

TO LET

50

Northumberland Road

Ballsbridge / Dublin 4



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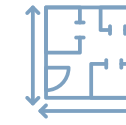
PROPERTY HIGHLIGHTS



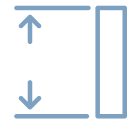
High quality office fitout



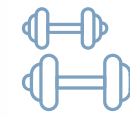
Prestigious Location



Mix of cellular and open plan space



Excellent floor to ceiling height



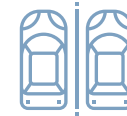
Abundant nearby amenities



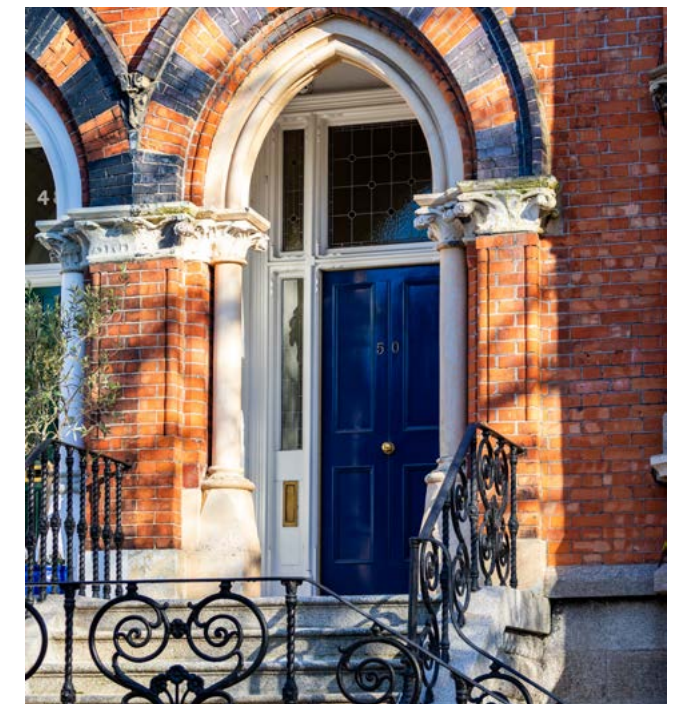
Transport Hub



Ladies and Gent's and shower facilities



3 Secure Car Parking



PRESTIGIOUS
OWN DOOR
OFFICES
EXTENDING TO
2,431 SQ.FT



A GREAT LOCATION

Situated in one of Dublin's most sought-after business districts in Dublin 4, Northumberland Road offers exceptional connectivity to Ballsbridge, Baggot Street, and Grafton Street. Supported by a vibrant business community, stylish cafés, and renowned restaurants, perfect for client meetings, team gatherings, and corporate networking.

Conveniently located is Herbert Park's 32 acres of landscaped grounds just moments away. This prime location seamlessly blends business, convenience and leisure making it an ideal choice for companies looking to establish themselves in a thriving and dynamic commercial hub.



TRANSPORT

Conveniently Located near Baggot Street and Ballsbridge, the property is accessible via multiple Bus routes, Train, and DART.

 Dublin Bus	2-minute walk
 Dublin Bike Stop Mount Street	4-minute walk
 Lansdowne Road DART Station	10-minute walk
 Grand Canal Dock DART Station	15-minute walk



