



**FLOOR 3**  
**MINERVA**  
**HOUSE**

**To Let**

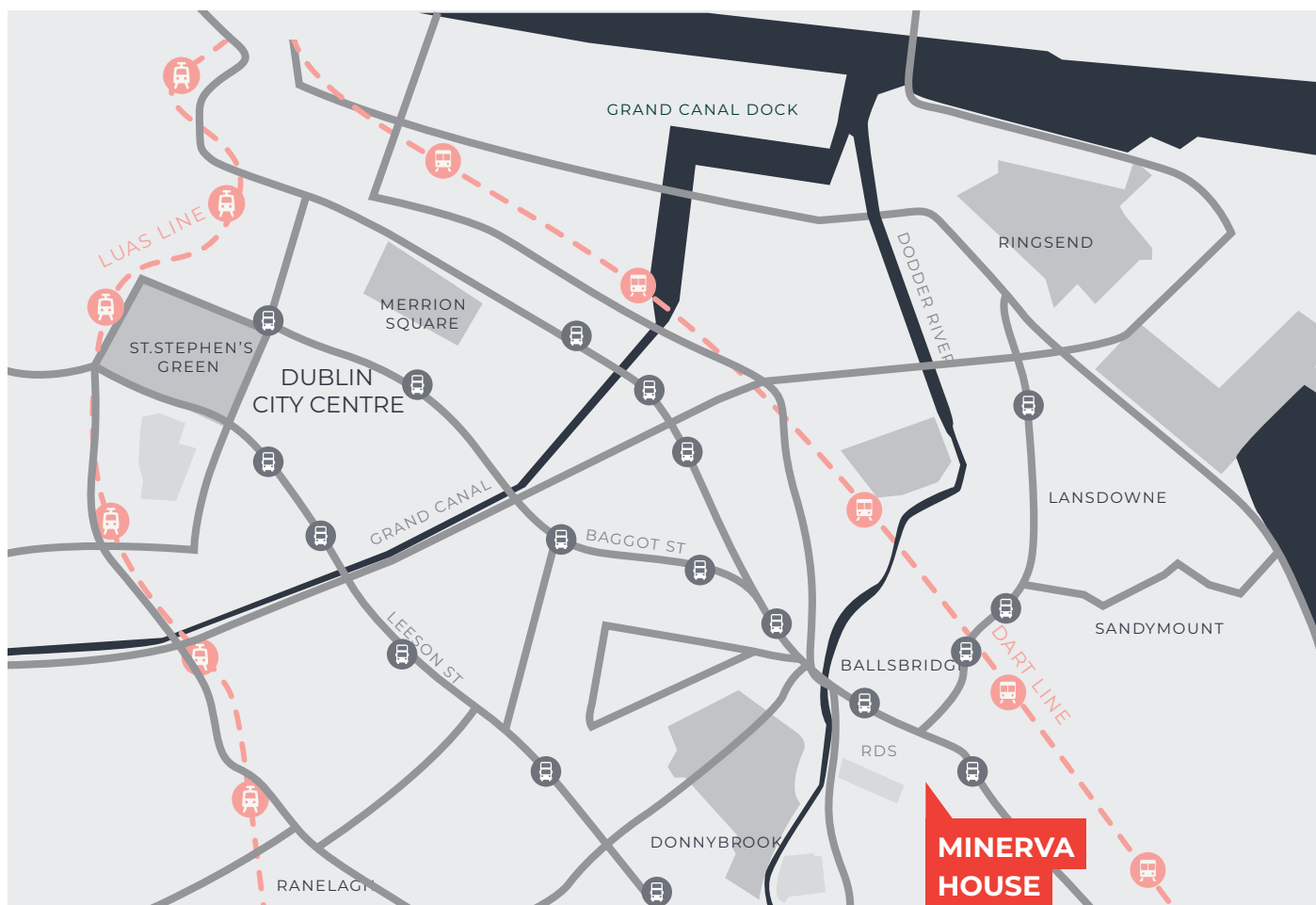
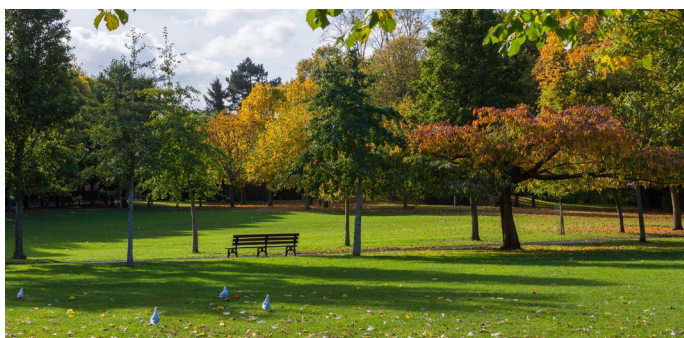
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**Simmons Court Road**  
**Ballsbridge, Dublin 4**

