



The Oval is a striking mixed use modern office and retail development located just off Shelbourne Road in the heart of Ballsbridge. Unit 4 provides high quality, fully fitted office accommodation on the ground floor. The unit offers open plan office space incorporating two boardrooms, two meeting rooms and a kitchenette. Generous floor to ceiling heights allow for bright, spacious flexible accommodation. Ballsbridge is unrivalled in terms of tenant amenities with a host of cafes, restaurants, bars, hotels, gyms and convenience stores all situated nearby. Established occupiers in the Oval include: Eirgrid Plc, Tableau International, Murex Advanced Technologies Ltd and Amedeo to name but a few. The pivotal location of the property makes it easily accessible through all transport nodes i.e. DART, Bus, Luas, Dublin bikes and car.

Quoting Rent	€592.02 per sq.m. (€55.00 per sq.ft.) per annum, exclusive.
Service Charge	Approx. €44.56 per sq.m. (€4.14 per sq.ft.) per annum, exclusive.
Car Parking Spaces	2 basement level car parking spaces available
Local Authority Rates	Local authority rates approx.. €64.58 per sq,m (€6.00 per sq.ft.) per annum, exclusive.
Accommodation (N.I.A)	289.85 sq.m (3,120 sq.ft.)
Specification	<ul style="list-style-type: none">• Fully fitted• Predominantly open plan accommodation• Two boardrooms• Two meeting rooms• Kitchenette facilities• Air conditioning• Raised access floors• Generous on site shower facilities
Availability	April 2021

Please note that in accordance with standard practice that this is for information purposes only and no agreement shall exist or be deemed to exist until legal documentation has been signed or exchanged by both parties.