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23
SHELBOURNE
ROAD



MUSEUM

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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.



STARBUCKS | INSOMNIA
| BUTLERS



ROLY'S BISTRO | AL BOSCHETTO
| THE FRENCH PARADOX
| BASE PIZZA | THE LOBSTER POT
| SUBWAY | FOUR STAR PIZZA
| CAFÉ JAVA | MAIA |
SHELBOURNE SOCIAL



PADDY CULLENS | BRIDGE
| CROW'S | MARY MACS



BALLSBRIDGE HOTEL
| HERBERT PARK
| INTERCONTINENTAL
| CLAYTON



CENTRA | SPAR
| BALLSBRIDGE DELI | AVOCA

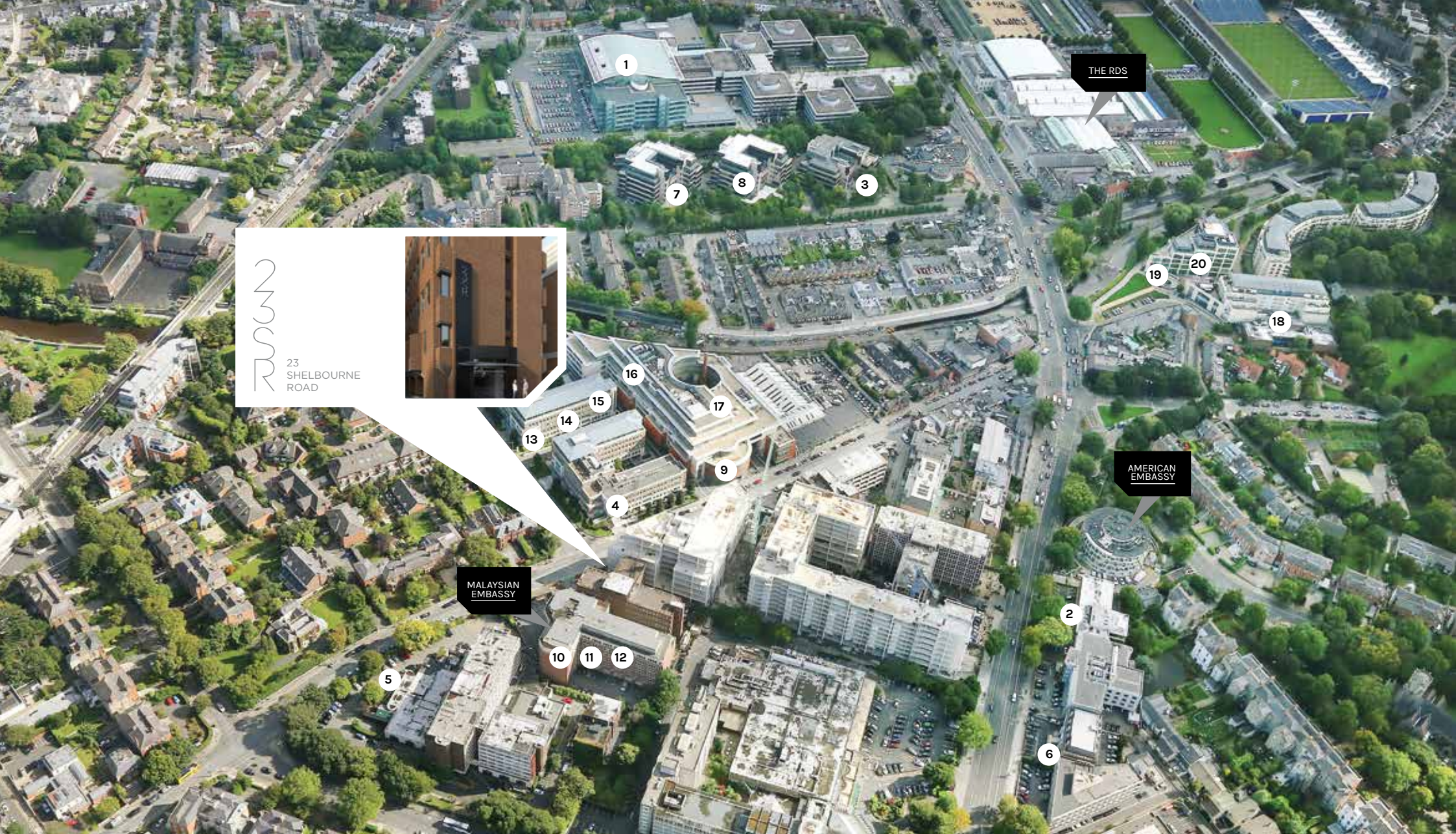


THE AVIVA STADIUM | RDS
| HERBERT PARK




AVIVA
STADIUM

LOCAL
COMPANIES





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23 SHELBOURNE ROAD



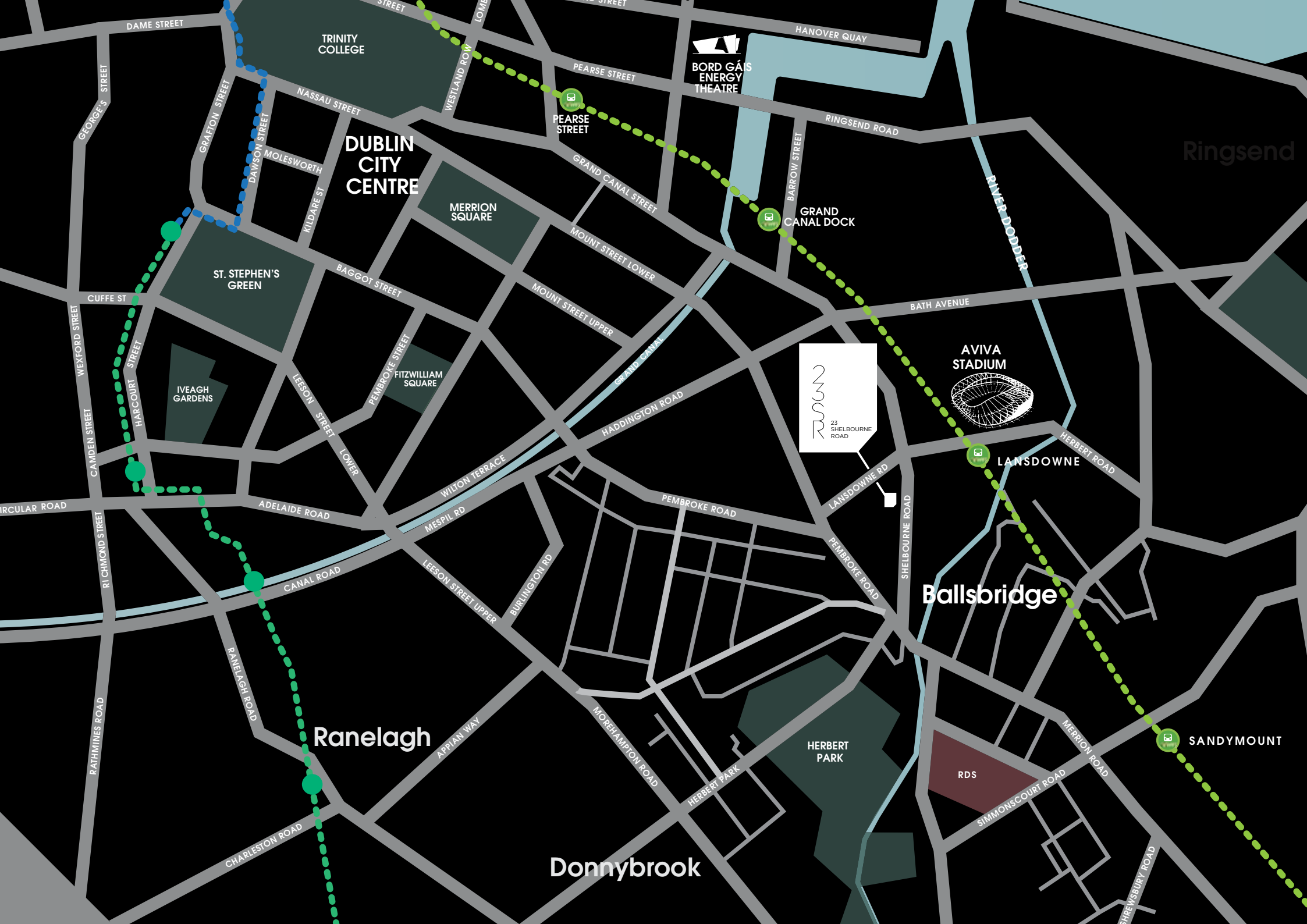
MALAYSIAN EMBASSY

THE RDS

AMERICAN EMBASSY

-  AIB
-  CurrencyFair
-  ZURICH
-  IBM
-  Revenue
-  Bank of Ireland
-  Regus
-  Goodbody
-  EIRGRID
-  POST
-  THERABEL
-  OPW
-  mediolanum
-  SurveyMonkey
-  GIIT GROUP
-  HARVEST
-  AVOLON
-  Rubicon.
-  Amrop
-  AVESTUS