AERIAL

50 Northumberland Road

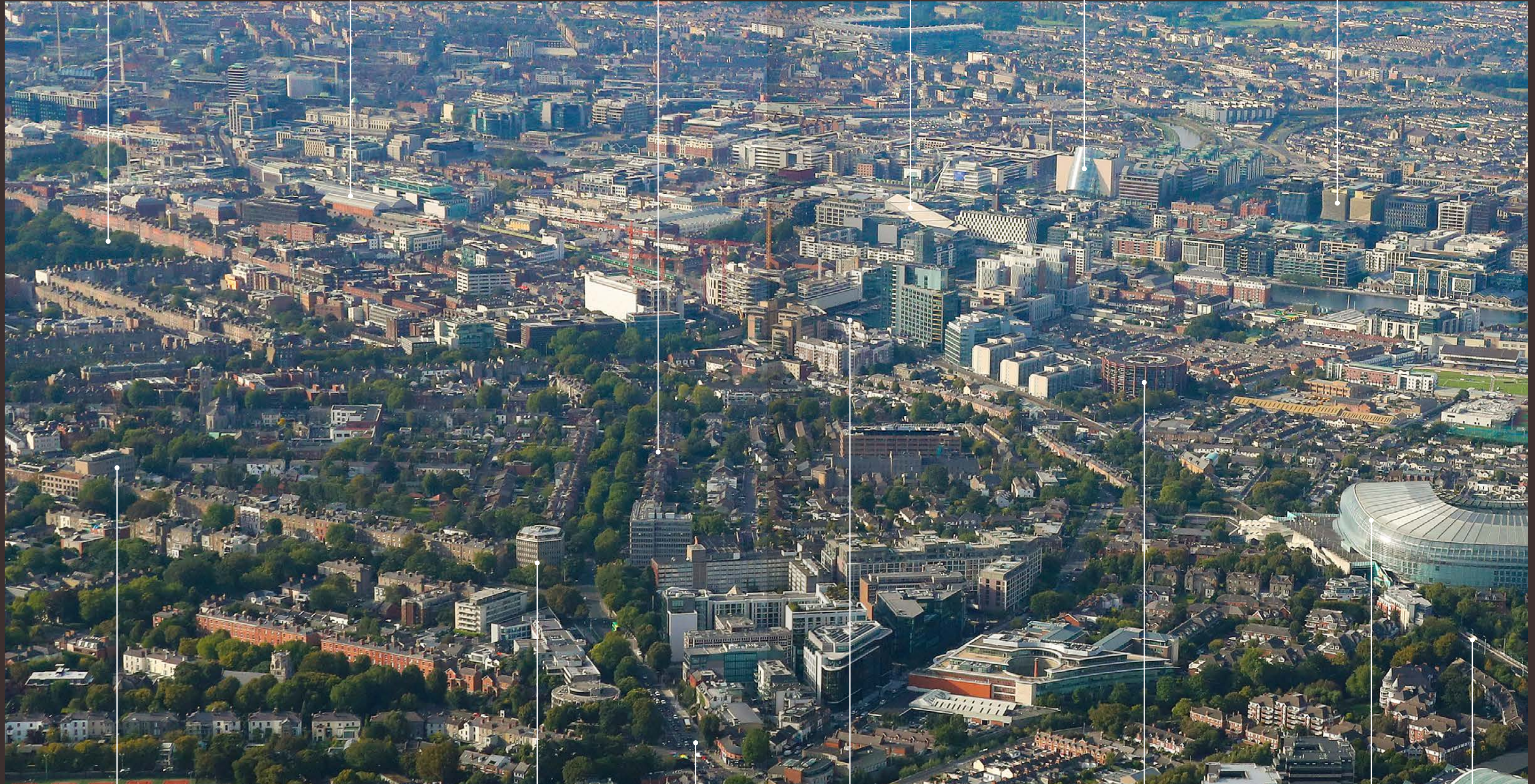
Merrion Square

Pearse Station

Bord Gais Theatre

Dublin Conference Centre

Central Bank



The Dylan Hotel

