





Summary

- Prestigious location in Ballsbridge
 - Iconic High Profile Building
 - 13,238 sq.ft.
 - Spectacular Riverfront Balconies
- Bike Parking
 - Available by way of Lease Assignment/Sub-Lease





164 Shelbourne Road is an exceptional office building, offering a striking profile and breathtaking riverfront views.

Spanning over three floors of newly refurbished space, it presents a mix of open plan space, meeting rooms, private offices, client café and shower and changing facilities.

Originally designed to elevate a business's profile in the prestigious Dublin 4 area, 164 Shelbourne Road continues to fulfill this purpose. Occupying this prime location will maximise your business profile in the best Dublin 4 location.

Specification



LED Lighting



Air Conditioning



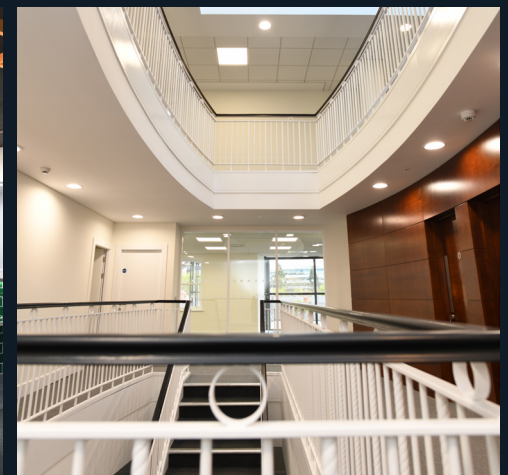
Data Cabling



Private Terrace



Solar panels





Location and Amenities

164 Shelbourne Road is located in the heart of Ballsbridge.

Ballsbridge is one of Dublin's most sought-after and vibrant business districts, renowned for its prime location, excellent amenities, and proximity to the city center.

Situated along the Dodder River, the area combines a dynamic business environment with scenic views, creating a desirable setting for any company. Nearby Herbert Park offers a quiet escape and scenic views for the community to enjoy on walks, or lunch breaks spent outdoors.

Sporting venues such as The Aviva Stadium and RDS Arena offer a variety of entertainment options.

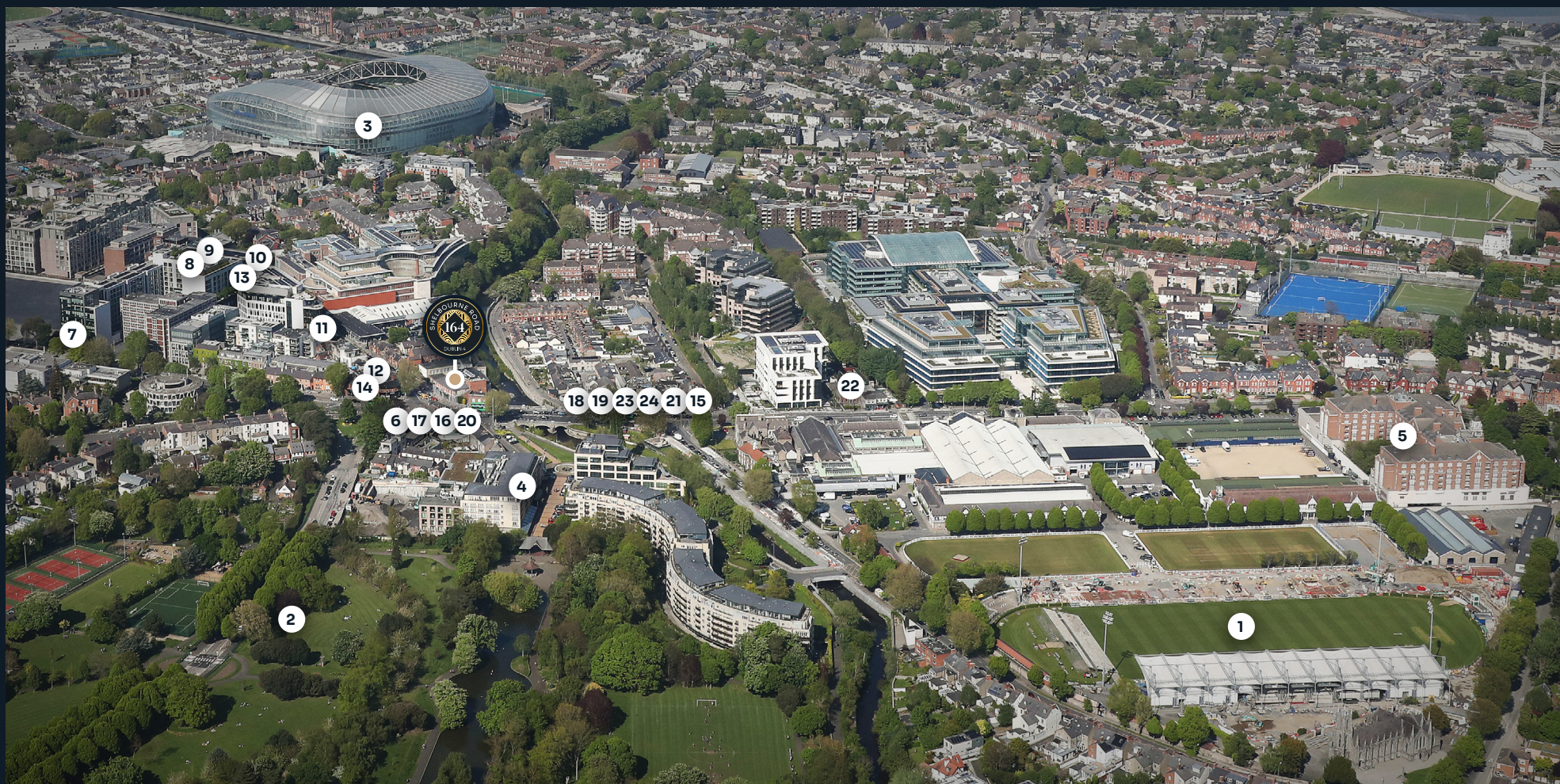
The area is also home to an array of high-end hotels, restaurants, and shops, making it the ideal location for both business and leisure.





