

Lisney

COMMERCIAL REAL ESTATE



SERVICED OFFICE - TO LET

| 39 NORTHUMBERLAND ROAD | BALLSBRIDGE | DUBLIN 4

THE BUILDING

39 Northumberland Road is an elegant three-storey Victorian building radiating timeless charm and sophistication. The building retains many of its original period features, including ornate ceilings and classic windows, highlighting its architectural beauty. A spacious rear extension adds to the property, enhancing its functionality while maintaining its historic appeal.



AVAILABLE ACCOMMODATION

The available office space is located at the first-floor rear section, spanning 145 sq.m (1,560 sq.ft.). It offers a flexible workspace with an open-plan area and six private offices, comfortably accommodating up to 20 desks.

This property harmoniously blends historic charm with contemporary amenities, boasting period features. Tenants

will benefit from a distinguished, fully equipped workspace, complemented by a range of professional services and shared facilities, all designed to support the dynamic requirements of contemporary business operations. The elegant meeting rooms, designed in Victorian style, provide a sophisticated setting for client engagements, while the well-maintained environment ensures optimal conditions

for productivity. Located in a prime Dublin 4 location, this exceptional office space is ready for immediate occupation and presents a unique opportunity for new occupiers.

Floor	SqFt	SqM
1st floor rear	1,560	145

AMENITIES



Fully fitted office space of 1,560 sqft



Superb location with convenient transport links



Open plan with mix of private offices.



Professional front-of-house reception services



A well-appointed kitchen with essential amenities



Elegant Victorian-inspired Meeting Rooms



Shower facilities for added convenience and comfort



Inclusive Utilities, Rates, and Insurance



Regular Cleaning and Maintenance of Common Areas



LOCATION

Located in the heart of Dublin 4, on prestigious Northumberland Road, this property offers an excellent location for businesses looking to establish themselves in a well-connected and vibrant area. Positioned between Ballsbridge and the city centre, it provides easy access to a wide range of local services, dining options, and green spaces.

The area is well-served by public transport, making commuting simple and efficient:

- DART Station: Grand Canal Dock station is an 8-minute walk away, offering quick connections to Dublin's coastal routes.
- Dublin Bus Routes: Routes 4, 7, 7A, 27X, and 120 stop nearby on Northumberland Road and Pembroke Road, provide access across the city.
- Luas: The Charlemont Luas stop on the Green Line is about a 20-minute walk from the property, providing services to both the south side and city centre.
- Dublin Bikes: The nearest Dublin Bikes station is located on Mount Street Lower, just a 5-minute walk (400m) from the property, offering a convenient cycling option.

Nearby amenities include cafés, restaurants, and shops, as well as the Aviva Stadium for events and matches. Major companies like Google, Meta, and LinkedIn have offices close by, highlighting the area's appeal as a business hub.

This prime location combines excellent transport links, local services, and proximity to key business districts making it a strong choice for businesses seeking a central and refined location.



Grand Canal Dock DART Station



The Schoolhouse Hotel & Gastrobar



Dublin Bus, Northumberland Road

THE NEIGHBOURHOOD





Bord Gais Theatre

Merrion Square Park

Grand Canal DART Station

**39 NORTHUMBERLAND ROAD
BALLSBRIDGE | DUBLIN 4**

Aviva Stadium

Lansdowne Road DART Station

The Canal

Northumberland Road

BER



RENT

On Application

FURTHER INFORMATION

Viewing is strictly by arranged appointment only.



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