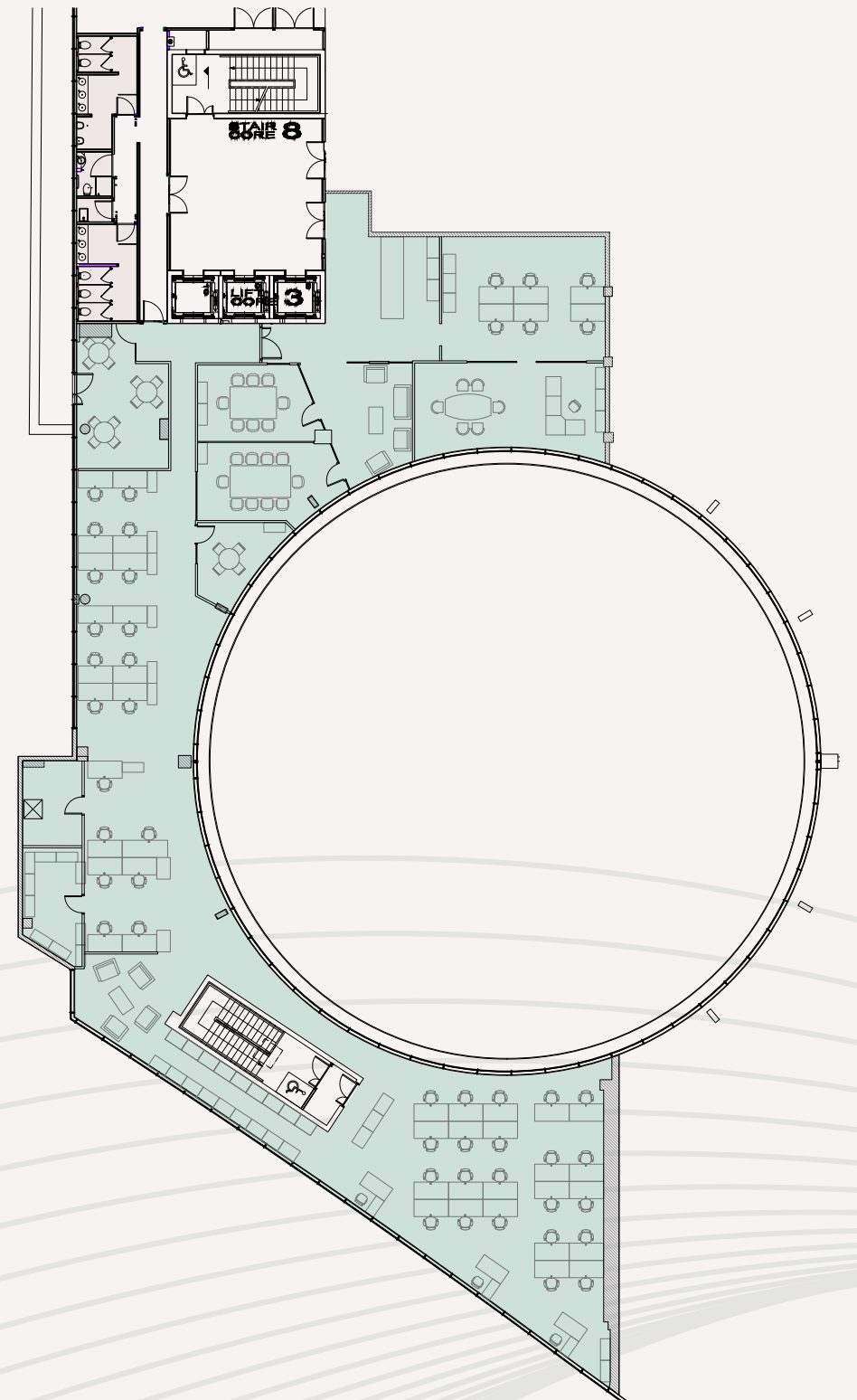
3 passenger lifts



Kitchen facilities



Raised access floors



Location & Amenity Map

The Oval stands as a landmark office building in the prestigious Ballsbridge area of Dublin 4. This prime location on Shelbourne Road offers an exceptional setting for an office headquarters, combining modern design with a scenic backdrop overlooking the River Dodder. The Oval's elegant architecture and strategic position make it an excellent choice for businesses seeking a high-profile address.

Occupiers of The Oval enjoy unrivalled amenities in Ballsbridge, one of Dublin's most vibrant neighbourhoods. The nearby Herbert Park provides a serene escape for leisurely walks and outdoor breaks, while the vicinity is dotted with a variety of bars, restaurants, coffee shops, and hotels catering to diverse tastes and needs. The area is also home to major sports venues like the Aviva Stadium and RDS Arena, adding a dynamic edge to the locality and offering numerous entertainment options.

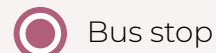
Ballsbridge offers unparalleled accessibility and convenience, ensuring that tenants at The Oval can easily navigate the city. The location is well-served by various transportation options, including the DART, bus routes, Dublin Bikes, and car routes, making commuting straightforward and efficient. Additionally, the presence of gyms, convenience stores, and other essential services in close proximity ensures that all daily needs are met, enhancing the overall work-life balance for tenants.

