



To Let

Office to let in Dublin 4

- Located in the heart of Ballsbridge
- Wide range of amenities within walking distance
- BER C1

Embassy House

Ballsbridge, Dublin 4, D04 H6Y0

1,105 to 11,369 sq ft

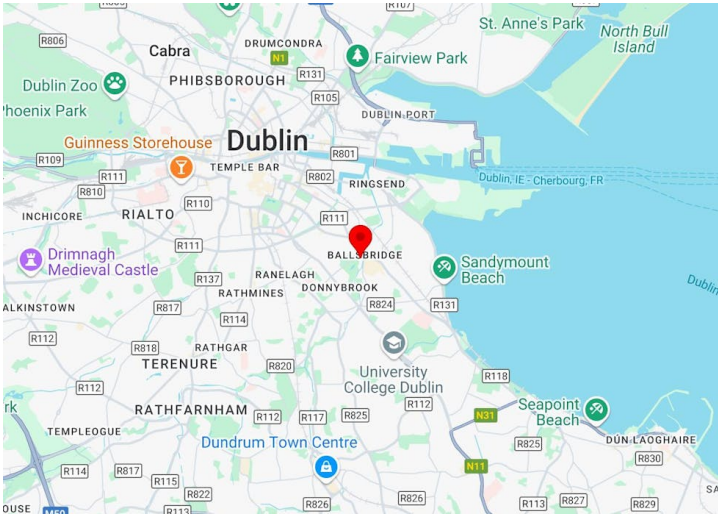
102.66 to 1,056.21 sq m

Reference: #53611

BER **E1**

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Summary

Rent	€56 per sq ft
Rates Payable	€6.73 per sq ft based on 2024 rates
Service Charge	€11.79 per sq ft based on 2024 budget
Car Parking	€4,000 per space / annum
BER	E1 (800171969)

Description

Embassy House is nestled in a prominent site in the heart of Ballsbridge, immediately adjacent to Herbert Park and The Herbert Park Hotel.

2 suites are available ranging from 1,105 - 3,919 sq. ft.

The Part Ground Floor offers open plan accommodation with a kitchenette in situ which can cater for a wide variety of configurations and office uses. Specification includes raised access floors, air conditioning, suspended ceilings with mineral fibre ceiling tiles and recessed light fittings.

Both the Part 1st and Part 2nd Floor suites provide a mix of open plan accommodation, along with two meeting rooms / cellularised offices and a kitchenette. T

Current occupiers within the building include Avestus and Aergo Capital.

Location

Embassy House is located in a prime location in Ballsbridge, Dublin 4, adjacent to the Herbert Park Hotel and the University College Dublin.

There are ample amenities in the immediate area including The Herbert Park Hotel, Roly's Restaurant and The Bridge Bar.

Accommodation

The accommodation consists of the following:

Name	sq ft	sq m	Availability
Ground - (Part)	3,964	368.27	Under Offer
Ground - (Second Part)	3,472	322.56	Available
2nd - (Part)	1,105	102.66	Under Offer
4th - (Part)	2,885	268.03	Available
Total	11,426	1,061.52	

Specification

The specification includes raised access floors with floor boxes wired for power, air conditioning, suspended ceilings with mineral fibre ceiling tiles and recessed light fittings.

The Part 2nd floor (1,105 sq ft) provide fully fitted accommodation. The Part ground (3,919 sq ft) is provided in Landlord CAT A specification. The Part 4th floor provides fitted accommodation.

Terms

Available on flexible new lease terms.

Building Energy Rating

BER: C1
BER No: 800171969
EPI: 689.2 kWh/m²/yr

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