

Lisney

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A Friends First property



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23  
SHELBOURNE  
ROAD

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## Description

23 Shebourne Road comprises a fully refurbished six-storey office building. The building has undergone a complete refurbishment to provide accommodation finished to the highest of standards. The building provides for 2,362.9 sq. m. (25,435 sq. ft.) of bright modern office space.



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## Location

Ballsbridge is an established commercial hub located just outside Dublin city centre.

This area is home to executive occupiers including AIB Bankcentre, Zurich, Sony, Currency Fair, Bank of Ireland, Mural Consulting, Revenue Commissioners, Regus, Goodbody Stockbrokers, IBM, Eirgrid and the American Embassy.

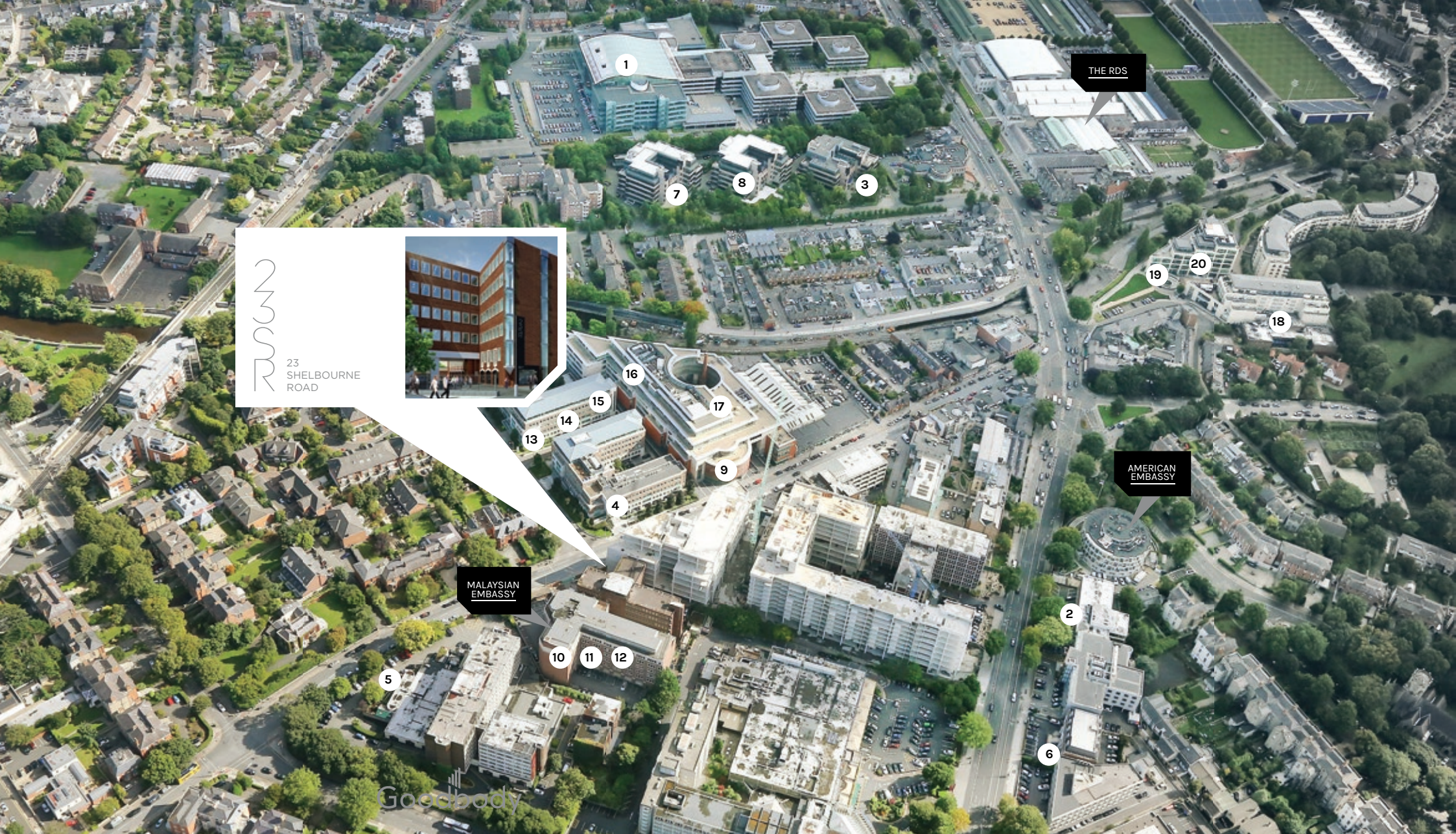
Ballsbridge is a mature, well established setting providing for an array of amenities, retail services and dining.

