

Block 2 Sweepstakes, Ballsbridge, Dublin 4

[summary](#) [amenities](#) [transport](#) [specification](#) [streetview](#)



- Located in the heart of Ballsbridge, one of Dublin's Prime Business Districts
- Part Ground Floor 423 sq m (4,553 sq ft)
- First Floor – 913 sq m (9,827 sq ft)
- Fully refurbished to an exceptional Grade A standard
- Flexible new lease terms available
- Already home to Ireland's longest established stockbroking firm Goodbody
- Surrounding occupiers include US Embassy, AIB Bank Centre, Regus and Zurich

Block 2 Sweepstakes, Ballsbridge, Dublin 4

summary amenities transport specification streetview



Cafés:	Café Java, Starbucks
Restaurants:	Roly's Bistro, The French Paradox, Keshk Café Restaurant
Pubs:	Bellamys, The Horse Show House, Crowes, Paddy Cullens
Shops:	Spar, The Merrion Shopping Centre
Pharmacy:	Byrne's Pharmacy
Hotels:	Bewley's Hotel, The Herbert Park Hotel, Four Seasons
Banks:	Bank of Ireland, AIB, Ulster Bank
Gym:	Énergie Fitness Centre
Creches:	Panda Play Cafe

Block 2 Sweepstakes, Ballsbridge, Dublin 4

[summary](#) [amenities](#) [transport](#) [specification](#) [streetview](#)

Dublin Bus



- Bus:** From Merrion Road ([http://www.dublinbus.ie/en/RTPI/Sources-of-Real-Time-Information/?searchtype=map&searchquery=\(53.328631,-6.229358,416\)](http://www.dublinbus.ie/en/RTPI/Sources-of-Real-Time-Information/?searchtype=map&searchquery=(53.328631,-6.229358,416)))
- DART:** Landsowne DART station (<http://www.irishrail.ie/timetables/live-departure-times?code=LDWNE>)
- Aircoach:** Daily services from Ballsbridge Hotel (Pembroke Road).
<http://www.aircoach.ie> (<http://www.aircoach.ie>)
- Parking:** <http://www.parkopedia.ie/parking/ballsbridge/>
(<http://www.parkopedia.ie/parking/ballsbridge/>)

Block 2 Sweepstakes, Ballsbridge, Dublin 4

[summary](#) [amenities](#) [transport](#) [specification](#) [streetview](#)



High quality new ceiling tiles

New recessed lighting

Fan coil air conditioning system

Raised access floors with floor boxes

Access control

Excellent natural daylight

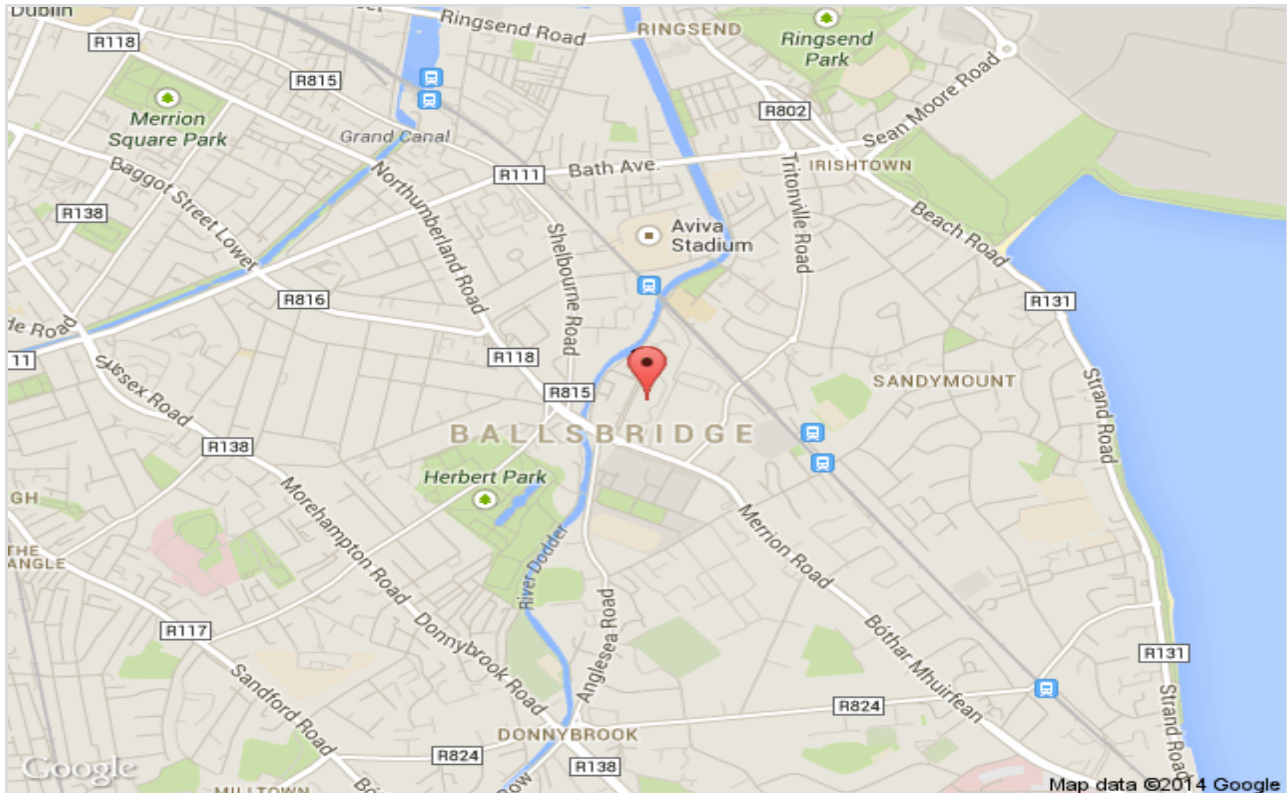
Newly refurbished high quality toilet and shower facilities

Two passenger lifts

Generous car parking provision of 1:72 sq m

Block 2 Sweepstakes, Ballsbridge, Dublin 4

[summary](#) [amenities](#) [transport](#) [specification](#) [streetview](#)



- Located in the heart of Ballsbridge, one of Dublin's Prime Business Districts
- Part Ground Floor 423 sq m (4,553 sq ft)
- First Floor – 913 sq m (9,827 sq ft)
- Fully refurbished to an exceptional Grade A standard
- Flexible new lease terms available
- Already home to Ireland's longest established stockbroking firm Goodbody
- Surrounding occupiers include US Embassy, AIB Bank Centre, Regus and Zurich



Tel: +353 (1) 6477900
Katie Williams
kwilliams@bannon.ie

001830-002390



Tel: +353 (1) 6477900
Louise Doherty
ldoherty@bannon.ie

001830-003866