



BALLSBRIDGE PARK

DUBLIN 4

Prime Short-Term Office Letting Opportunity



InterContinental Hotel

RDS Showgrounds

Meta



BALLSBRIDGE PARK
DUBLIN 4

OPPORTUNITY HIGHLIGHTS



Opportunity to occupy a high quality corporate HQ extending to 40,370 Sq.ft.



Located in a highly sought after location, with a host of amenities on your doorstep



Short-term flexible lease



Numerous public transport options located nearby



Generous car parking provision with 55 parking spaces available



High quality CAT A specification

THE ADDRESS

Ballsbridge, Dublin 4 is one of Dublin's most prestigious post codes ideally situated 15-20 minutes' walk from Grafton Street and 10 minutes walk from the South Docks area. Post covid there has undoubtedly been an increased focus on both Dublin 2 and 4 addresses due to the employee experience with viable F&B offerings adjacent to both public transport and quality housing. The district has traditionally been home to a range of Embassy's, corporate HQ's and a variety of smaller scale offices. Numerous redevelopment projects along Shelbourne Road, in particular No. 1 Ballsbridge, The Oval and 35 Shelbourne Road has now added a distinct sense of corporate quality to the area. These modern buildings brought occupiers like Avolon Aviation, Eirgrid and Mongo DB to the area. The area is further enhanced by the completion of Meta's new 80,000 sq. m. EMEA HQ at Fibonacci Square, directly adjacent Ballsbridge Park.