23 Shelbourne Road is located in the heart of Ballsbridge with excellent profile.

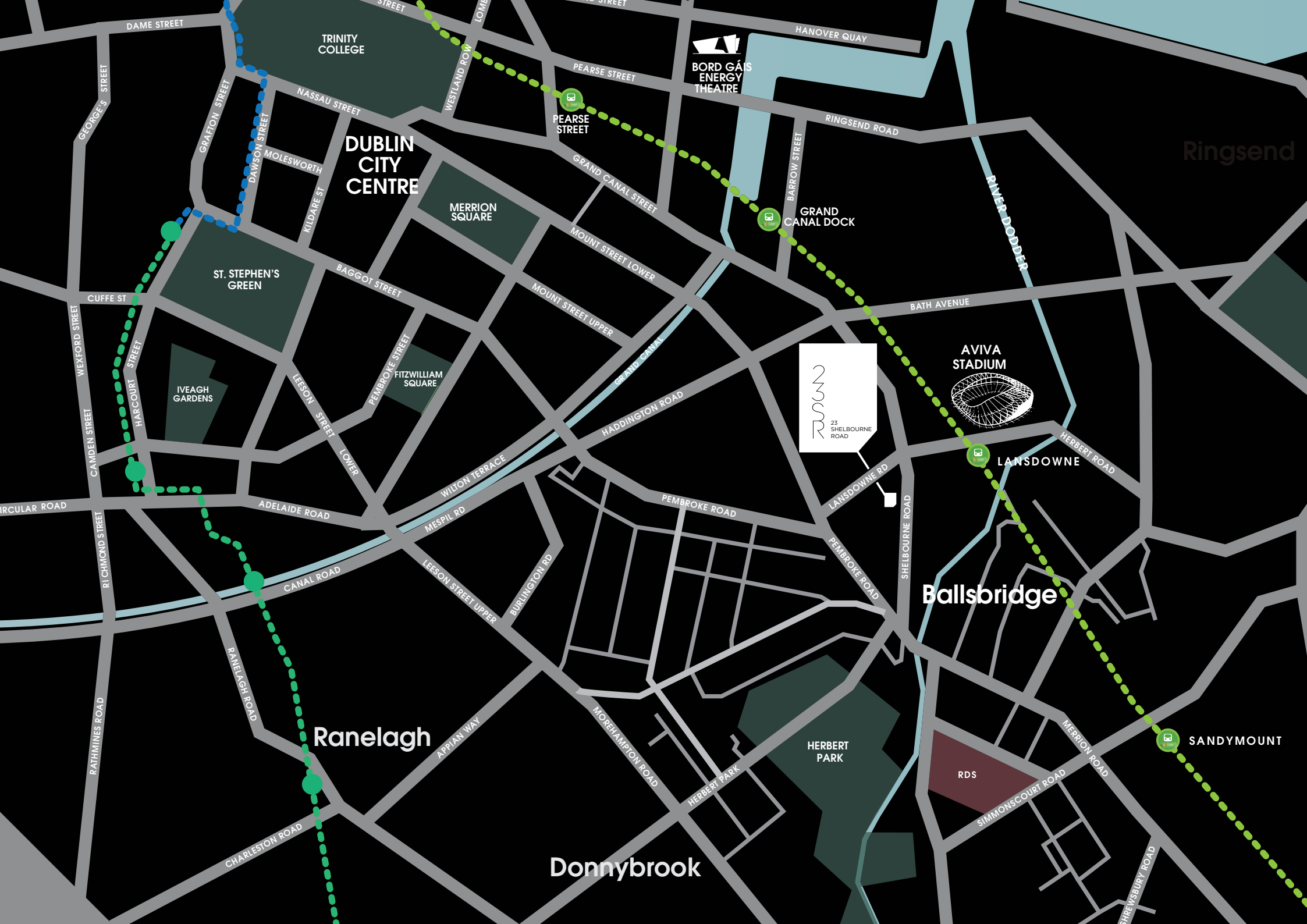


LOCAL  
COMPANIES









TRINITY  
COLLEGE

DUBLIN  
CITY  
CENTRE

MERRION  
SQUARE

ST. STEPHEN'S  
GREEN

IVEAGH  
GARDENS

FITZWILLIAM  
SQUARE

AVIVA  
STADIUM

LANSDOWNE

Ballsbridge

Ranelagh

Donnybrook

Ringsend

HERBERT  
PARK

RDS

SANDYMOUNT

BORD GÁIS  
ENERGY  
THEATRE

GRAND  
CANAL DOCK

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DAME STREET

HANOVER QUAY

PEARSE STREET

RINGSEND ROAD

RIVER DODDER

BATH AVENUE

HERBERT ROAD

LANSDOWNE RD  
PEMBROKE ROAD

SHELBOURNE ROAD

MERRION ROAD

SIMMONSCOURT ROAD

SHREWSBURY ROAD

MOREHAMPTON ROAD

HERBERT PARK

BURRINGTON RD

LEESON STREET UPPER

MESPIE RD

WILTON TERRACE

HADDINGTON ROAD

PEMBROKE ROAD

MOUNT STREET LOWER

GRAND CANAL STREET

WESTLAND ROW

NASSAU STREET

MOLESWORTH

BAGGOT STREET

LEESON STREET LOWER

PEMBROKE STREET

IVEAGH GARDENS

HARCOURT STREET

CUFFE ST

CAMDEN STREET

WEXFORD STREET

GEORGE'S STREET

GRAFTON STREET

RANELAGH ROAD

CHARLESTON ROAD

RATHMINES ROAD

RICHMOND STREET

CIRCULAR ROAD



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## Accessibility

23 Shelbourne Road benefits from accessibility to an excellent mix of public and private transport modes. Having the city centre within a 15 minute walk, opens the transport options available to commuting staff including LUAS, rail and bus services.

Lansdowne Road DART station is just 300 meters from the building providing services to the south as far as Greystones and to the north as far as Malahide/Howth. Aircoach services are available providing transport to the airport from Ballsbridge. Alternatively the airport can be accessed within 25 minutes via the Port Tunnel.





