



To Let

Office to let in Dublin 4

- Grade A office building in the heart of Ballsbridge
- Raised access floors, suspended ceilings, 4-pipe fan coil air-conditioning
- BER B1

10 Pembroke Place

Ballsbridge, Dublin 4, D04 V1W6

6,369 sq ft

591.70 sq m

Reference: #53561

BER B1

10 Pembroke Place

Ballsbridge, Dublin 4, D04 V1W6



Summary

Rent	€58 per sq ft
Rates Payable	€7.35 per sq ft 2024
Service Charge	€11.54 per sq ft based on 2024 budget
BER	B1

Description

Grade A office accommodation available immediately in Ballsbridge.

The building provides 23,732 sq. ft of office accommodation over 5 Floors, with the Part Ground and 1st Floor available to lease.

Other occupiers in the building include the Institute of Dermatologists, BUPA and Rubicon.

Location

The building is located in a highly sought after and mature location beside Herbert Park in Ballsbridge, in close proximity to a range of nearby amenities in including The Herbert Park Hotel, The RDS, Roly's, The Bridge Bar and Sprout.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
1st	6,369	591.70	Available
Total	6,369	591.70	

Specification

Completed to CAT A condition, including:

- Raised access floors
- Suspended ceilings
- 4 pipe fan coil air-conditioning
- LED lighting

Terms

Available on a new lease agreement.

Building Energy Rating

BER B1
BER No. 800696437
EPI 214.93 kWh/m²/yr

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