

TO LET

2ND FLOOR FULLY FITTED OFFICE

516 SQ.M (5,554 SQ.FT)

12 CAR PARK SPACES

COLM HOUSE

91 PEMBROKE ROAD,
BALLSBRIDGE, DUBLIN 4

TWM



BALLSBRIDGE

DUBLIN 4

LOCATION

Situated in the heart of Ballsbridge, Dublin's premier business and embassy district, Colm House enjoys exceptional access to amenities and transport. The area is home to the Aviva Stadium, RDS, Herbert Park, and Eden One Fitness Club. Nearby hospitality options include the Herbert Park Hotel, The Intercontinental, Roly's Café, Avoca, The French Paradox, and Art of Coffee.

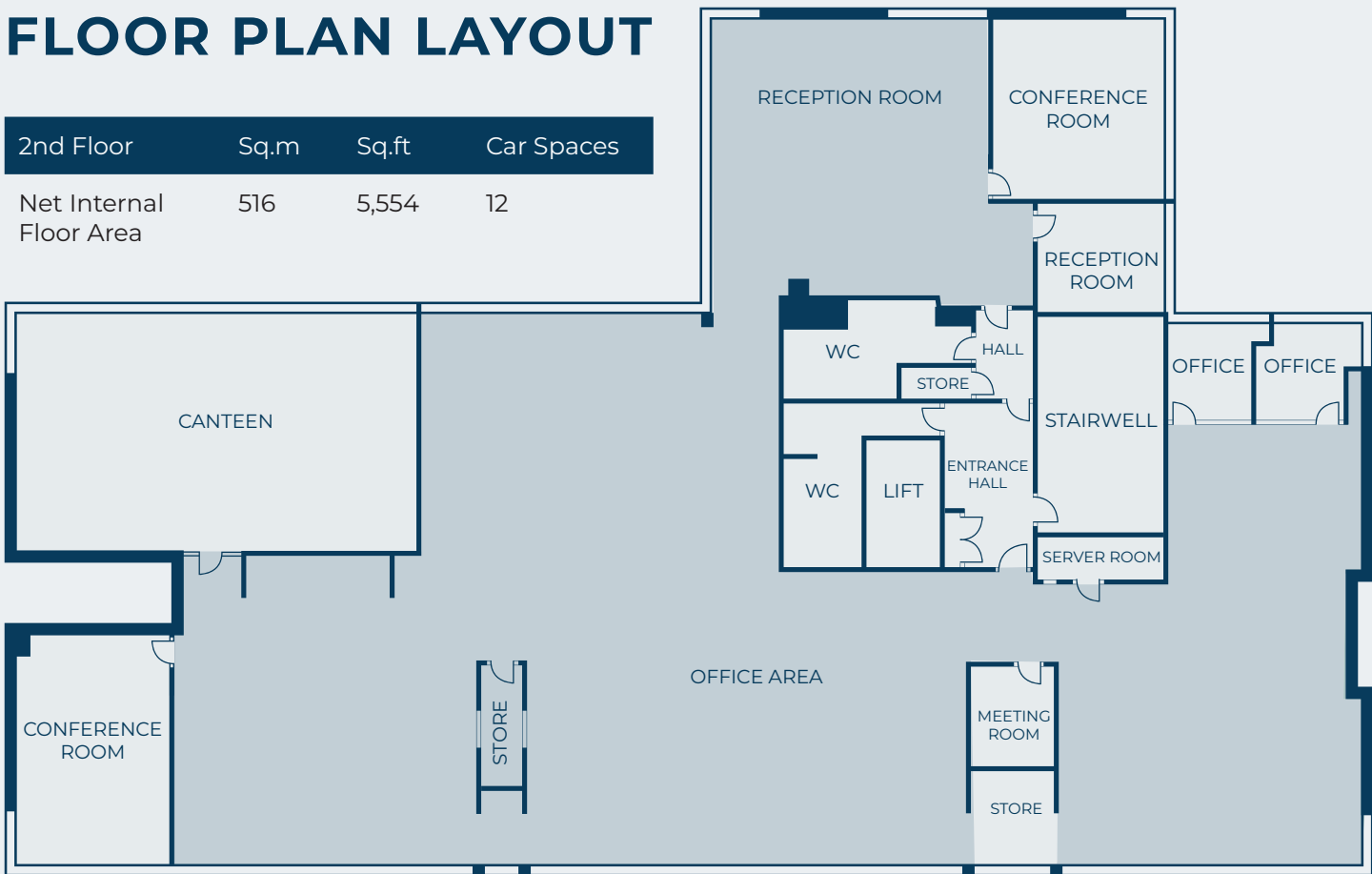
Ballsbridge offers a vibrant blend of high quality cafés, restaurants, retail, and an abundance of green space. Herbert Park is just a short walk away, providing ideal space for lunchtime walks and runs.

The building is located along a Quality Bus Corridor (QBC) with a bus stop directly outside. Lansdowne DART Station is less than a 10 minute walk, while the East Link Toll Bridge and Port Tunnel provide fast access to Dublin Airport and the North City. The area also benefits from excellent road connections to the city centre and south suburbs via Merrion Road, Northumberland Road and surrounding arterial routes.



