

10 PEMBROKE PLACE - DUBLIN 4

First Floor - High Quality Office Accomodation

TO LET

Lisney

COMMERCIAL REAL ESTATE

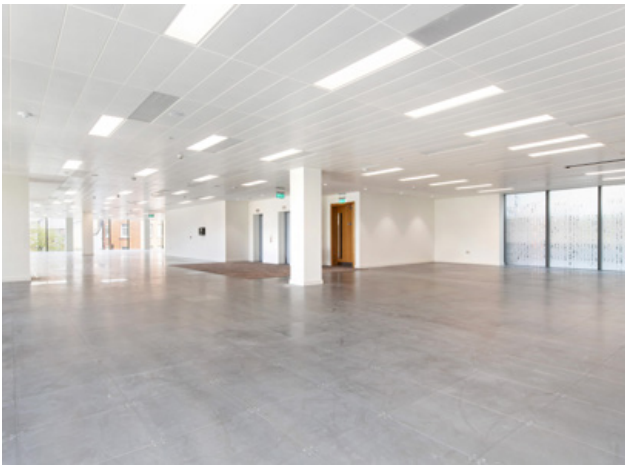


PROPERTY DESCRIPTION

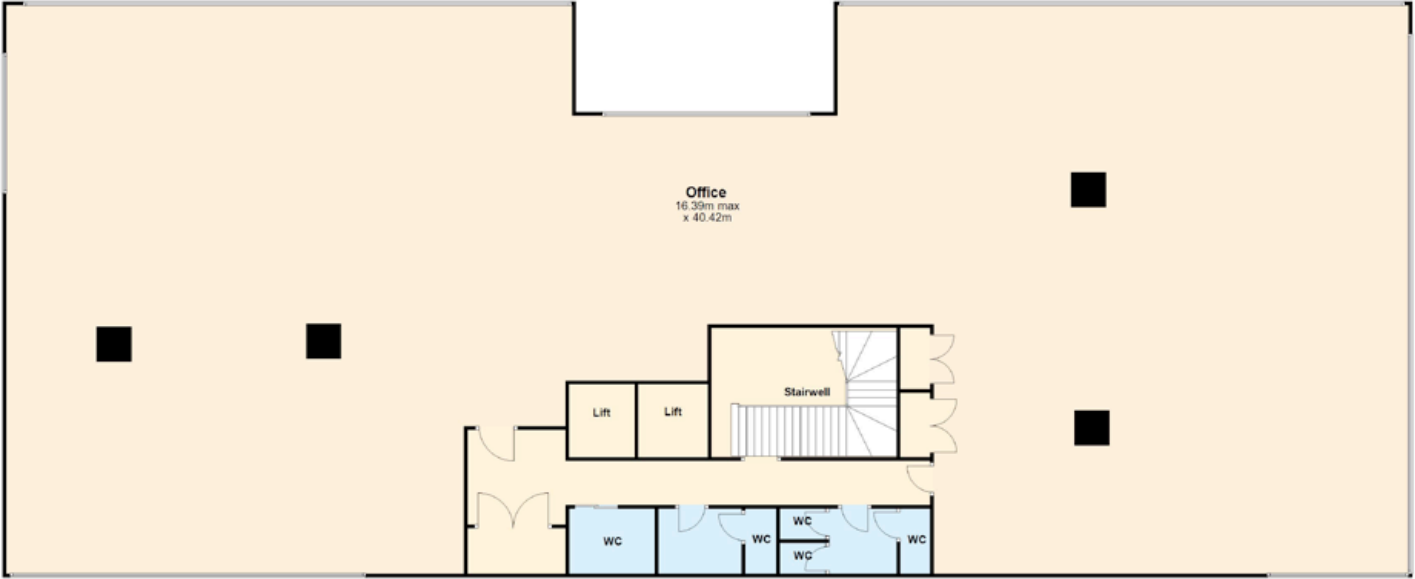
The first floor at 10 Pembroke Place extends to approximately 6,307 sq. ft of high-quality office accommodation. The floor offers a flexible and efficient layout, enhanced by 2.7m ceiling heights that maximise natural light and create a bright, comfortable working environment.

Finished to an excellent standard throughout, the accommodation includes raised access floors, suspended ceilings with integrated LED lighting, and four-pipe fan coil air conditioning. Bathrooms are conveniently located within the floor corridor, while four individual shower rooms are available at basement level for shared tenant use. The floor also benefits from four dedicated car parking spaces, providing added convenience for both staff and visitors.