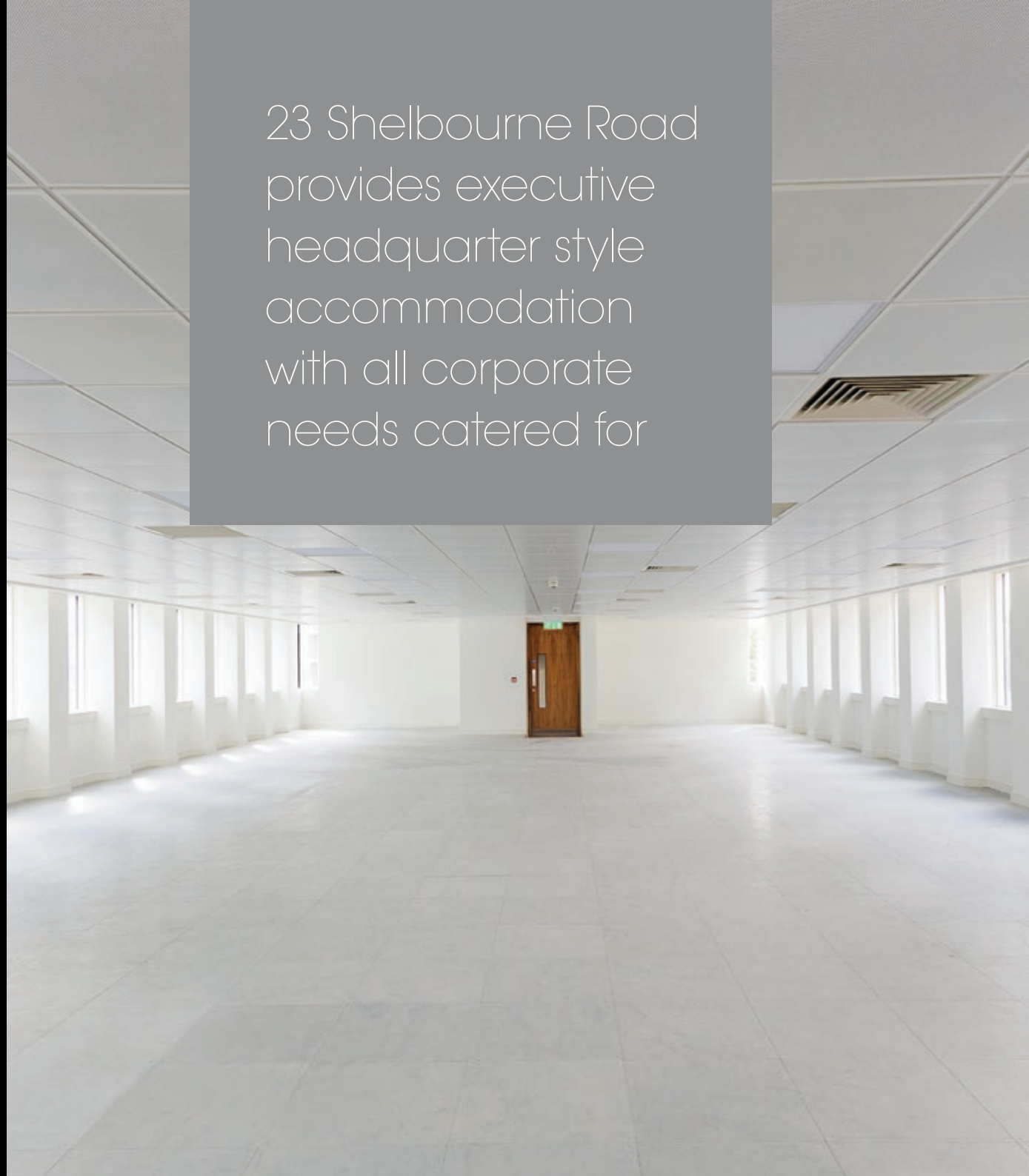
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23 Shelbourne Road  
provides executive  
headquarter style  
accommodation  
with all corporate  
needs catered for

## Key Points

- ◆ 2,362.9 sq.m (25,435sq.ft) office building
- ◆ Excellent profile location in Dublin's most elite business district
- ◆ Extensive array of recreational amenities locally
- ◆ High specification finished to excellent standard
- ◆ Suites available from 127.6 sq.m (1,373sq.ft)
- ◆ 23 car parking facilities
- ◆ Onsite showers and changing rooms
- ◆ Secure locker room
- ◆ Ample bicycle racks





HIGH END  
RECEPTION AREA



SHARED MEETING  
ROOMS



LOCKER AND  
DRYING ROOM



SECURE  
BICYCLE STORAGE



23  
CAR PARKING  
SPACES



SHOWER AND  
CHANGING FACILITIES







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## Specification

- ◆ Raised access Permaflor floor
- ◆ Metal suspended ceilings with Armstrong modular lay-in with recessed grid
- ◆ New Ideal Combi double glazed windows throughout
- ◆ Eterna A rated LED lighting to office areas
- ◆ Integrated motion detection lighting
- ◆ Remeha gas fired condensing boiler providing heating to radiators
- ◆ Dannan Air Handling unit
- ◆ Mark Climate Technology air handling unit
- ◆ 2 Atlas traction gearless 10 person lifts
- ◆ Separate ladies and gents shower rooms on ground floor with a total of seven showers
- ◆ Modern reception area with a polished stone tiled floor
- ◆ New bathrooms with Catalona fittings and walnut veneered ply panels

Floor	NIA		IPMS3	
	Sq.m	Sq.ft	Sq.m	Sq.ft
First Floor Suite 1	127.6	1,373	130.6	1,406
First Floor Suite 2	220.7	2,376	224.2	2,413
Second Floor Suite 1	131.3	1,413	135.5	1,459
Second Floor Suite 2	228.8	2,463	235.4	2,534
Second Floor Suite 3	143.7	1,547	147.4	1,587
Third Floor	503.9	5,424	563	6,060
Fourth Floor	503.5	5,420	562.4	6,054
Fifth Floor	503.4	5,419	562.3	6,053

Standard Floor Plan

