

TO LET



PART 4TH AND 5TH FLOOR

3 BALLSBRIDGE PARK DUBLIN 4

Combining a Quality Working Environment with
Vibrant and Diverse Surroundings.

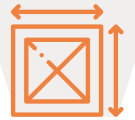




EXECUTIVE SUMMARY



Prime
refurbished office
accommodation



Superb office
accommodation
from 5,311 to
23,636 sq ft
available



Flexible lease
terms



High profile
location



Excellent local
amenities



5 minute walk from
Lansdowne Road
DART Station

Situated in the heart of bustling Ballsbridge, this much sought after location offers excellent accessibility to the city centre with superb transport links, together with an abundance of amenities and artisan shops. The location has been further reinforced by Meta's establishment of their European Head Quarters next door in Fibonacci Square, which now houses over 5,000 professionals. This is a real testament to the appeal and prestige of this location, particularly in terms of fulfilling employee expectations and enhancing staff retention.

LOCATION

3 Ballsbridge Park is perfectly situated in one of Dublin’s most prominent post codes, Dublin 4, and only a 15 minute walk to Dublin City Centre. The headquarter building is pleasantly surrounded by a balanced mix of residential, businesses and retail users. Key office occupiers in the immediate area include Meta, Jackson Square Aviation, Avolon, IBM, MyPos, Bupa Global DAC, Blackrock, and Okta.

3 Ballsbridge Park is within a short stroll of Ballsbridge Village which provides a host of amenities with various restaurants, cafes and pubs including; Butlers Chocolate Café, The Art of Coffee, Roly’s Bistro, The Lobster Pot, Starbucks, Sprout, The Bridge 1859 and Paddy Cullen’s Pub to name but a few.

