



2 | BALLSBRIDGE  
PARK

GRADE 'A' SPACE IN A GRADE 'A' LOCATION

BALLSBRIDGE DUBLIN 4



# INTRODUCING

# 2 BALLSBRIDGE PARK

2 Ballsbridge Park is the centrepiece of a three building office development at the heart of Ballsbridge, one of Dublin's Prime Business Districts. 2 Ballsbridge Park has been fully refurbished to an international Grade A standard creating a new quality office working environment. On entering the landmark building you are greeted with a striking three storey high atrium with a new contemporary feature reception backdrop and lighting.



## LOCATION AND IMMEDIATE VICINITY

Ballsbridge is widely recognised as one of Dublin's Prime Business Districts. No. 2 Ballsbridge Park is already home to Ireland's longest established stockbroking firm Goodbody. Prominent local occupiers also in this thriving location include US Embassy, AIB Bank Centre, Regus, Zurich, ION Trading Ireland, Irish Distillers and Kavanagh Fennell.

# TRANSPORT

In terms of accessibility, 2 Ballsbridge Park benefits from an excellent mix of public and private transport modes.

**RAIL** Lansdowne Road DART station is within five minutes' walk providing direct access from North Dublin Suburbs (Howth) through to South Dublin Suburbs (Greystones). The DART also links to major suburban and inter-city train services.

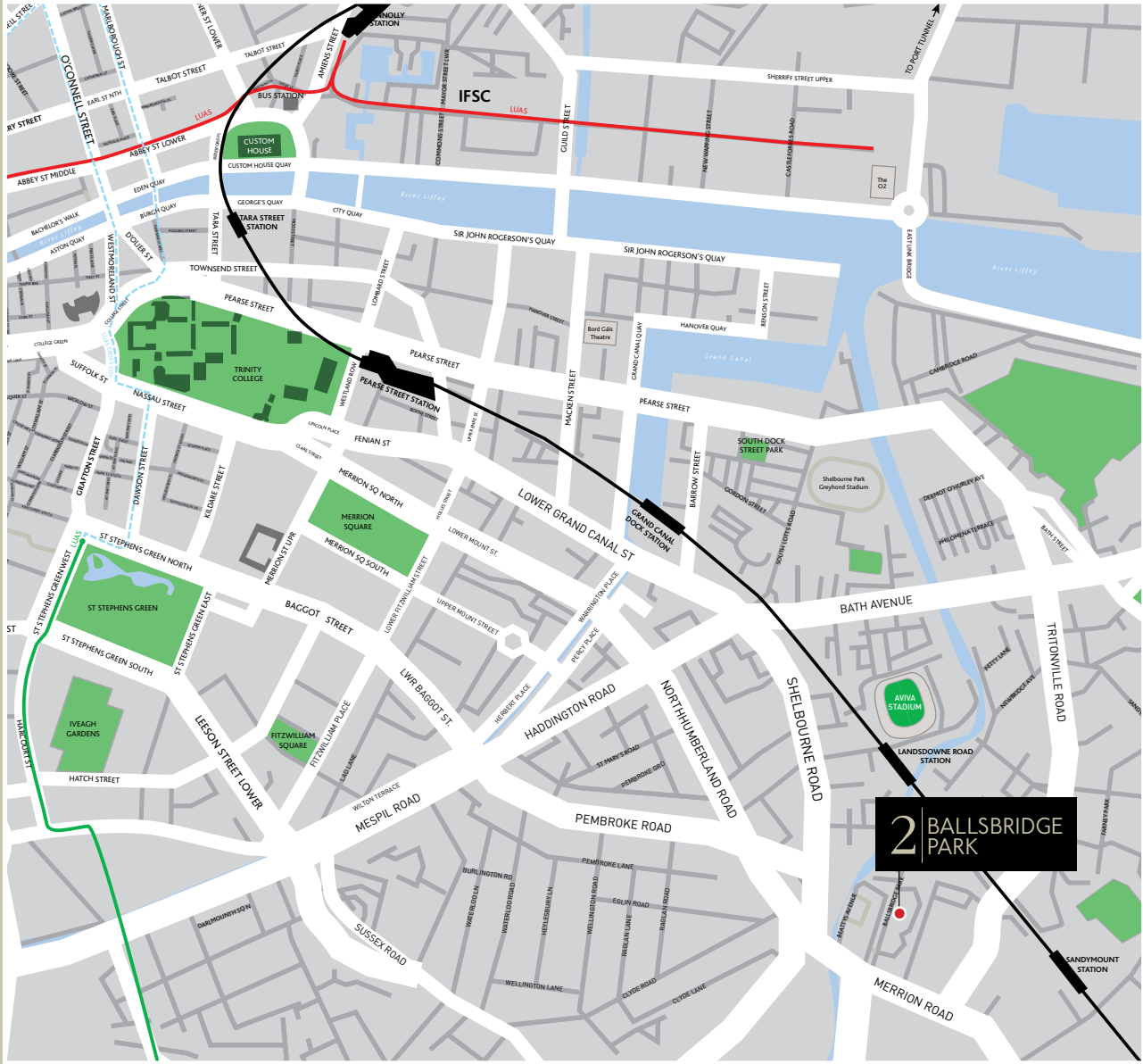
**AIR** Dublin International Airport is less than a 20 minute drive from Ballsbridge Park via Dublin Port Tunnel and the 24 hour Aircoach service runs from Ballsbridge Hotel.

