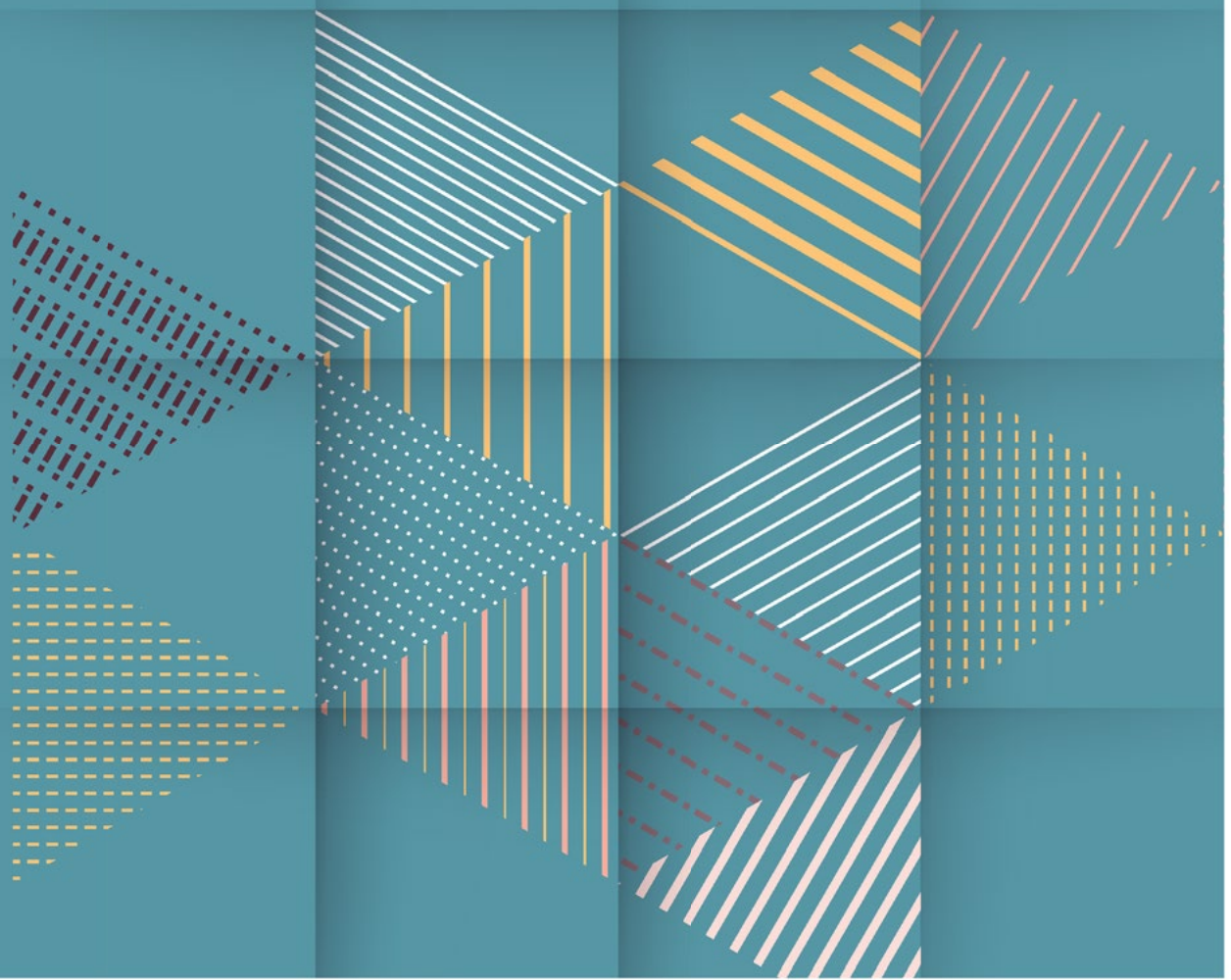




OFFICES TO LET

3RD FLOOR
EMBASSY HOUSE
BALLSBRIDGE, DUBLIN 4





DESCRIPTION

The 3rd floor provides a fully fitted office solution. The specification includes raised access floors wired for power & data, suspended ceilings, recessed lights and air conditioning. The office benefits from a mixture of open plan accommodation, cellular offices, meeting rooms, boardroom and fully fitted kitchen. There is also a dedicated comms room.