Embassy of the United States of America

Ballsbridge

Grand Canal Dock

The Gasworks building

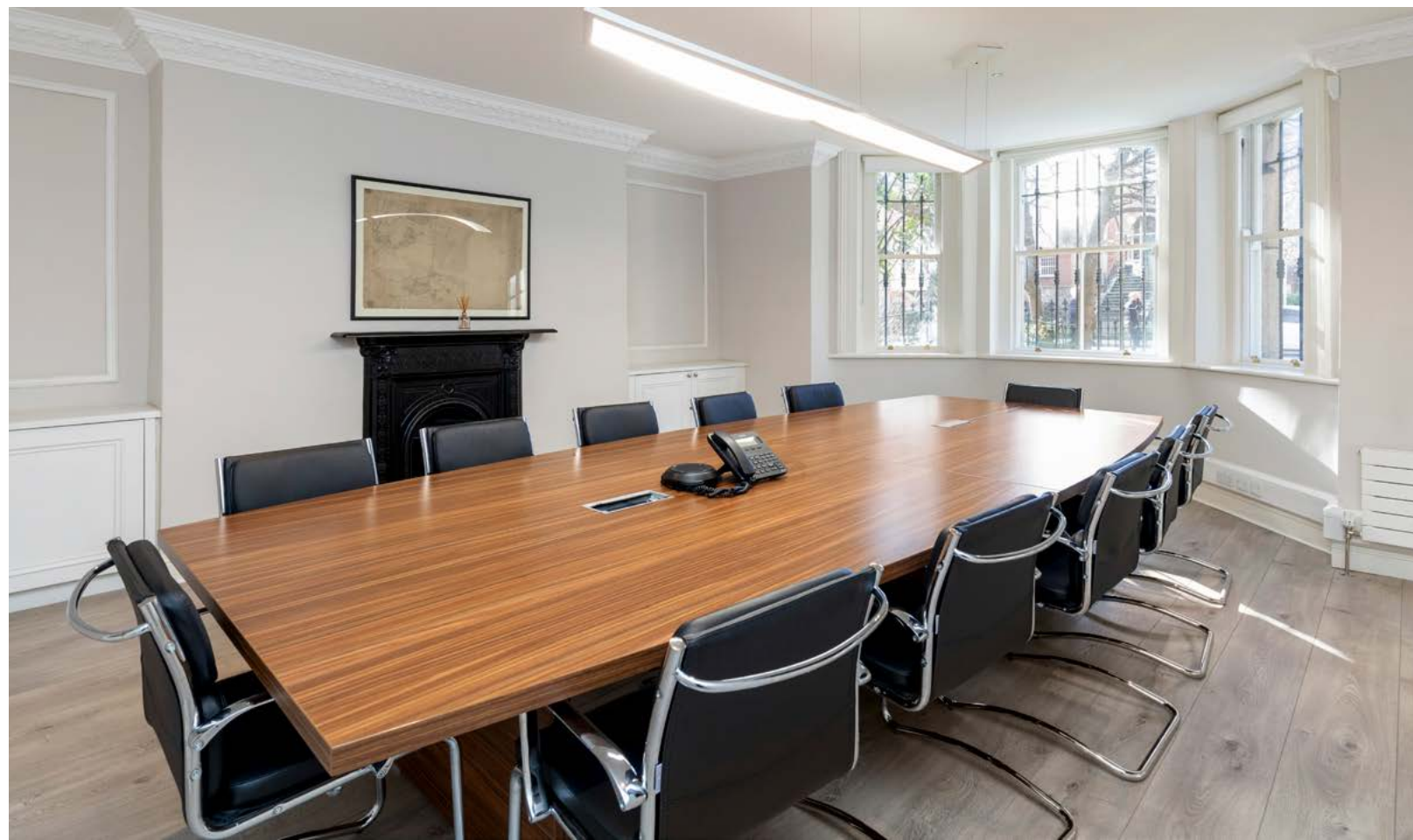
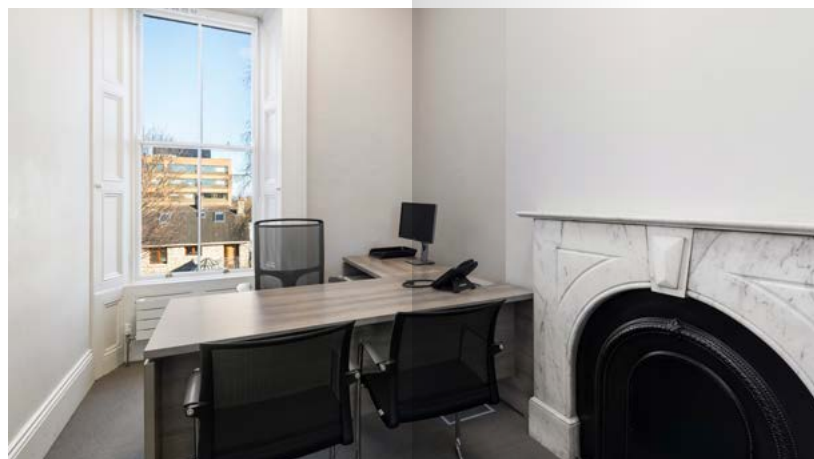
Aviva Stadium Landstown Road