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TRINITY COLLEGE



BORD GÁIS ENERGY THEATRE

DUBLIN CITY CENTRE

MERRION SQUARE

ST. STEPHEN'S GREEN

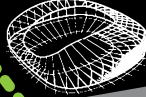
IVEAGH GARDENS

FITZWILLIAM SQUARE



25 SHELBOURNE ROAD

AVIVA STADIUM



LANSDOWNE

Ballsbridge

Ranelagh

HERBERT PARK

RDS

Donnybrook

SANDYMOUNT

Ringsend

DAME STREET

HANOVER QUAY

PEARSE STREET

RINGSEND ROAD

RIVER DODDER

BARROW STREET

GRAND CANAL DOCK

BATH AVENUE

GRAND CANAL STREET

MOUNT STREET LOWER

MOUNT STREET UPPER

HADDINGTON ROAD

PEMBROKE ROAD

LANSDOWNE RD

PEMBROKE ROAD

SHELBOURNE ROAD

HERBERT ROAD

ADELAIDE ROAD

CANAL ROAD

LEESON STREET UPPER

BURKINGTON RD

APPIAN WAY

MOREHAMPTON ROAD

HERBERT PARK

MERRION ROAD

SIMMONSCOURT ROAD

SHREWSBURY ROAD

CHARLESTON ROAD

RANELAGH ROAD

RATHMINES ROAD

RICHMOND STREET

CAMDEN STREET

WEXFORD STREET

CUFFE ST

GEORGE'S STREET

NASSAU STREET

MOLESWORTH

GRAFTON STREET

DAWSON STREET

KILDARE ST

BAGGOT STREET

PEMBROKE STREET

LEESON STREET LOWER

WILTON TERRACE

MESPIL RD

LEESON STREET LOWER

LEESON STREET LOWER

LEESON STREET LOWER

LEESON STREET LOWER

WESTLAND ROW

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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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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

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





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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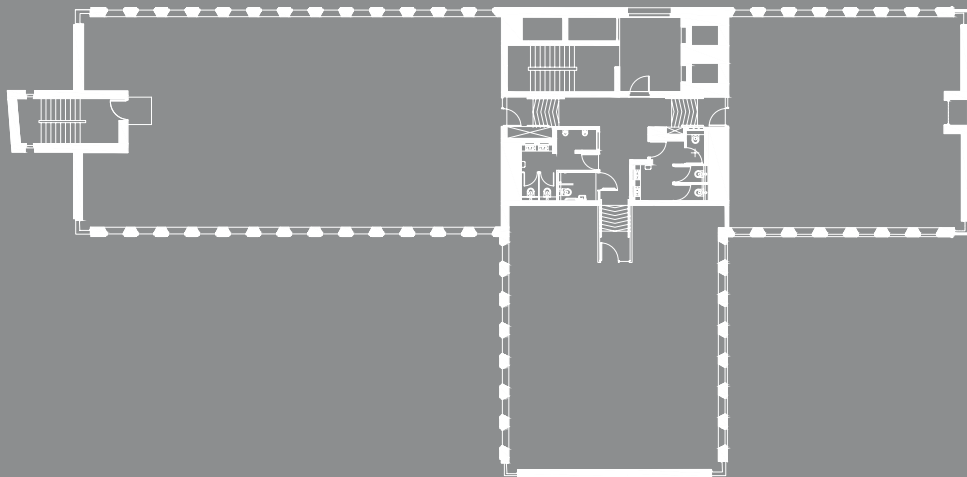
Specification

- ◆ 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 Catalonia fittings and walnut veneered ply panels

Availability

Floor	NIA		IPMS3	
	sqm	sqft	sqm	sqft
First Floor Suite 2	220.70	2,376	224.20	2,413
Second Floor Suite 3	143.70	1,547	147.40	1,587

Standard Floor Plan



RSCM

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