FLOOR PLAN LAYOUT

2nd Floor	Sq.m	Sq.ft	Car Spaces
Net Internal Floor Area	516	5,554	12



KEY HIGHLIGHTS

- **Floor:** 2nd Floor
- **Size:** 516 sq.m / 5,554 sq.ft (Fully Fitted)
- **Rent:** VAT Exempt
- **Parking:** 12 surface car spaces
- **Fully Fitted:** open plan and cellular offices, canteen, furniture
- **Showers:** Located on the ground floor
- **Availability:** Immediate
- **Transport:** Excellent public transport and road connectivity

AMENITIES IN BALLSBRIDGE



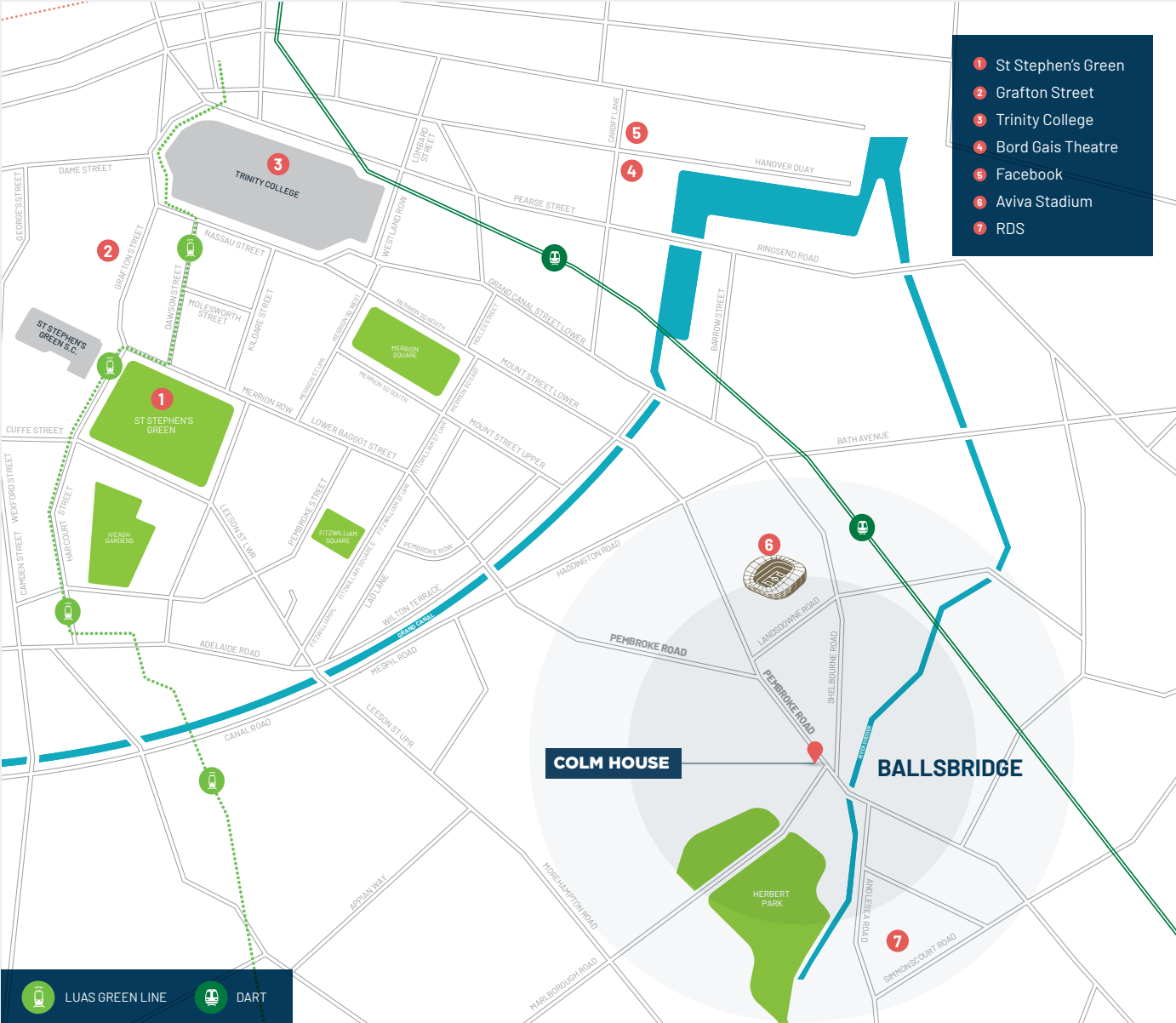
DESCRIPTION

Colm House is an impressive three-storey, detached office building located on Pembroke Road, Dublin 4.

The available accommodation comprises approximately 516 sq.m (5,554 sq.ft) of high-quality, fully fitted office space on the second floor. The layout includes a modern canteen, a boardroom, private offices, and an open-plan area with desks and chairs, providing a turnkey solution for occupiers seeking a headquarters in Ballsbridge.

The second floor has recently been repainted. A bright, well-proportioned floor plate offers excellent flexibility in a layout designed to maximise space.

Colm House benefits from 12 surface car parking spaces, a significantly higher-than-average allocation for an office building of this size in Ballsbridge.



SPECIFICATION

- Redecorated recently
- Suspended ceilings with CAT 2 lighting
- Air-conditioning
- Wired, floor boxes throughout
- Passenger lift
- Ground-floor showers
- Bike parking
- Fully fitted canteen
- 3 private offices
- 1 phone booth
- 1 large boardroom



VIEWING:

Strictly by appointment with the sole agents TWM

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