

TO LET

**2ND FLOOR FULLY FITTED OFFICE
516 SQ.M (5,554 SQ.FT)
12 CAR PARK SPACES**

COLM HOUSE

**91 PEMBROKE ROAD,
BALLSBIDGE, DUBLIN 4**

TWM



BALLSBIDGE

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.

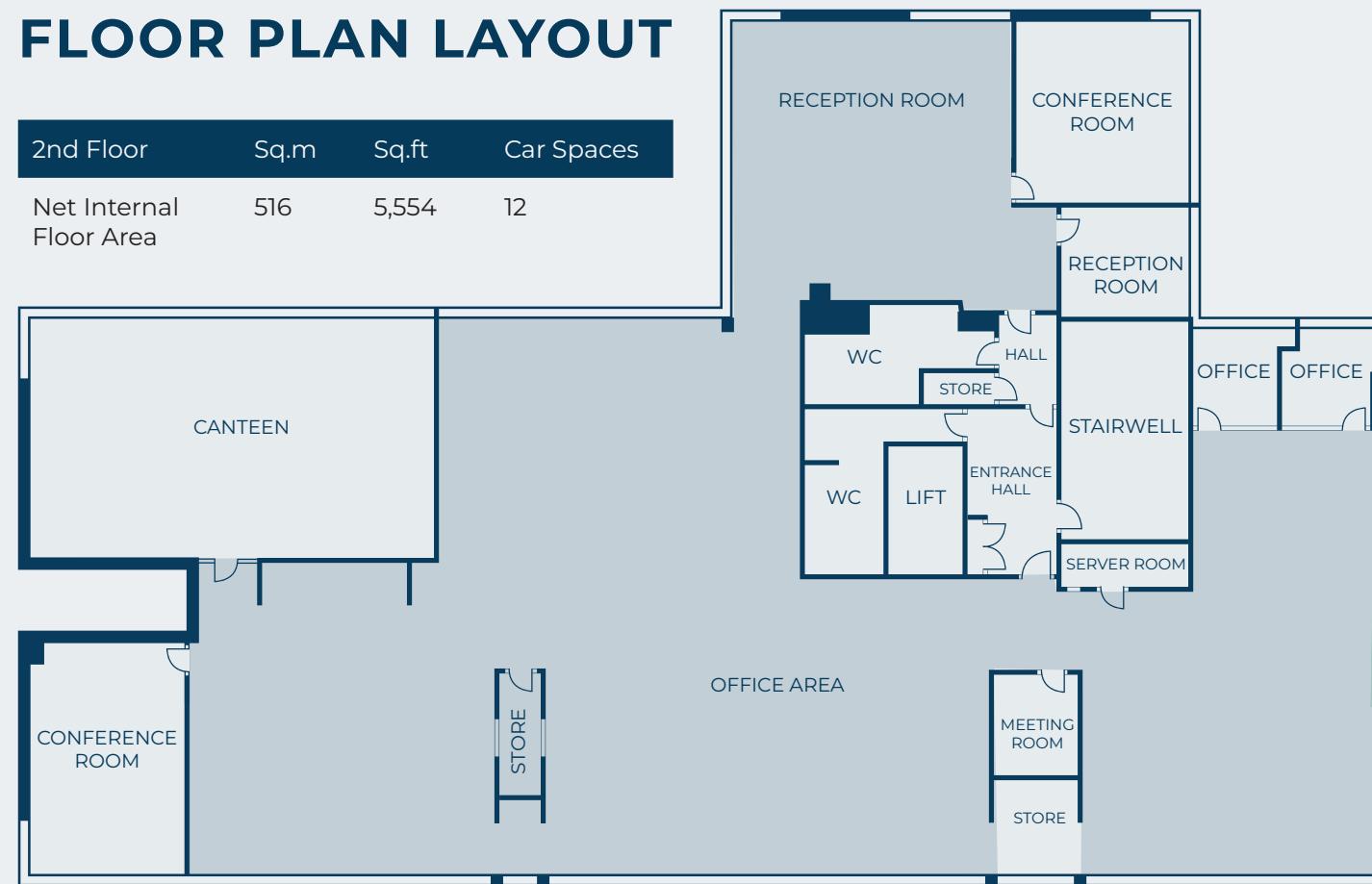
Ballsbridge offers a vibrant blend of high quality cafés, restaurants, retail, and an abundance of green space. Herbert Park is just a short walk away, providing ideal space for lunchtime walks and runs.

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



AMENITIES IN BALLSBIDGE



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

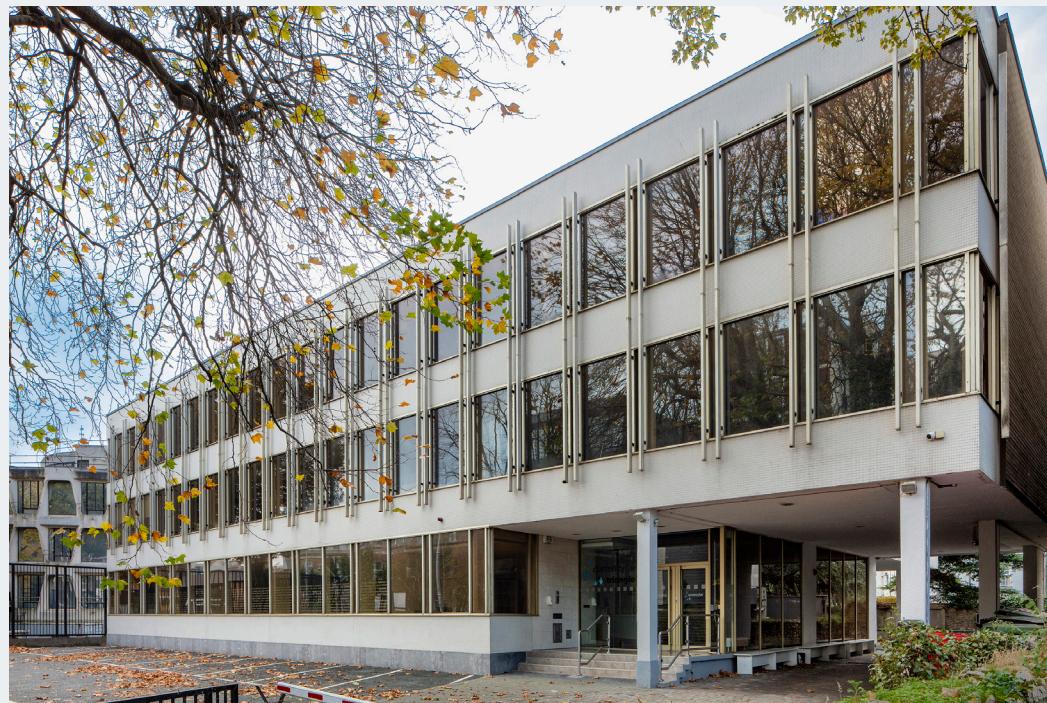
DESCRIPTION

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

PSRA Licence Number: 001835-003771

TWM

PSRA No: 001835

Fleming Court, Fleming's Place,
Dublin 4, D04 N4X9, Ireland
T: +353 1 676 6566

www.twmproperty.ie

CONTACT

Willie Nurse

T: +353 86 299 6627
E: willie@twmproperty.ie

Patricia Ward

T: +353 86 243 7912
E: patricia@twmproperty.ie

TWM for themselves and for the vendor/lessor of the property whose agents they are, give notice that:

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser, tenant or other person should not rely on them as statements or representations of fact but should satisfy themselves by inspections or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. VAT may be payable on the purchase price.