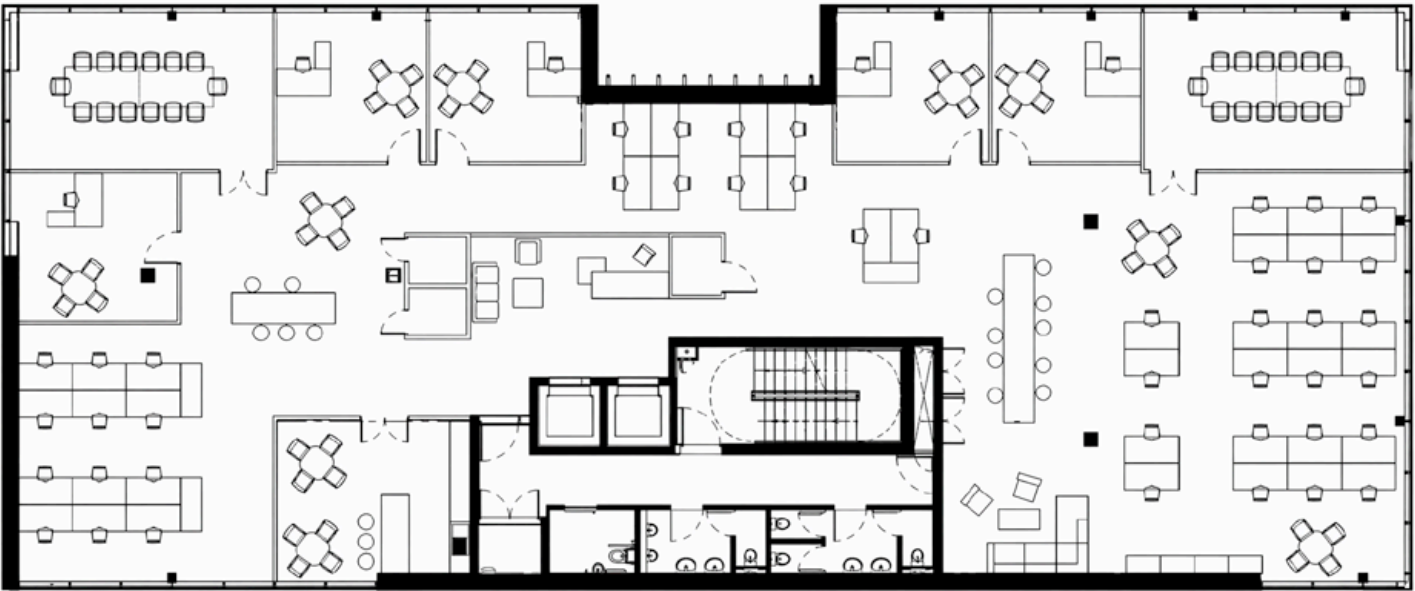




FLOOR PLAN



SAMPLE LAYOUT



FEATURES & FACILITIES



Approx. 6,307 sq. ft of modern, flexible office accommodation
Raised access floors



Suspended ceilings with integrated LED lighting



Four-pipe fan coil air conditioning



2.7m ceiling heights



Shower facilities



4 dedicated car parking spaces



B1 BER rating



HEA

Whitney Moore

Coimisiun na Mean

Aviva

South Docklands

Meta

National Bank of Canada

Griffin Asset Mgt



Arch Insurance

Eirgrid

Jackson Square Aviation

Blackrock

LOCATION

10 Pembroke Place occupies a prime position in the heart of Ballsbridge, Dublin 4, one of the city's most sought-after business and residential districts. The property is adjacent to the Herbert Park Hotel and within immediate proximity of Herbert Park, the RDS, and a wide selection of cafés, restaurants, and boutique hotels.

The surrounding area offers an excellent range of local amenities that enhance day-to-day working life. Herbert Park provides a welcome green retreat just moments away, while the nearby Herbert Park Hotel and InterContinental Hotel offer premium options for additional meetings, accommodation, and corporate events. Popular cafés and restaurants within walking distance include Sprout & Co, Roly's Bistro, Pavilion Restaurant, The Bridge Bar, The Lobster Pot, along with local favourites such as Mary Mac's and Paddy Cullen's, making the area ideal for informal meetings, business lunches, and after-work dining.

The location is exceptionally well connected, with Lansdowne Road DART Station, the Aviva Stadium, and numerous Dublin Bus routes nearby, providing swift and convenient access to Dublin city centre and the wider suburbs.



FURTHER INFORMATION

Viewing is strictly by arranged appointment only.



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