



To Let

Modern floor office space refurbished to an excellent specification.

- Showers
- Bike Storage
- Air-conditioning
- BER B2

Minerva House

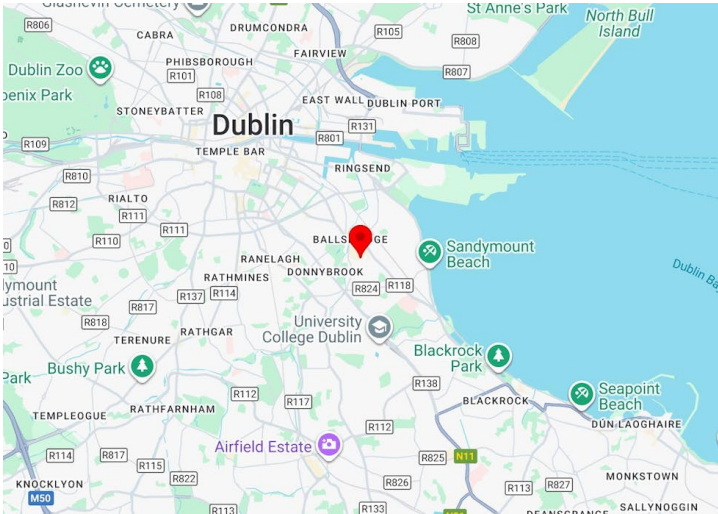
Ballsbridge, Simmonscourt Road, Dublin 4, D04 H9P8

3,000 to 25,480 sq ft

278.71 to 2,367.17 sq m

Reference: #212153

BER **B2**



Summary

BER

B2

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Split A	3,000	278.71	Available
Ground - Split B	6,151	571.45	Available
2nd - Second Floor	10,075	936	Available
4th - Fourth Floor	6,254	581.02	Available
Total	25,480	2,367.18	

Description

Minerva House is a 4-storey over basement office building with shared reception. The floors of Minerva House is a modern office space which has recently been refurbished to an excellent specification. It is situated in a modern building that boasts amenities, including a welcoming reception, attractive common areas, bicycle parking, and showers. As part of the refurbishment upgrades include; new lighting, air-conditioning and carpets. It is fully equipped with power and data cabling and has a dedicated comms room.

Location

Located 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. The surrounding area is host to some of Dublin's best Cafés, Pubs and restaurants. Occupiers have a wide range of options including Avoca, Art of Coffee, The Horse Show House, Mary Mac's, Roly's and many others.

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