DESCRIPTION

One of the most prestigious addresses in Dublin 4, Number 50 Northumberland Road offers prime office space in a beautiful mid terraced Victorian building. No. 50 Northumberland Road offers 2,431 sq. ft (NIA). The property features impressive floor-to-ceiling heights, fully modernized turnkey office fit-outs, meeting rooms, kitchenettes and own-door access.

Retaining refined period features, including decorative cornices, large sash windows, original woodwork, and striking entrance doors, these spaces provide a unique blend of sophistication and functionality.



SPECIFICATION

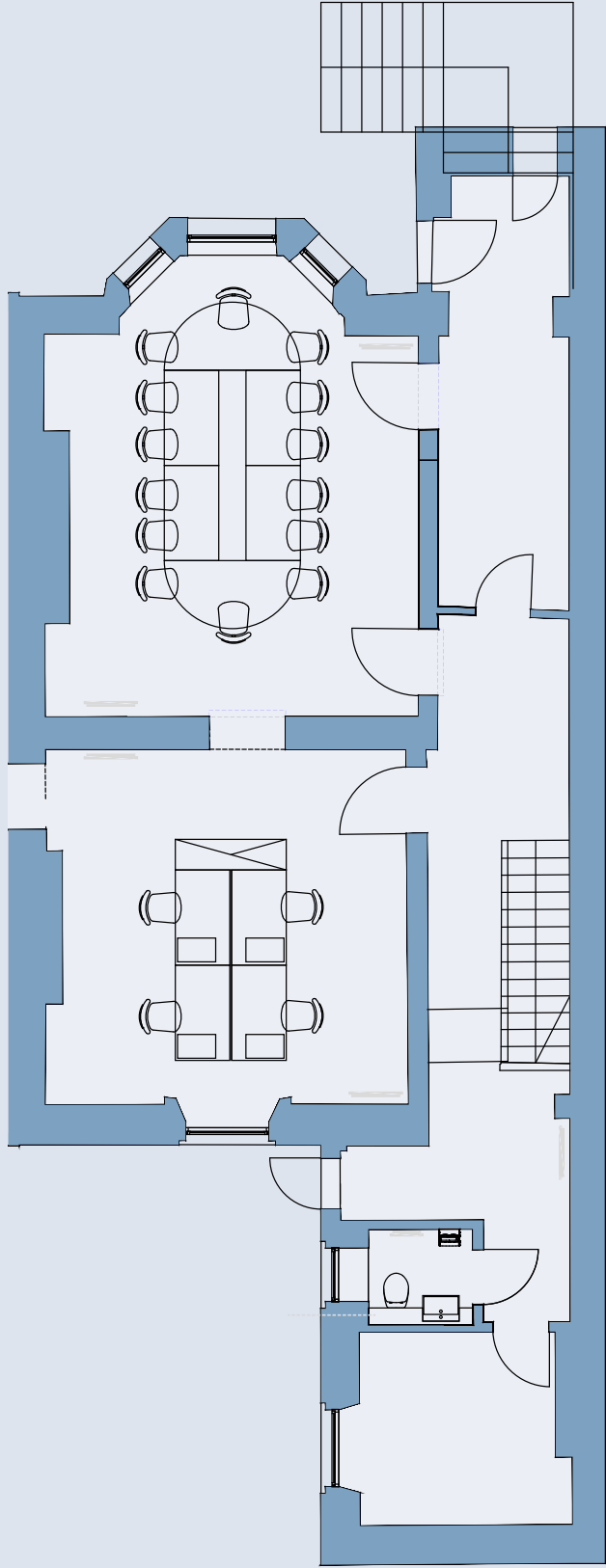
- _____
Led Lighting
- _____
Plastered Ceilings
- _____
Decorative cornices and coving
- _____
Plastered and painted walls
- _____
Sliding sash windows
- _____
Excellent floor to ceiling height
- _____
High quality office fit out
- _____
Gas fired central heating
- _____
High quality Carpet and Tile finish throughout
- _____
Timber panelled walls in part
- _____
Ladies and Gent's and shower facilities



