

## 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

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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



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Bus:	From Merrion Road (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/)



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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



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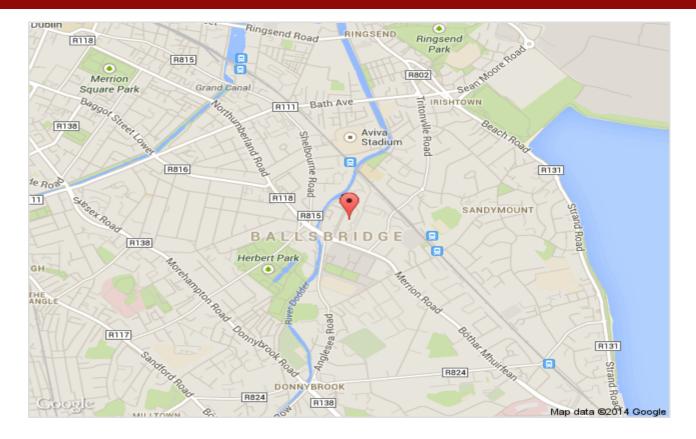
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Tel: +353 (1) 6477900 Katie Williams kwilliams@bannon.ie 001830-002390



Tel: +353 (1) 6477900 Louise Doherty Idoherty@bannon.ie 001830-003866



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