



To Let

Modern, fitted first floor office space

- Showers
- Bicycle parking
- Fitted Office Space
- BER B2

Simmons Court House

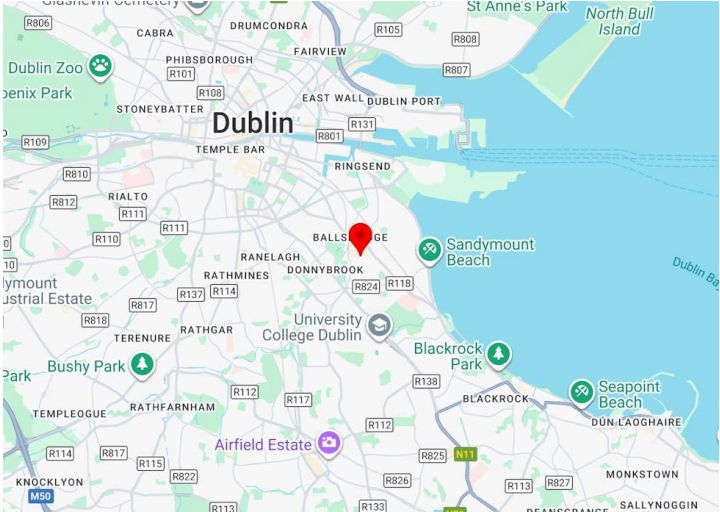
Ballsbridge, Dublin 4, D04 W9H6

6,793 sq ft

631.09 sq m

Reference: #212175

BER **B2**



Summary

Rent	€53 per sq ft
Rates Payable	€6.27 per sq ft
Service Charge	Upon Enquiry
Car Parking	€3,750 per space / annum
BER	B2

Description

Simmonscourt House is a 4-storey over basement office building with shared reception. This first-floor of Simmonscourt is a modern office space that boasts amenities, including a welcoming reception, attractive common areas, bicycle parking, and showers. It is fully equipped with power and data cabling and has a dedicated comms room.

Location

Located within the RDS showgrounds on Simmonscourt Road, the property is well connected to the city via numerous Dublin Bus routes, DART line (Sandymount), Luas Green line (Ranelagh) and Merrion Road. Simmonscourt House is also within close proximity to a number of shops, cafes, restaurants and hotels.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 1st Floor	6,793	631.09	Available
Total	6,793	631.09	

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