



TO LET

FIRST FLOOR, OFFICE SUITE 23 SHELBOURNE ROAD, BALLSBRIDGE, DUBLIN 4



A map of the Lansdowne area in Dublin. The map shows the River Dodder flowing through the area. Key locations marked with blue location pins and labels in dark blue boxes are: Aviva Stadium (top center), Lansdowne Dart Station (center), River Dodder (bottom center), and 23 Shelbourne Road (bottom left). The map also shows various streets including Lansdowne Rd, Shelbourne Rd, and Lansdowne Ln. Other landmarks like Lansdowne Village and Lansdowne Park are also visible.



DESCRIPTION

23 Shelbourne Road provides executive headquarter style accommodation with all corporate needs catered for. The first-floor suite comprises an open plan office. Specification includes metal ceiling tiles, air conditioning, LED Lighting with motion detector, plastered and painted walls, raised access floor with carpet covering.

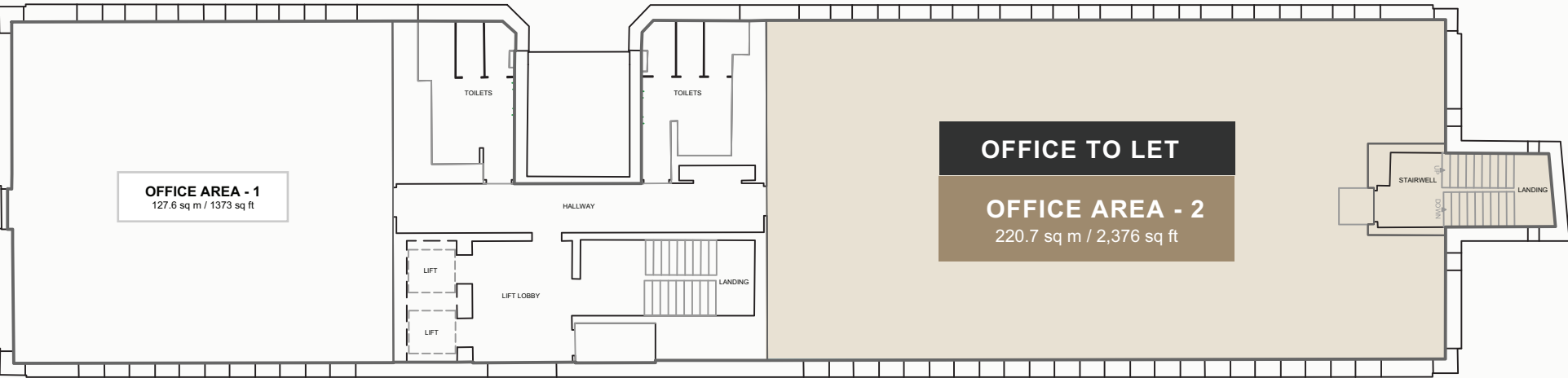


SUMMARY

- First Floor Suite 220.7 Sq.m. (2,376 Sq.ft.)
- Excellent profile location in Dublin's most elite business district
- Extensive array of recreational amenities locally
- High specification finished to an excellent standard
- Car parking facilities
- Onsite showers and changing rooms
- Secure locker room
- Ample bicycle racks



FIRST FLOOR PLANS



NB For identification purposes only

FIRST FLOOR PLANS

| | | |
|---------------|-------------|--------------|
| Office Area 2 | 220.7 sq.m. | 2,376 sq.ft. |
|---------------|-------------|--------------|

LEASE TERMS

Flexible new lease terms available

QUOTING RENT

€54 per sq.ft.

BER



BER numbers and certificates
available upon request.

VIEWINGS

All viewings are strictly by appointment
through the sole letting agent.

PSRA Registration No. 003587

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