Occupiers:

- | | | | |
|----------------------|-----------------------|---------------------------------------|-----------------------|
| 1. Meta | 5. Just Eat | 9. Coca Cola | 13. Finance Ireland |
| 2. Regus | 6. Orix Aviation | 10. Irish Rugby Football Union (IRFU) | 14. Jones Engineering |
| 3. Sherry FitzGerald | 7. RBC Brewin Dolphin | 11. Mongo DB | 15. Wipro |
| 4. Bord Bia | 8. Avolon | 12. Jackson Square Aviation | 16. Waystone |



Amenities

1. RDS
2. Herbert Park
3. Aviva Stadium

Hotels

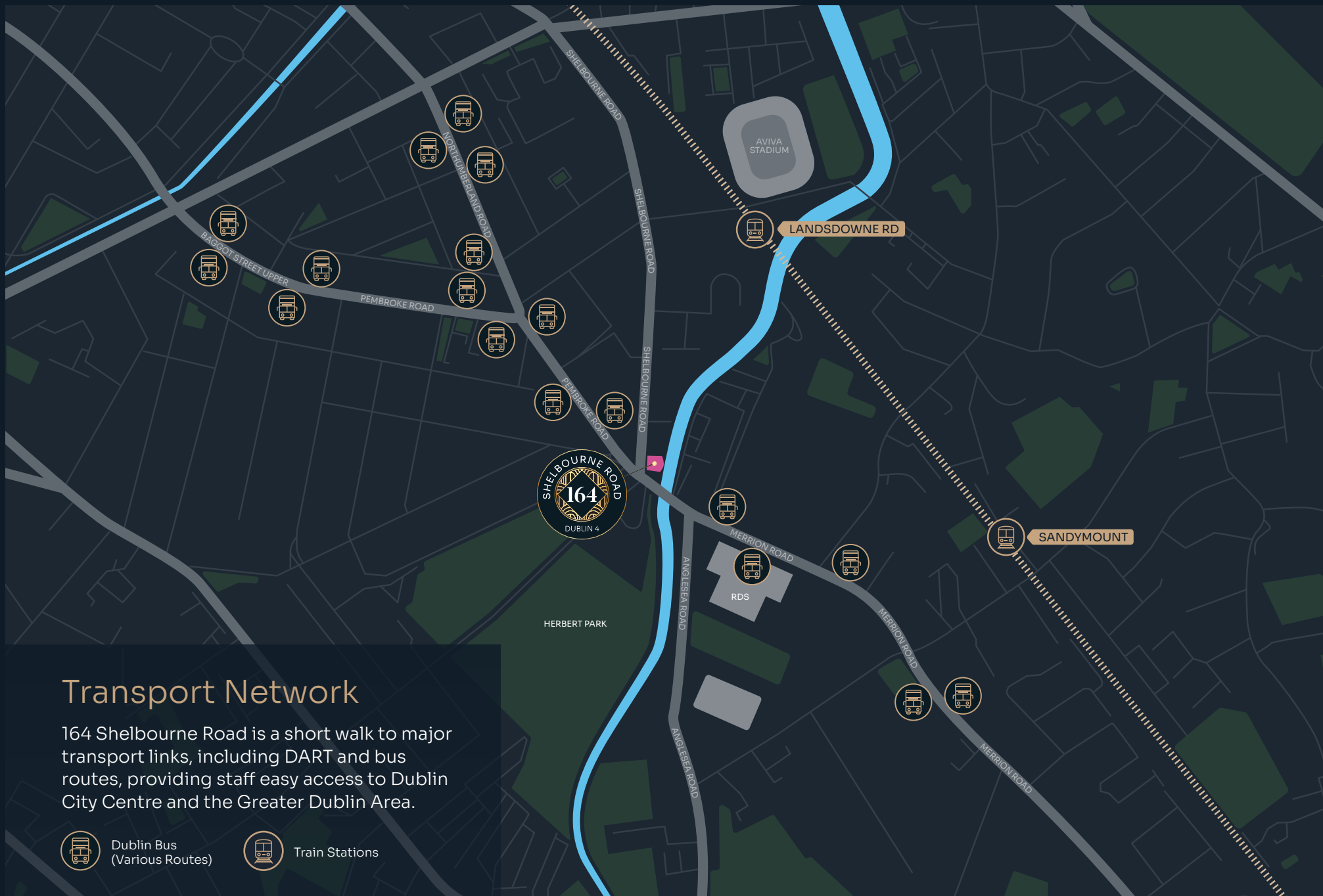
4. Herbert Park Hotel
5. InterContinental Dublin

Restaurants/ Cafés

6. Roly's Bistro
7. The Art of Coffee
8. Eden One
9. Avoca
10. One Ballsbridge
11. Carved
12. Mae Restaurant
13. Butlers Chocolate Café
14. Camille Thai
15. Base Wood Fired Pizza
16. Spout and Co
17. The Lobster Pot
18. Mister Magpie
19. Al Boschetto

Pubs/Bars

20. The Bridge 1859
21. Paddy Cullens
22. Horse Show House
23. Crowes Pub
24. Mary Mac's



Transport Network

164 Shelbourne Road is a short walk to major transport links, including DART and bus routes, providing staff easy access to Dublin City Centre and the Greater Dublin Area.



