

**Lisney**

COMMERCIAL REAL ESTATE



OFFICE SPACE TO LET

4<sup>th</sup> Floor | 2 Shelbourne Buildings | Crampton Avenue | Dublin 4



## THE BUILDING

This modern office building offers high-specification workspace designed to accommodate contemporary business needs. The available office space is located on the 4th floor extending to approximately 5,231 sq. ft. and includes 4 secure car parking spaces.

The building has been designed with efficiency and comfort in mind, offering a combination of open-plan areas and private offices to suit various working styles. The space benefits from abundant natural light and high-quality finishes, providing a professional and productive work environment.

The office is fully fitted, complete with furniture, making it a turnkey solution requiring no capital expenditure. It features a high-quality desk fit-out, including sit-stand desks in office rooms and standard desks in the open-plan area. Tenants will also benefit from premium facilities, including a fully equipped canteen, a corner terrace, and air conditioning systems with individual controls for each office. The space is also highly adaptable, with removable partition walls allowing for flexible layout options.





## FEATURES & FACILITIES



Fully fitted office space



High-quality fit-out with modern finishes



Spacious floor area of approximately 5,231 sq. ft



4 secure car parking spaces



Fully fitted canteen with access to a corner terrace



2 lifts and staircase for easy access



Air conditioning



LED motion-controlled lighting for energy efficiency



Compactus storage area



Generous ceiling heights: 2.66m in office rooms, 3.06m in the open-plan area



Secure bicycle parking within the building



Shower facilities, including one accessible shower, with towel service



Outdoor seating areas for relaxation



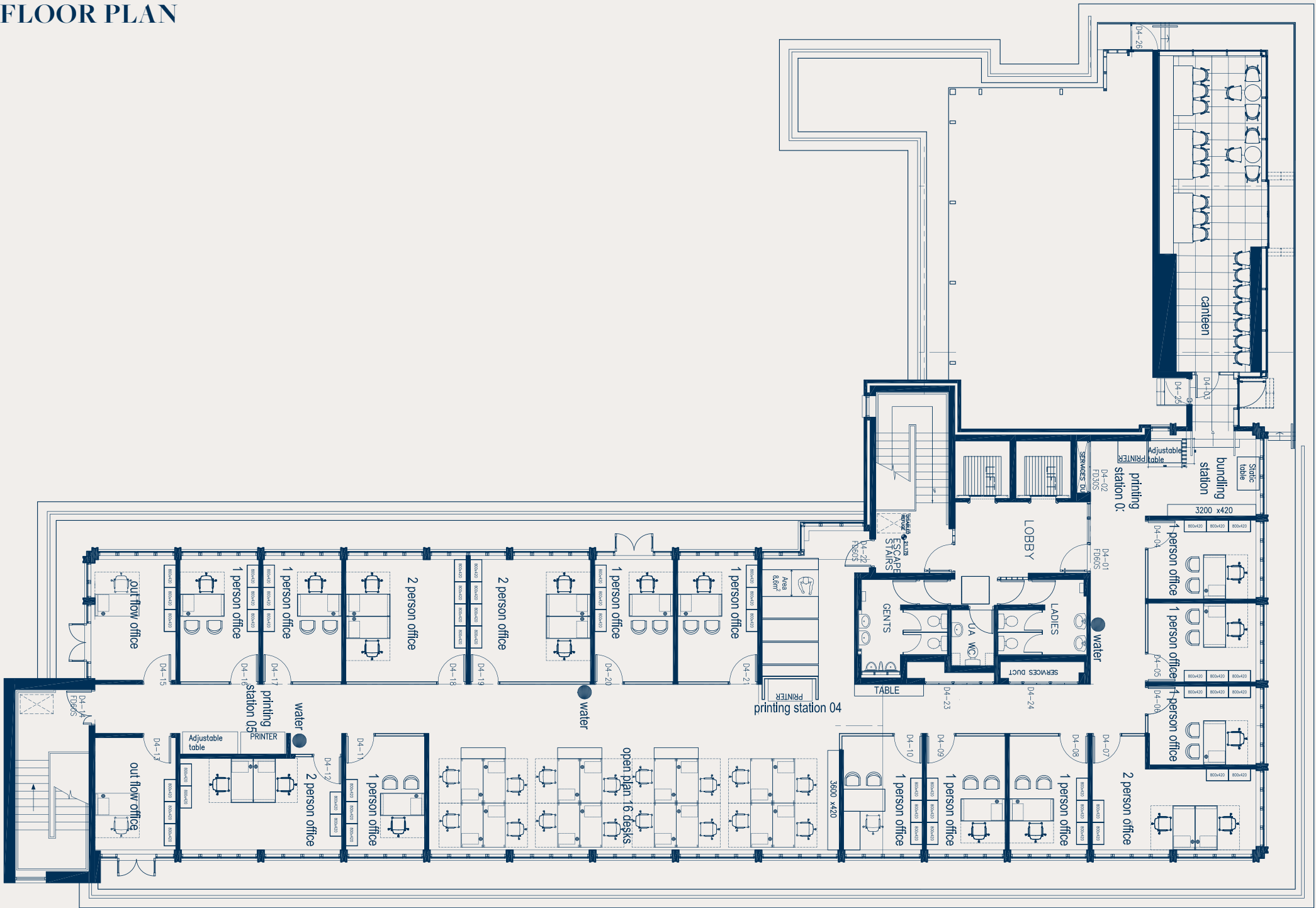
Secure underground basement parking with 4 available car spaces