**CAR** 2 Ballsbridge Park has a high allocation of secure private parking as well as visitor parking. 2 Ballsbridge Park is within an 8 minute drive of St. Stephen's Green, South and North Docklands and the IFSC. The nearby N11 provides efficient access to the M50 and surrounding counties.

**BUS** 5 public bus routes run adjacent to Ballsbridge Park serving North and South Dublin while over 20 bus routes are available within a 10 minute walk serving the entire city.

**CYCLE** 2 Ballsbridge Park has secure bicycle parking as well as newly installed shower facilities.

**LUAS** The Green line serving South Dublin with the city centre is within a 25 minute walk. The LUAS Cross City Line is currently under construction further improving the connectivity to the Red line (West Dublin) and North Dublin.



# ENERGISE, RELAX & ENJOY

A wide array of bars, cafes and restaurants afford plenty of opportunity for professionals to relax and entertain clients and staff. Dublin's top restaurants and hotels are located in the Ballsbridge area.

HOTELS:	RESTAURANTS:	CAFES:	PUBS:
Herbert Park Hotel	Roly's Bistro	Starbucks	Paddy Cullens
Four Seasons Hotel	Belluccuis	Base	Mary Macs
Dylan Hotel	The Lobster Pot	Insomnia	Horse Show House
Ballsbridge Hotel	Roast	Roly's Café	Bellamy's
Bewleys Hotel	The French Paradox	Hemingways	Crowes

From the gardens at Herbert Park and the cultural centre of the RDS to the dramatic Aviva Stadium there is a wide array of amenities available at the doorstep of 2 Ballsbridge Park.

In terms of staff wellness there is a full range of facilities close by including the YMCA Sport Ground, Merrion Cricket Club and Énergie Fitness who operate a 2,000 square metre fitness centre in Shelbourne Road.





CGI OF FIRST FLOOR - FOR DISCUSSION PURPOSES ONLY



# ACCOMMODATION

2 Ballsbridge Park offers bright newly refurbished floor plates. While the floors are currently laid out in open plan format their design is such that it offers excellent internal flexibility. The building benefits from three escape stair cores allowing for maximum internal sub-division. The ground floor suite also provides direct access in to the atrium and new feature reception.

The building finishes are to the highest modern specification with excellent levels of natural daylight penetrating through the external façade. The property is also surrounded by mature landscaping offering great external views.

## Floor Plans & Schedule of Areas

FLOOR	SQ M	SQ FT
Ground	423	4,553
First	913	9,827
<b>Total</b>	<b>1,336</b>	<b>14,380</b>



## SPECIFICATION

Refurbished and designed to accommodate the requirements of the most demanding occupier, 2 Ballsbridge Park is an ideal office for any occupier.

The offices are finished to the following specification:

- New ceiling tiles
- New recessed lighting
- Fan coil air conditioning system
- Raised access floors with floor boxes
- Access control
- Excellent natural daylight
- Newly refurbished high quality toilet and shower facilities
- Two passenger lifts
- Generous car parking provision of 1:72 sq m

# 2 | BALLSBRIDGE PARK

## AGENTS



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