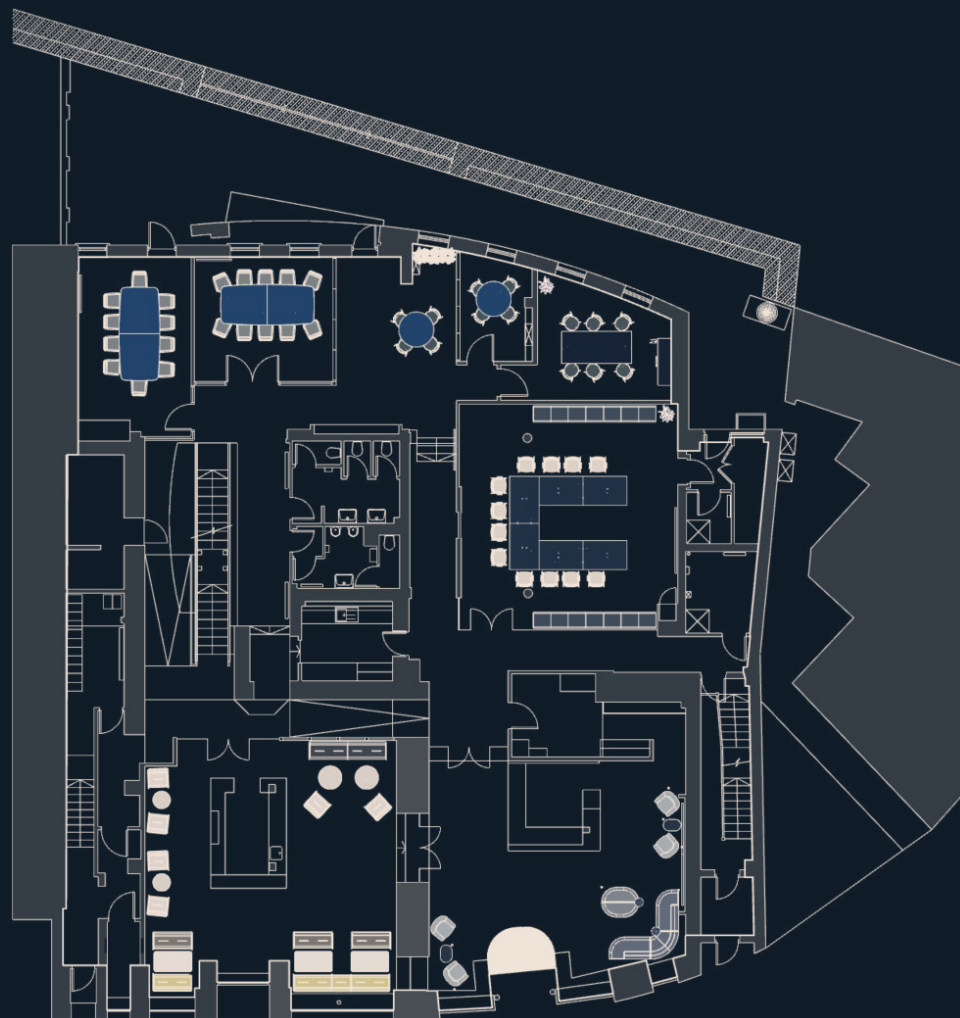
Dublin Bus
(Various Routes)