Ballsbridge Village



Avoca, Ballsbridge



Ballsbridge Village



Ballsbridge Village



Ballsbridge Village



Aviva Stadium



RDS Showgrounds



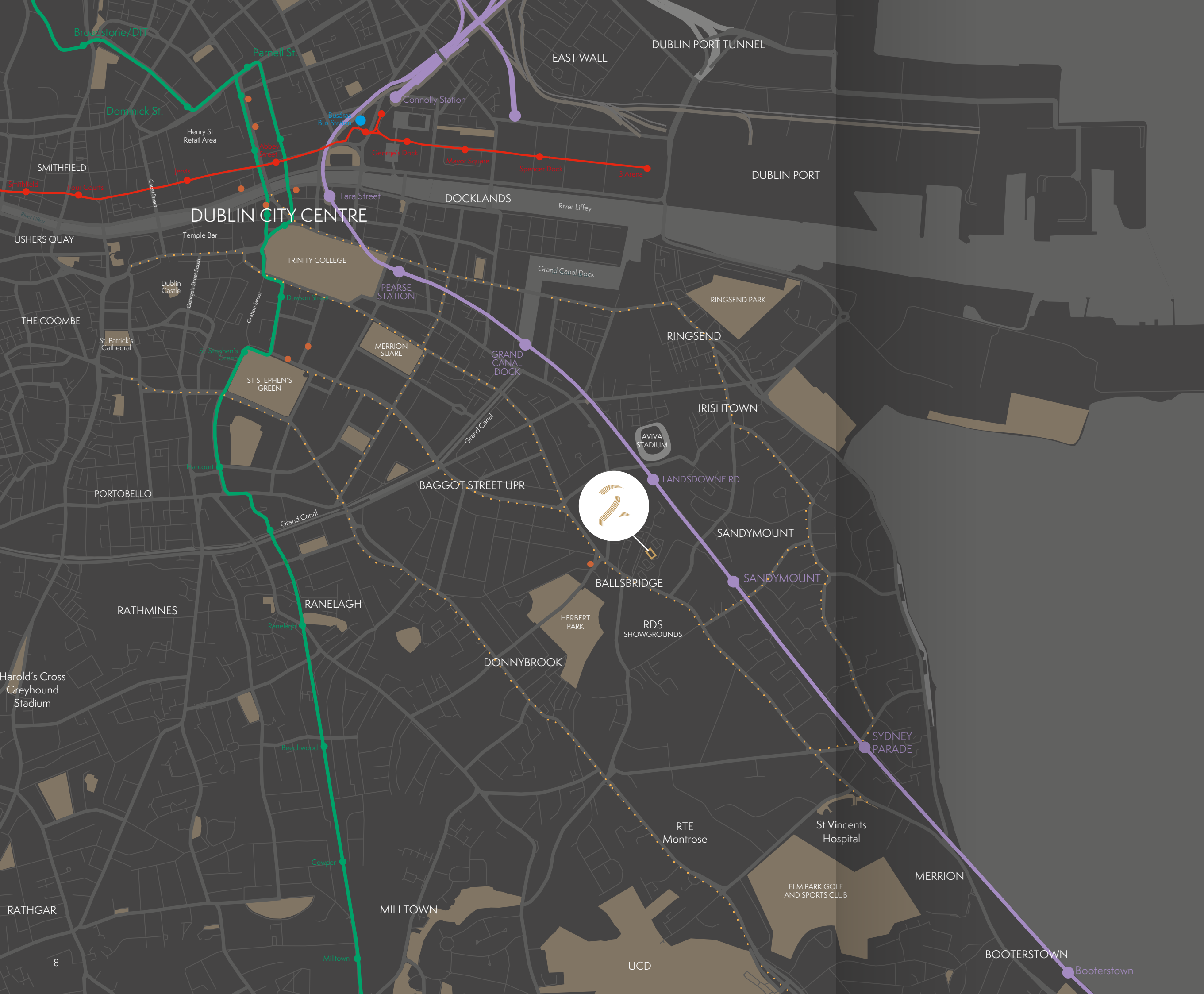
Roly's Bistro, Ballsbridge



Herbert Park

THE LOCATION






CONNECTIVITY

In terms of accessibility, Ballsbridge Park benefits from an excellent mix of public and private transport modes. With DART, bus and road all servicing the area and with close links to both LUAS Red and Green lines being a mere 3 DART stops away. 2 Ballsbridge Park is ideal for any business with a commuting workforce. Landsdowne Road DART station is just 5-minute walk away, while there is an extensive bus service adjacent to Ballsbridge Park, serving North and South Dublin.

The Airport is less than a 20-minute drive via Dublin Port Tunnel or alternatively the Aircoach runs a 24-hour service from the Clayton Ballsbridge Hotel.

Additionally, the new occupier will benefit from generous parking provision with 55 car parking spaces available.

 55 car spaces

-  Train / DART Line
-  Bus Routes
-  LUAS Green Line
-  Luas Red Line
-  Aircoach

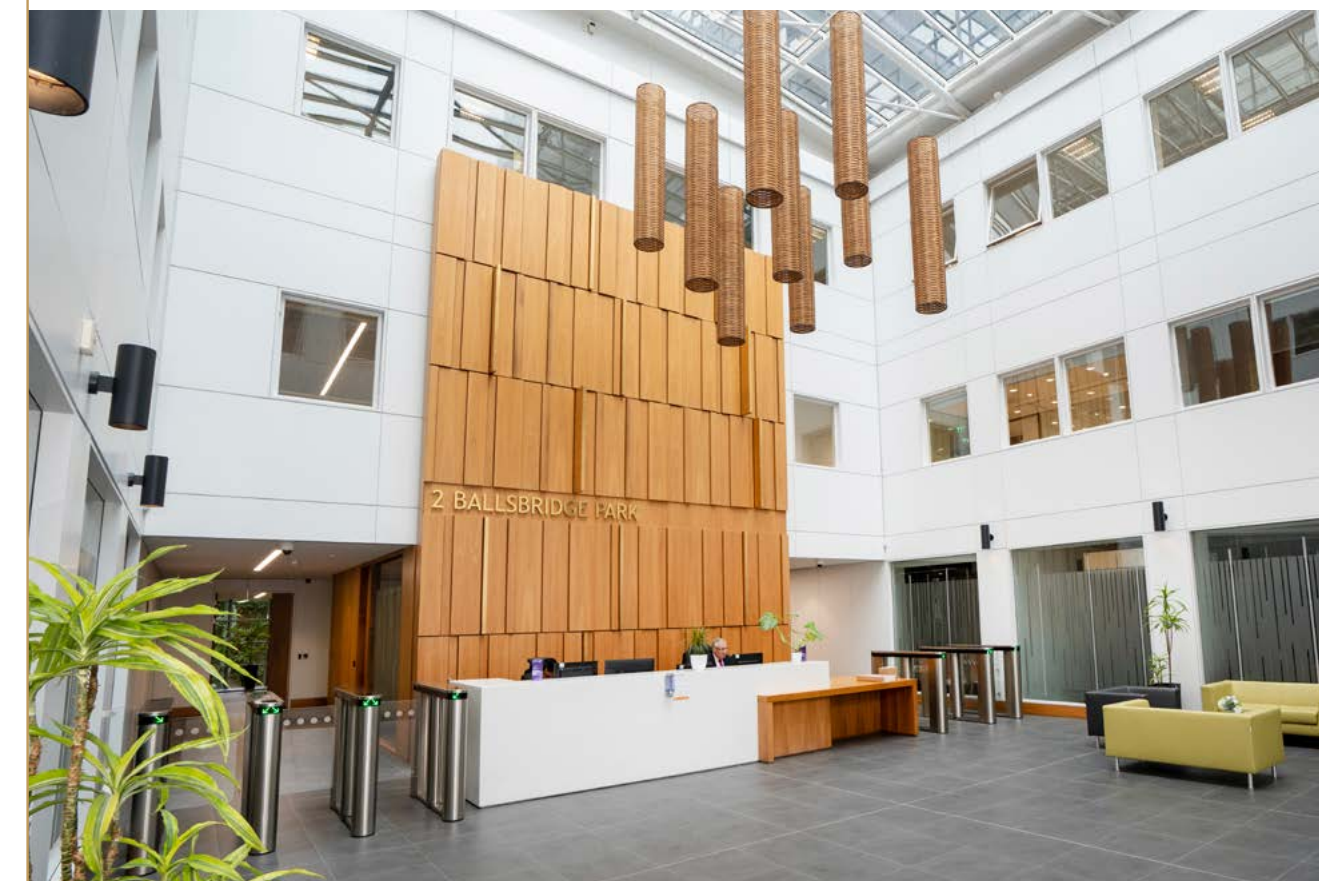


THE PROPERTY

No. 2 is a six-story modern office building extending to 5,091 sq.m (54,796 sq.ft). The new tenant will be in good company with Coca Cola and Blackrock Asset Management also occupying the building. It has a large feature atrium with a common reception area. The main cores are located to the rear of the reception area and

comprise 2 x 800 kg 10 person Schindler passenger lifts.