Hotels & Bars

1. The Clayton Hotel
2. The Intercontinental Dublin Hotel
3. The Herbert Park Hotel
4. The Bridge Bar
5. Paddy Cullens
6. Horse Show House
7. The Lansdowne Hotel
8. The Wellington
9. Seasons
10. The Waterloo Bar
11. The Dylan Hotel
12. Ryan's Beggar's Bush
13. Slattery's
14. The Bath Pub

Health, Fitness & Beauty

15. Mink Hand and Foot Spa
16. The Ballsbridge Barbers
17. Gym Plus
18. Beauty One
19. Eden One



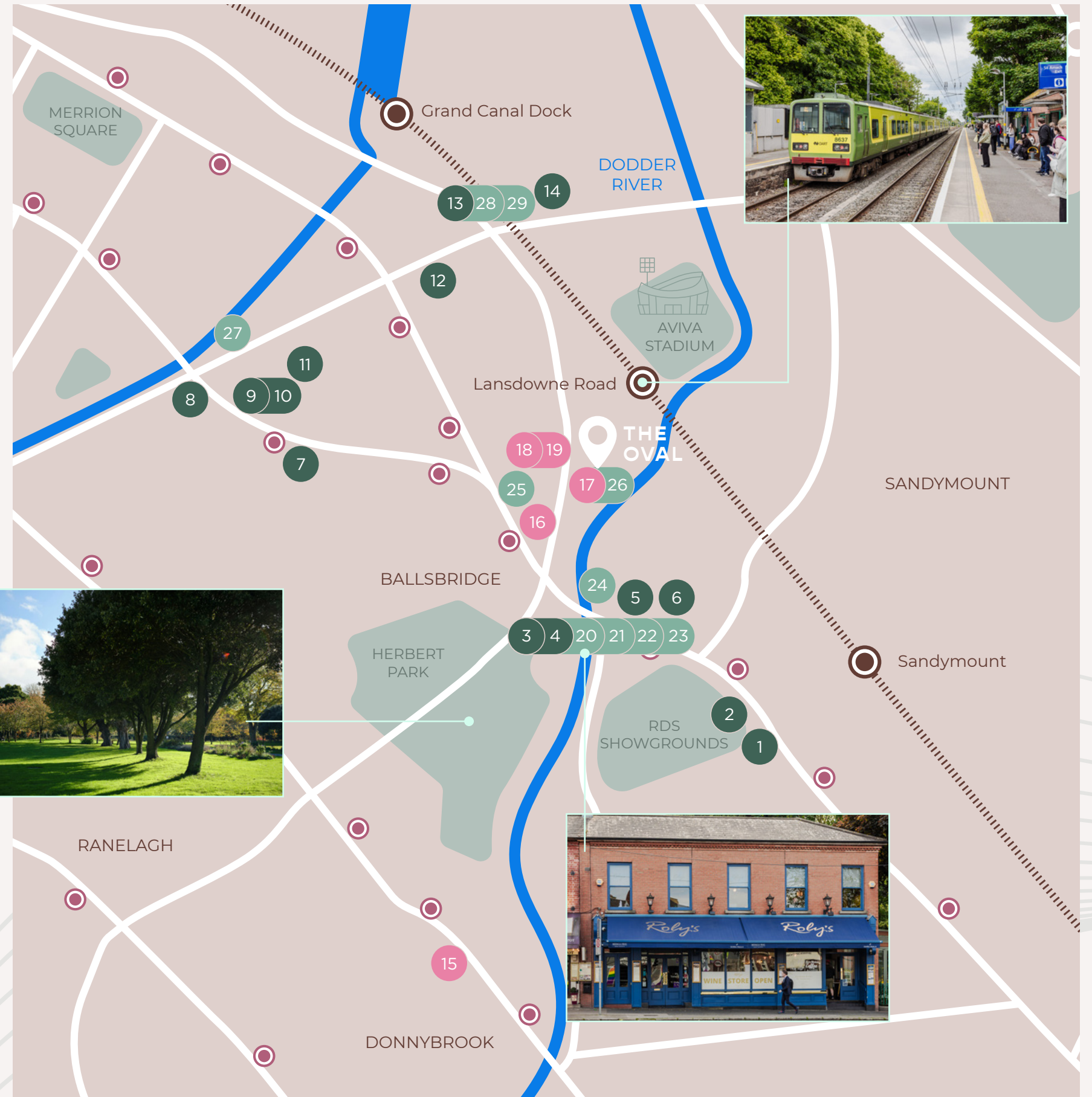
Bus stop

Restaurants & Cafes

20. Roly's Bistro
21. Sprout & Co.
22. The Lobster Pot
23. Kites Chinese Restaurant
24. Al Boschetto
25. The Art of Coffee
26. Starbucks
27. Asador
28. Juniors Deli & Café
29. The Chophouse



DART line & station



Rent

On application

Lease

Available by way of sublease or assignment

Viewing

Viewing highly recommended by appointment with sole agents Savills.

BER

BER B3

Contact



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