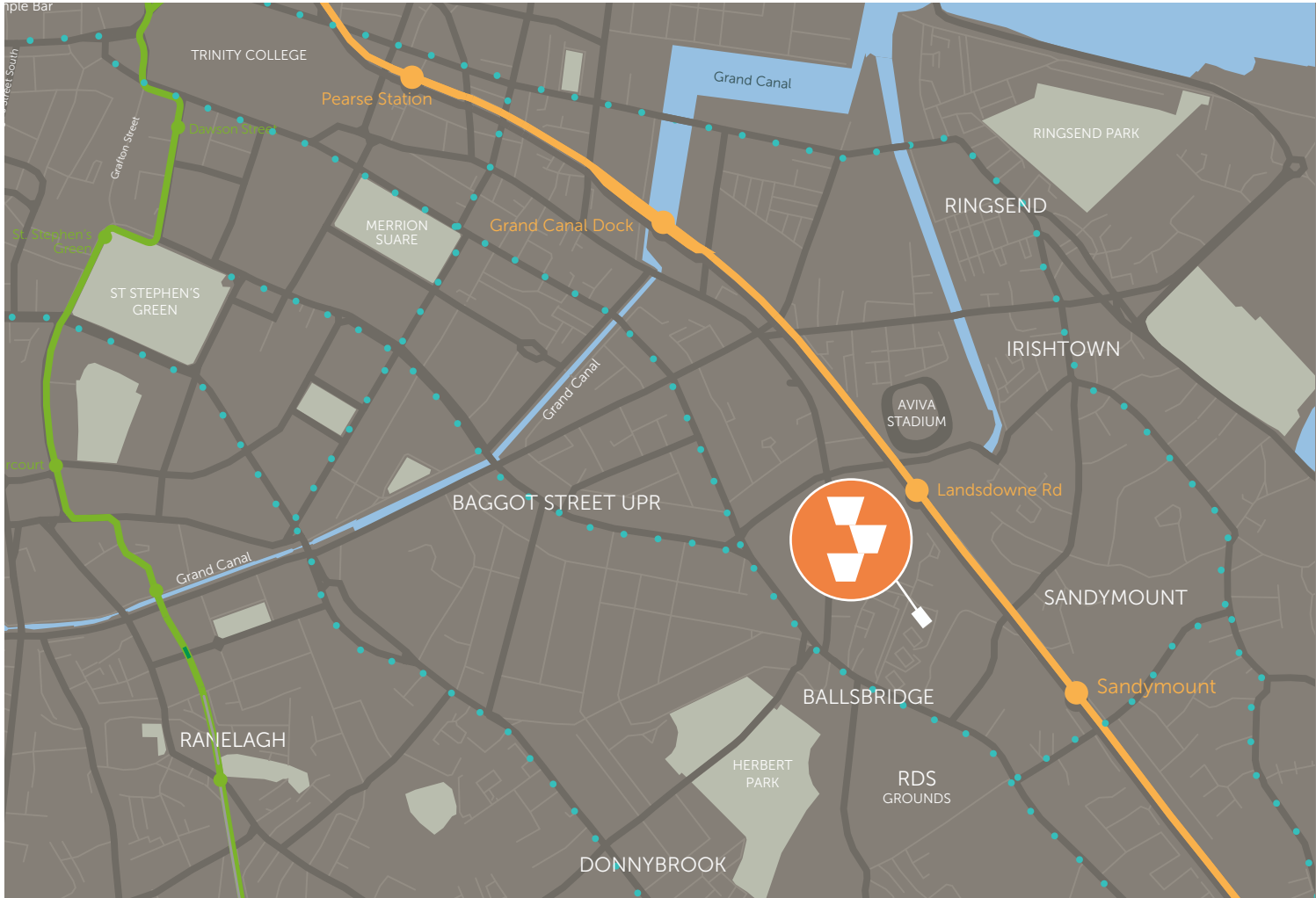




Lansdowne Road
DART Station
5 minute walk



15 minute walk
to Dublin City
Centre



TRANSPORT

In terms of accessibility, 3 Ballsbridge Park benefits from an excellent mix of public transport modes and is situated on one of the main arterial routes to the City Centre. Served by DART and Dublin Bus services, the location provides ideal connectivity for businesses with commuting employees. Lansdowne Road DART Station is within a 5 minute walk, 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 the Dublin Port Tunnel or alternatively the Aircoach runs a 24 hour service from the Ballsbridge Hotel.

For those driving or cycling to work, 3 Ballsbridge Park has a high allocation of secure car parking spaces and there is also a number of bicycle spaces as well as high-end shower facilities and drying room.

● DART/ Train Line ● Luas Green Line ● Bus Routes



AERIAL



 St. Stephen's Green | 15mins

South Docks

North Docks

Aviva Stadium

Landsdown DART Station

 **3 BALLSBRIDGE PARK**
DUBLIN 4

Meta HQ

RDS

4TH FLOOR PLAN



5TH FLOOR PLAN



ACCOMMODATION

3 Ballsbridge Park is finished to a high specification, catering to all occupier requirements. On entry, this six storey striking building boasts a unique large central atrium and feature reception which instantly enhances the sense of space and brightness to the overall building.

The 5th floor will become available in June 2026

ACCOMMODATION SCHEDULE

Floor	Sq.m.	Sq.Ft.
Part 4th Floor (Office 2)	471.95	5,080
5th Floor Entire	722.04	7,811

SPECIFICATION INCLUDES

- ▼ New suspended ceilings
- ▼ New LED recessed lighting
- ▼ Raised access floor (carpeted)
- ▼ VRV air conditioning
- ▼ Access control
- ▼ Part fit-out – 2 boardrooms, 3 meeting rooms with glazed partitioning
- ▼ Wired for power and data
- ▼ New kitchenette
- ▼ Two passenger lifts
- ▼ Shower and bicycle facilities in the Lower Ground Floor
- ▼ Generous car parking provisions



PART 4TH AND 5TH FLOOR

3 BALLSBRIDGE PARK

DUBLIN 4

RENT

On application.

BER



VIEWING

Strictly by appointment
with the sole letting
agents.

JOINT AGENTS



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