SPECIFICATION

- Fully fitted
- Suspended ceilings
- Raised access floors
- Air conditioning
- Mix of open plan and cellular offices
- Fully fitted kitchen
- Male & female WCs
- Passenger lift

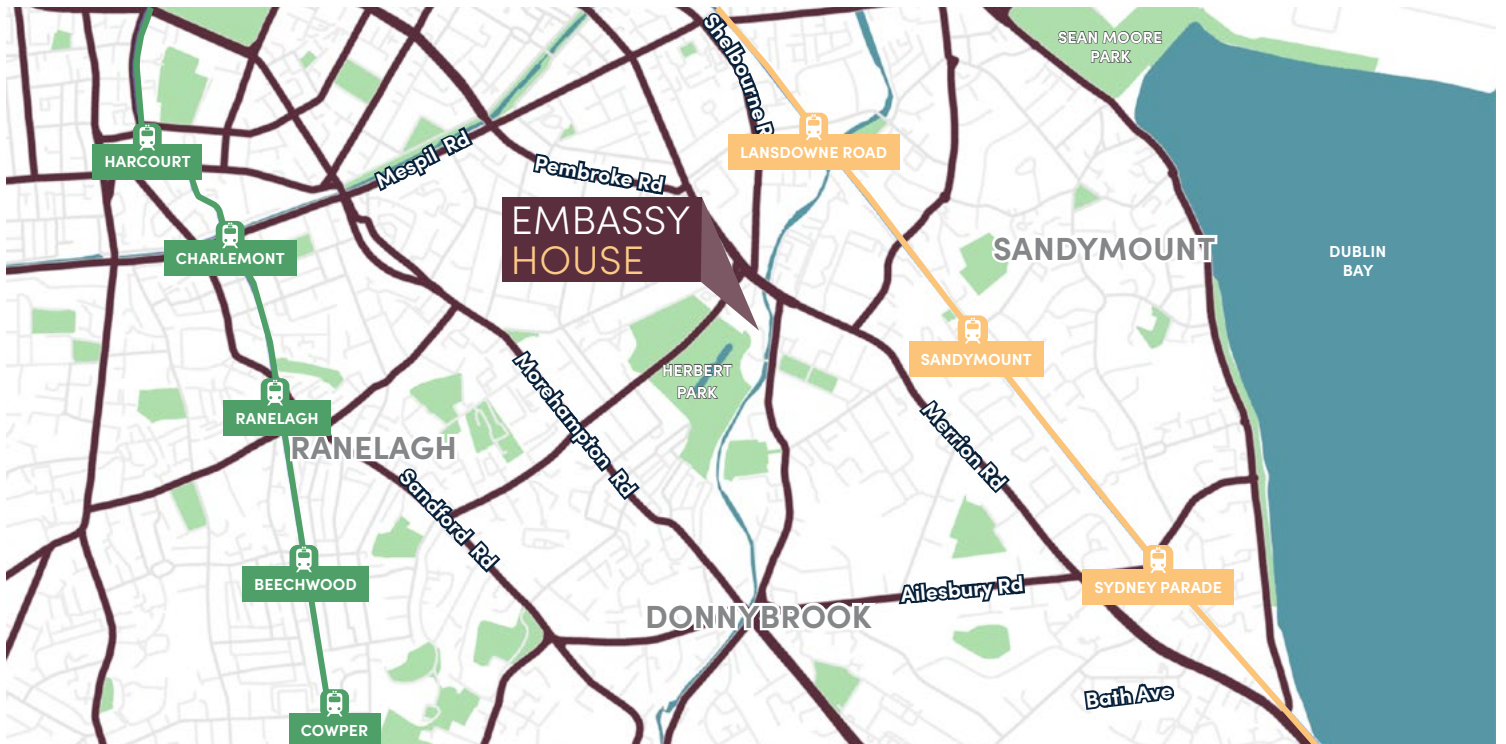


LOCATION

Embassy House is located in the heart of Ballsbridge approximately 4 km south of Dublin city centre with the area being home to numerous aircraft leasing companies, financial and more recently Tech companies. Occupiers include Facebook, MongoDB, Goodbody, IBM, Avolon and Zurich to name but a few.

The immediate area is served by excellent amenities from a range of local conveniences including Avoca, Butlers Chocolate Café, Roly's Bistro, Starbucks, Insomnia, Al Bocschetto, Mary Mac's and The Bridge 1859. The Herbert Park Hotel, InterContinental Hotel, RDS and Herbert Park are all nearby.

Embassy House benefits from excellent public transport links with the DART, Dublin Bus and Aircoach all within walking distance of the building.



FLOORPLAN & ACCOMMODATION

3rd Floor 689 sq m / 7,418 sq ft

Car Parking 7 car parking spaces can be provided



[CLICK HERE
TO VIEW VIRTUAL TOUR](#)



LEASE

The property is available immediately by way of a sublease/ lease assignment (expiry 16th March 2033).

RENT

On application

BER

BER E1

CONTACT



Hambleden House
19-26 Lower Pembroke
Street Dublin 2
Tel: +353 1 633 3700
PSRA Licence No. 001223

CIARÁN O'CONNOR

ciaran.oconnor@colliers.com

JAMES HEWSON

james.hewson@colliers.com

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