

TO LET - FULLY FITTED OFFICES

SHORT TERM SUBLEASE



Part Fourth Floor, 23 Shelbourne Road

1,450 sq.ft. - 3,700 sq.ft. available

MM
Murphy Mulhall



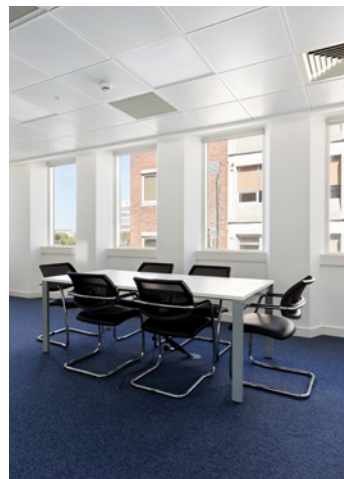
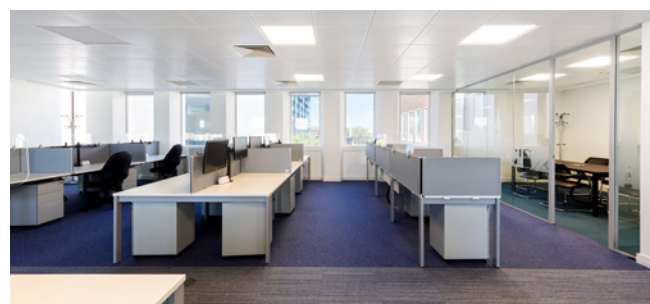
THE OPPORTUNITY

Part Fourth Floor at 23 Shelbourne Road offers a total of 3,700 sq.ft (NIA) of turnkey/fully fitted office space in the heart of Ballsbridge, Dublin 4. The property is available by way of a short-term sub-lease.

Description

Part Fourth Floor at 23 Shelbourne Road offers bright, fully fitted and furnished office space which is ready to occupy immediately. No need for expensive cap-ex on fit-out.

Just a short walk from major transport links, including DART (Lansdowne Road) and numerous bus routes to bring you around the city. The space provides easy access for staff no matter where they live in Dublin City Centre or the Greater Dublin Area.

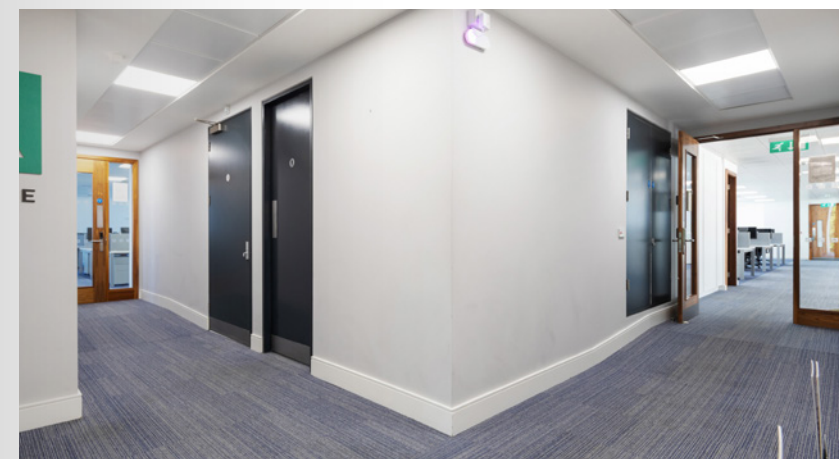


Available Space Approx. (NIA)

Suite 1 135 sq.m / 1,450 sq.ft.

Suite 2 209 sq.m / 2,250 sq.ft.

ENTIRE 344 sq.m / 3,700 sq.ft.



Fully Fitted and Furnished



CAT 6 Data Cabling



Meeting Rooms & Open Plan space



High End Kitchen / Cafe



LED Lighting



Fully Air Conditioned



Impressive Ground Floor Reception Area & Meeting Spaces



Fully Serviced (Towels etc) Showers & Changing Facilities



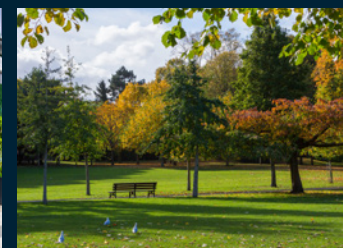
Secure Bike Parking

Location

Ballsbridge in Dublin 4 is one of the city's most sought after business districts. Prime location, excellent amenities and transport links, it is now a major office hub.

The area is home to many leading occupiers such as Meta, BlackRock, Avolon, Coca Cola, Finance Ireland, RBC Brewin Dolphin, AIB and many more.

23 Shelbourne Road is also a short walk to Herbert Park, providing a perfect opportunity for outdoor lunch breaks or recreational walks. There are many local amenities in the areas with many cafes and restaurants such as Avoca, Butlers, Carved, Camille Thai, One Ballsbridge, etc. alongside health and wellness offers such as Eden One, Gym Plus and Mink Beauty to enjoy.