The available accommodation is finished to landlord CAT A specification to include; raised access floors, CAT 5 cabling, suspended ceilings with recessed lighting and air conditioning.



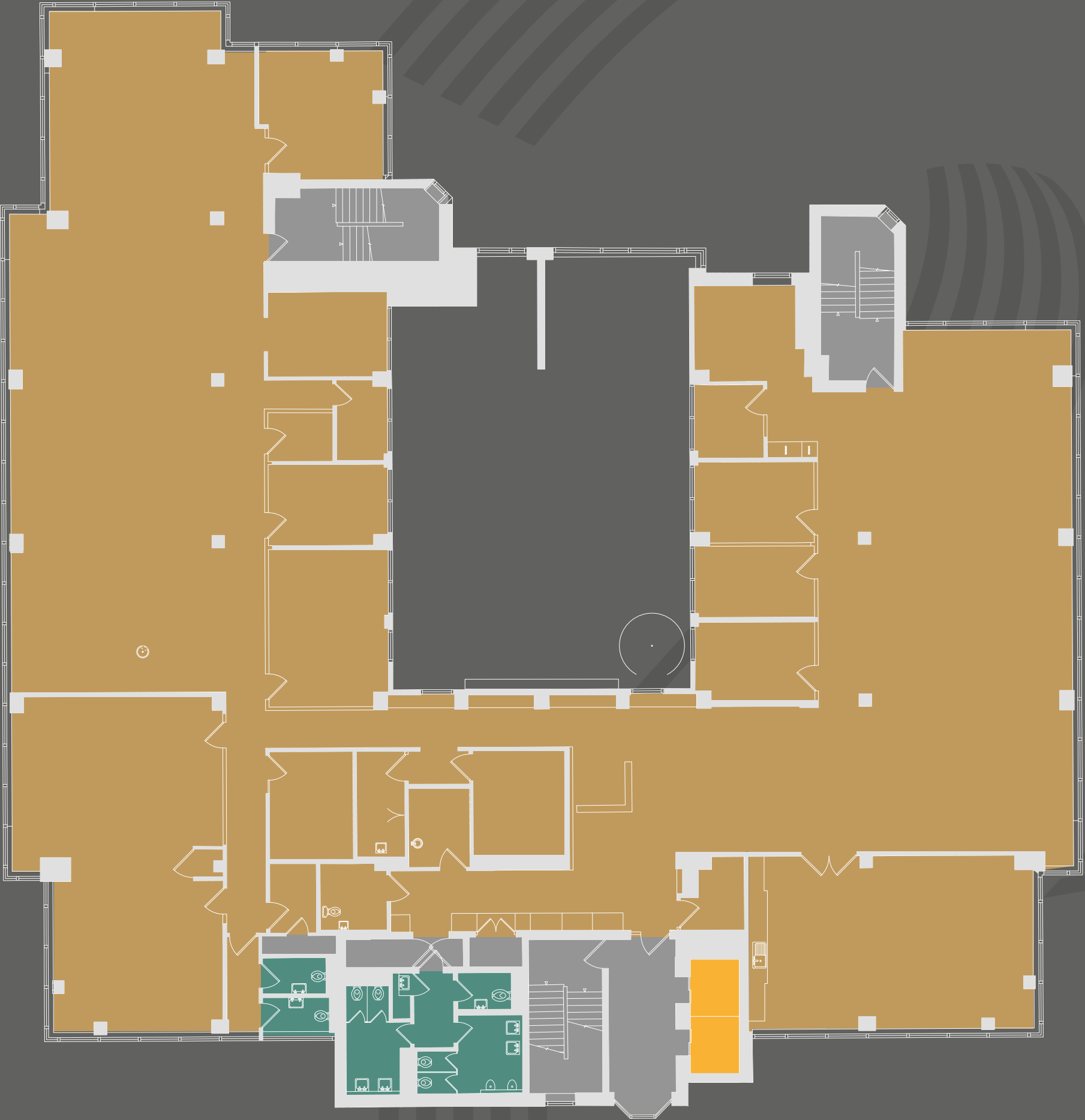


FLOOR PLANS

TYPICAL FLOOR

ACCOMMODATION SCHEDULE

Floor	Sq.m.	Sq.Ft.
Part Ground	339.9	3,659
Ground meeting room	19.9	214
Second	963	10,365
Third	883.2	9,506
Fourth	845.8	9,104
Fifth	698.8	7,522
Total	3,750.6	40,370





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AVAILABILITY

No. 2 Ballsbridge Park is To Let
By way of new short-term lease
from the 4th of March 2024

VIEWINGS

Are to be arranged
through the leasing
agents

AGENT



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