FLOOR PLAN





## LOCATION

Situated in a prime business location, this office space offers an excellent opportunity for companies looking to set-up in a well-connected and dynamic area. The building is surrounded by a range of amenities, providing a convenient and vibrant work environment for the employees.

The area is well-served by public transport, ensuring seamless commuting options:



**DART:** Lansdowne Road DART station is just 400m away, providing quick connections to Dublin's coastal routes and beyond.



**Dublin Bus Routes:** Several bus routes operate in the immediate vicinity, ensuring easy access to the city, with the closest bus stops located on Pembroke Road, only 450m from the property.



**Parking:** The property features secure basement parking, accessible via automatic gates, exclusively for tenants.



**Cycling Facilities:** The building offers secure bicycle parking, and nearby cycle lanes make cycling a convenient and sustainable commuting choice.

Nearby amenities include a variety of cafés, restaurants, and shops, as well as recreational spaces and business hubs. Ballsbridge offers a lively atmosphere, with notable landmarks like the Aviva Stadium and the RDS, alongside a strong presence of well-known companies like Meta, Wipro Digital, Eaton, and Tableau, further reinforcing its status as a prime business destination.

## AMENITIES & SURROUNDINGS

This office space is situated in a highly sought-after location, surrounded by a wide range of amenities, including cafés, restaurants, shops, and business services, all within easy walking distance. Employees will enjoy the lively local area, nearby green spaces, and the convenience of public transport options for a smooth commute.

With high-quality office facilities, excellent transport links, and a welcoming business environment, this space offers a fantastic opportunity for companies seeking a high-end workspace in a prime location.



## THE NEIGHBOURHOOD

AVOCA

Baan Thai

Butlers  
CHOCOLATE MASTERS, SINCE 1932

Maggie's Coffee Cafe

CARVED  
HANDCRAFTED BY DESIGN

HORSE SHOW HOUSE

SUBWAY

PADDY CULLEN'S

SPROUT  
KITCHEN

The Art of Coffee





Aviva Stadium

Lansdowne Road  
DART Station

Coimisiún na Meán

EirGrid

Avolon

Tableau

MongoDB

2 Shelbourne  
Buildings

Wipro Digital

Meta

Finance Ireland

Bank of Ireland

US Embassy

Roly's Bistro

BlackRock

Herbert Park Hotel

Sony

BMG

RDS

Herbert Park



BER



RENT

On Application

## FURTHER INFORMATION

Viewing is strictly by arranged appointment only.



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