DART (Lansdowne Road)
5 mins walk



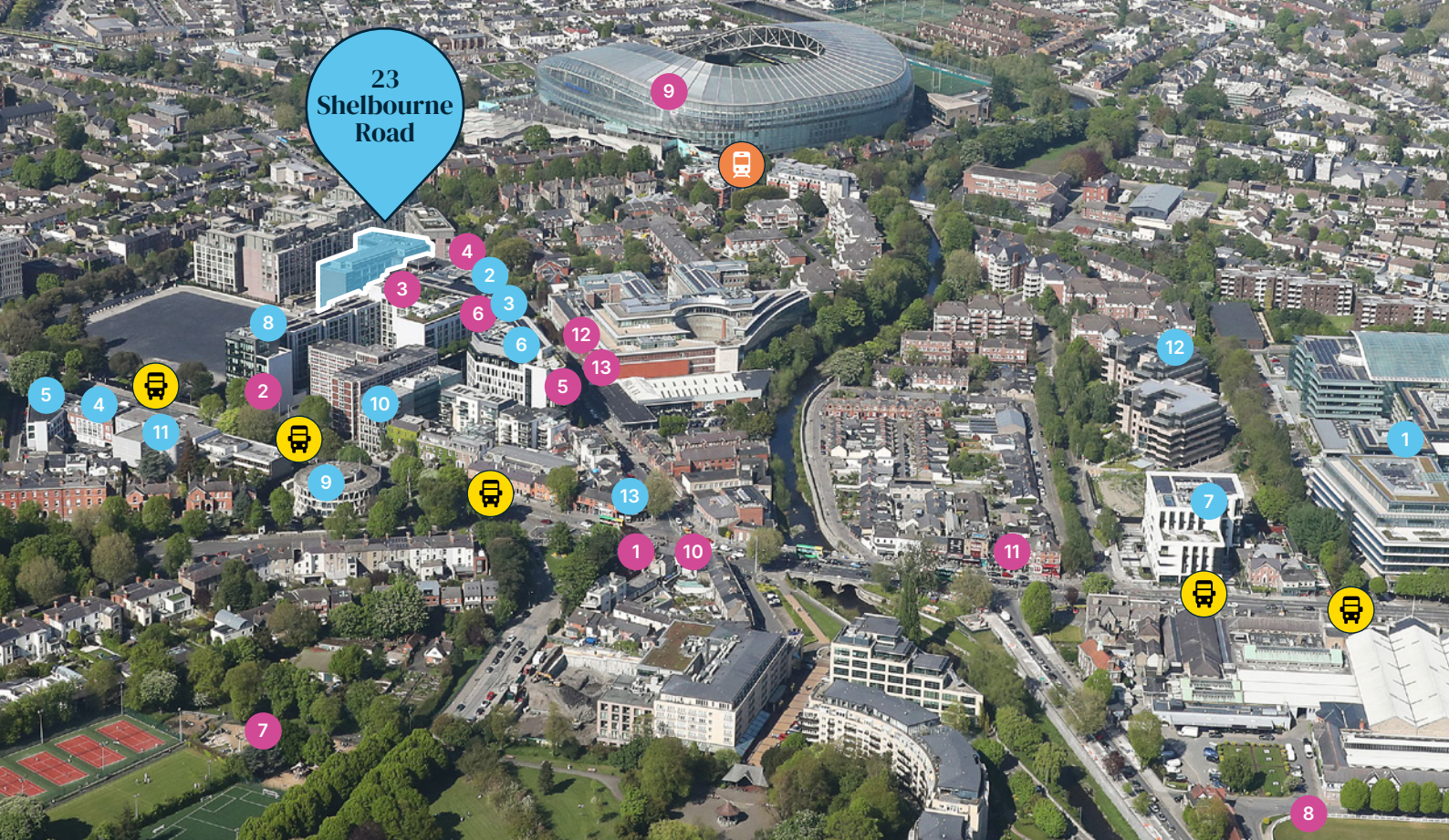
BUS ROUTES
5 mins walk



LUAS (Charlemont)
30 mins walk



DUBLIN BIKE
15 mins walk



Transport Links



**DART @
Lansdowne**



**Dublin Bus
Stops**

Amenities

- | | |
|---------------------------|------------------------|
| 1. Roly's Bistro | 8. RDS |
| 2. The Art of Coffee | 9. Aviva Stadium |
| 3. Eden One | 10. The Bridge 1859 |
| 4. Avoca | 11. Paddy Cullen's Pub |
| 5. Carved | 12. Centra Ballsbridge |
| 6. Butlers Chocolate Café | 13. Starbucks |
| 7. Herbert Park | |

Occupiers

- | | |
|-----------------------|-----------------------|
| 1. Meta | 8. Coca Cola |
| 2. RBC Brewin Dolphin | 9. US Embassy |
| 3. Avolon | 10. Bord Bia |
| 4. Finance Ireland | 11. Bank of Ireland |
| 5. Jones Engineering | 12. Regus |
| 6. Waystone | 13. Sherry FitzGerald |
| 7. BlackRock | |

LEASE

Available by way of short term sublease until August 2028.

VIEWING

Strictly by appointment with sole agents.

QUOTING RENT

€51.50 per sq.ft.

RATES

Approx €5.32 per sq.ft.

SERVICE CHARGE

Approx. €12.20 per sq.ft.

BER



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