Train Stations

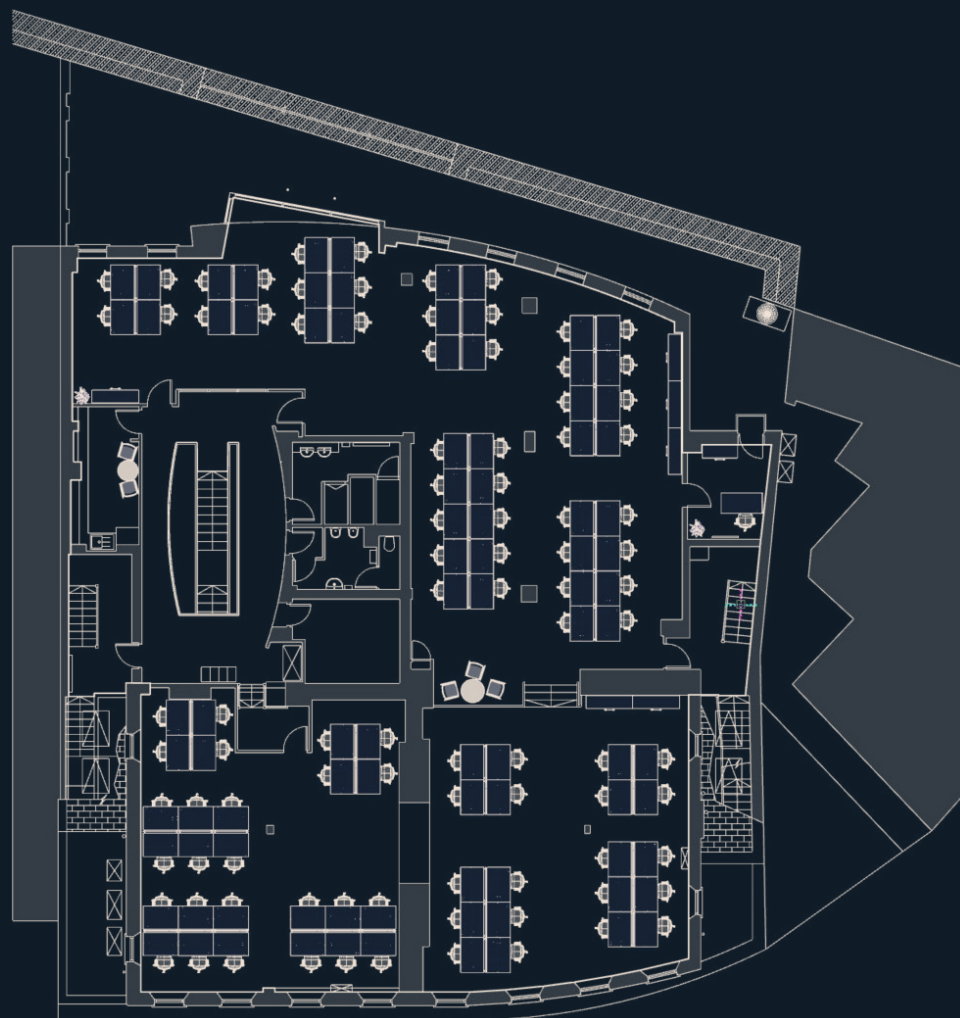


Ground Floor



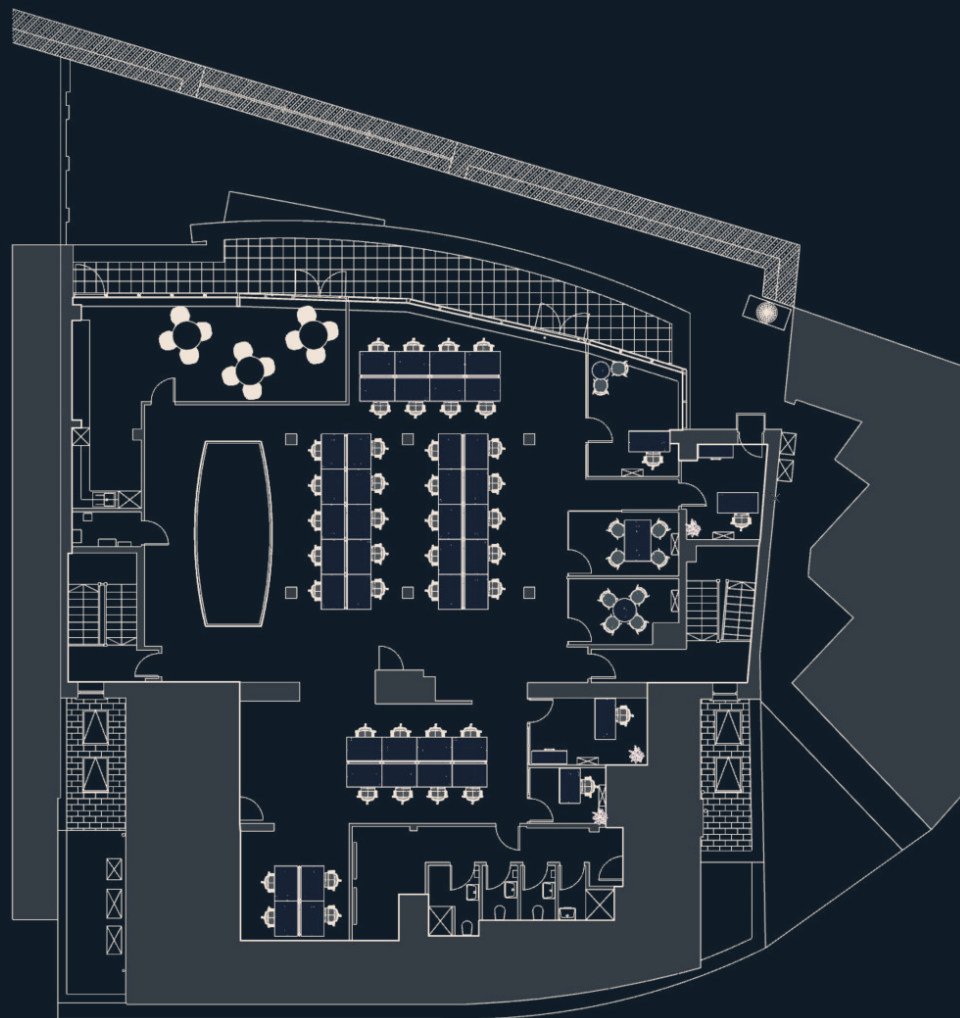


First Floor





Second Floor





Lease

Available by way of lease assignment or sub-lease

Viewings

Strictly by appointment with sole agents Murphy Mulhall

Website

164shelbourne.ie

BER Rating



Contact



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www.164shelbourne.ie