

Part 1st Floor
SIMMONSCOURT HOUSE
Ballsbridge, Dublin 4



7,026 SQ FT (652.7 SQ M)

Fully fitted and furnished Grade A office space

TO LET BY ASSIGNMENT



Part 1st Floor

SIMMONSCOURT HOUSE

Ballsbridge, Dublin 4

SimmonsCourt House is an impressive high profile modern office building located within the RDS Showground.

Due to its desirable location and abundance of transport links the area has attracted a high-calibre of national and international corporations such as Irish Distillers, 6 Nations Rugby, Cardinal Capital Group, Zurich, AIB Bankcentre, Goodbody Stockbrokers and Regus.

Ballsbridge is an established commercial hub and a hive of activity surrounded by all the city's amenities. Occupiers have instant access to Herbert Park for a lunchtime stroll while some of Dublin's best restaurants, hotels and bars are located within a five minute walk of SimmonsCourt House.



Restaurants/Coffee Shops
Within 5 min walk



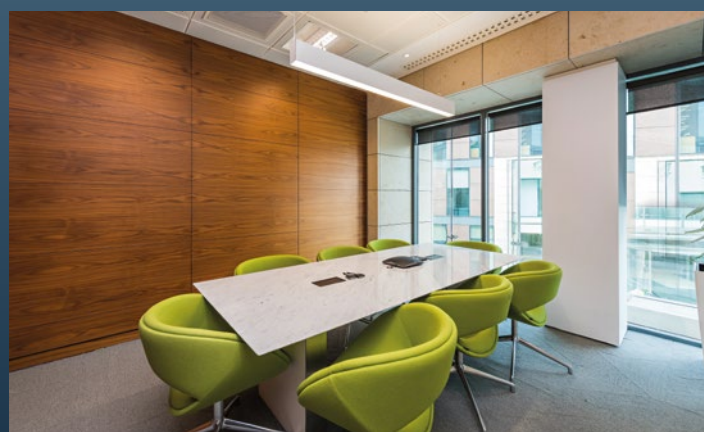
4* & 5* Hotels
1 min walk



Dart & Rail Station
5 min walk

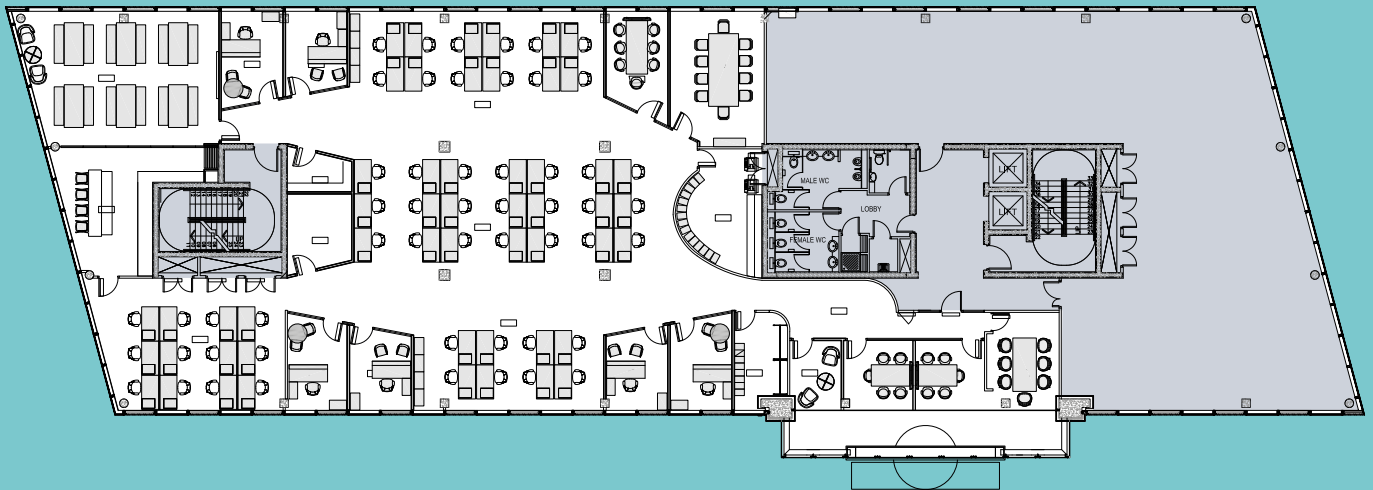


Dublin Airport
20 min drive via Port Tunnel





First Floor Plan



Specification

Existing high end fit-out

Mix of open plan, individual offices and meeting rooms

Raised access floors wired for power and data, CAT 6 cabling

4-pipe fan coil air conditioning

Suspended ceiling with recessed lighting

Large canteen

Shower facilities



Lease Details

Available by way of assignment. Full lease details are available upon request.

BER Certification



Contact

For further information or to arrange an appointment, please contact:

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