# Location

Minerva House is located in Ballsbridge, Dublin 4 and forms part the RDS showgrounds. Situated on Simmonscourt Road, the property is within close proximity to numerous global occupiers including Meta, IBM, Tableau, Avolon, MongoDB, JustEat and Waystone. Furthermore, the surrounding area provides a blend of high-quality restaurants, hotels (including InterContinental Hotel) and parks, making Minerva House a premium Dublin 4 office location.

The property is well connected to the city centre via numerous Dublin Bus routes, DART line (Sandymount), Luas Green line (Ranelagh) and Merrion Road.



# Description

Minerva House is a modern 4-storey over basement office building with shared reception and includes ample shower, bicycle, and secure parking facilities. The third floor extends 10,069 sq ft (935 sq m) and is immediately available in plug & play condition in both open plan and cellular arrangement. The premises includes a fully-fitted canteen, 60 open plan workstations (with capacity for more), meeting rooms, private offices and 10 dedicated parking spaces in the basement. The floor also provides male and female bathrooms (including shower facilities), a large reception area and is well integrated via 2 passenger lifts. The building has a BREEAM 'excellent' rating.

## SPECIFICATIONS:

- » Raised Access Floors
- » Suspended Ceilings
- » Air Conditioning
- » Mix of Open Plan and Cellular Rooms
- » Large Reception
- » Canteen
- » 2 x Passenger Lift
- » 10 x Dedicated Car Spaces
- » Server Room
- » Boardroom
- » Male and Female Bathrooms



## ACCOMMODATION:

Floor	Sq Ft	Sq M
3rd Floor	10,069	935

## LEASE:

The property is available immediately by way of a sublease/ lease assignment (expiry on 23rd February 2029)

## RENT:

Upon Application

## BER:



## CONTACT:



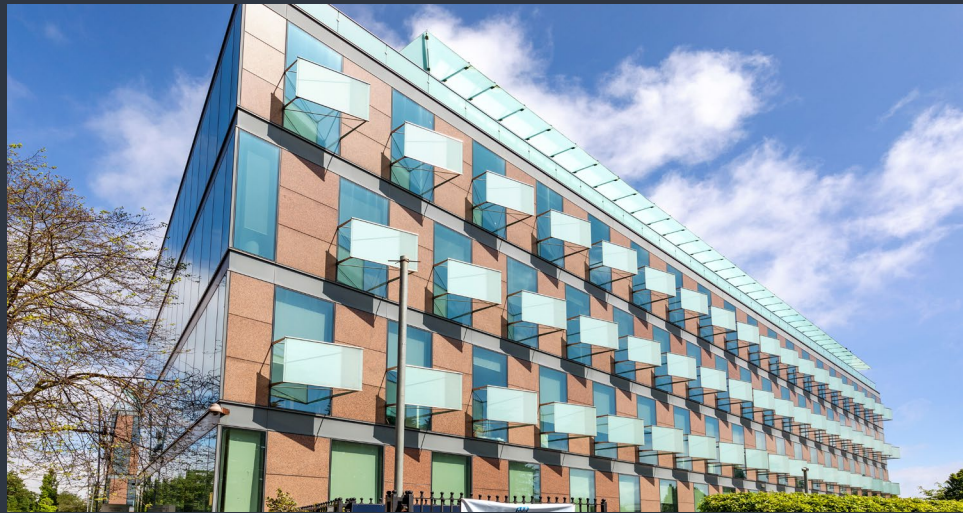
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