FLOOR PLANS

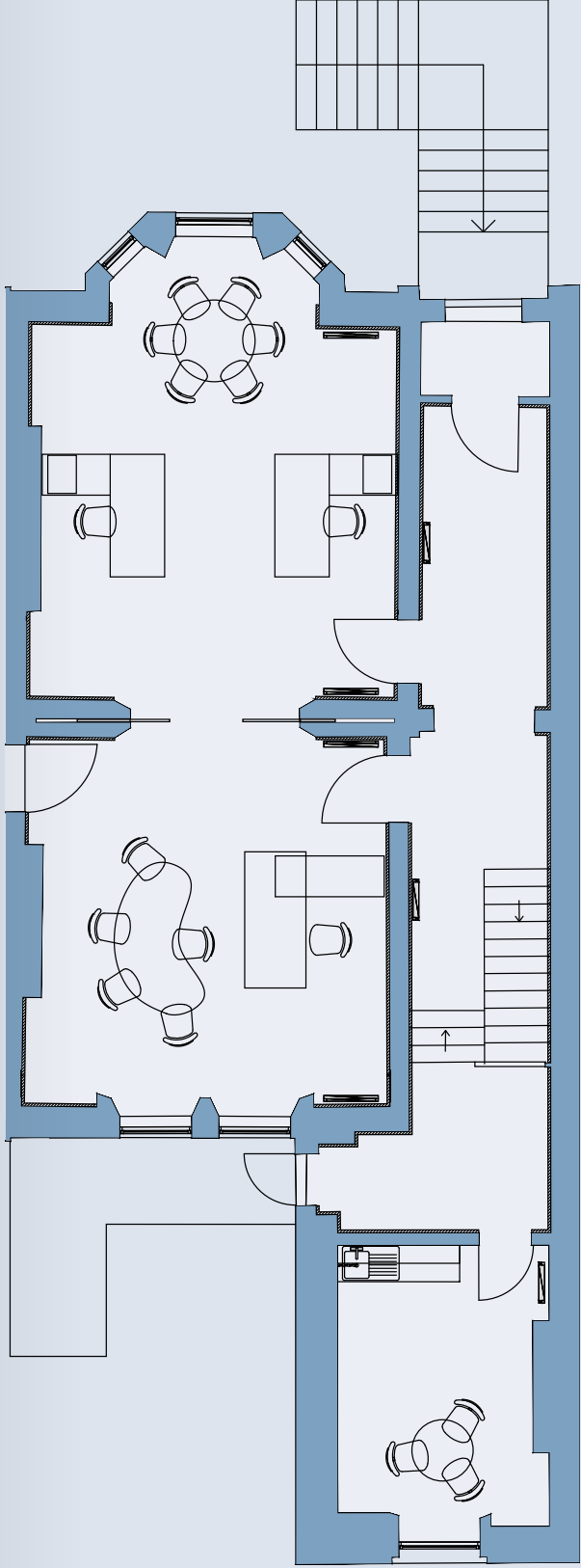
Floor	Sq. M	Sq. ft
Lower Ground Floor	76.45	822.87
Ground Floor	74.77	804.85
First Floor	74.63	803.28
Total NIA	225.85	2,431

The above are approximate net internal areas.

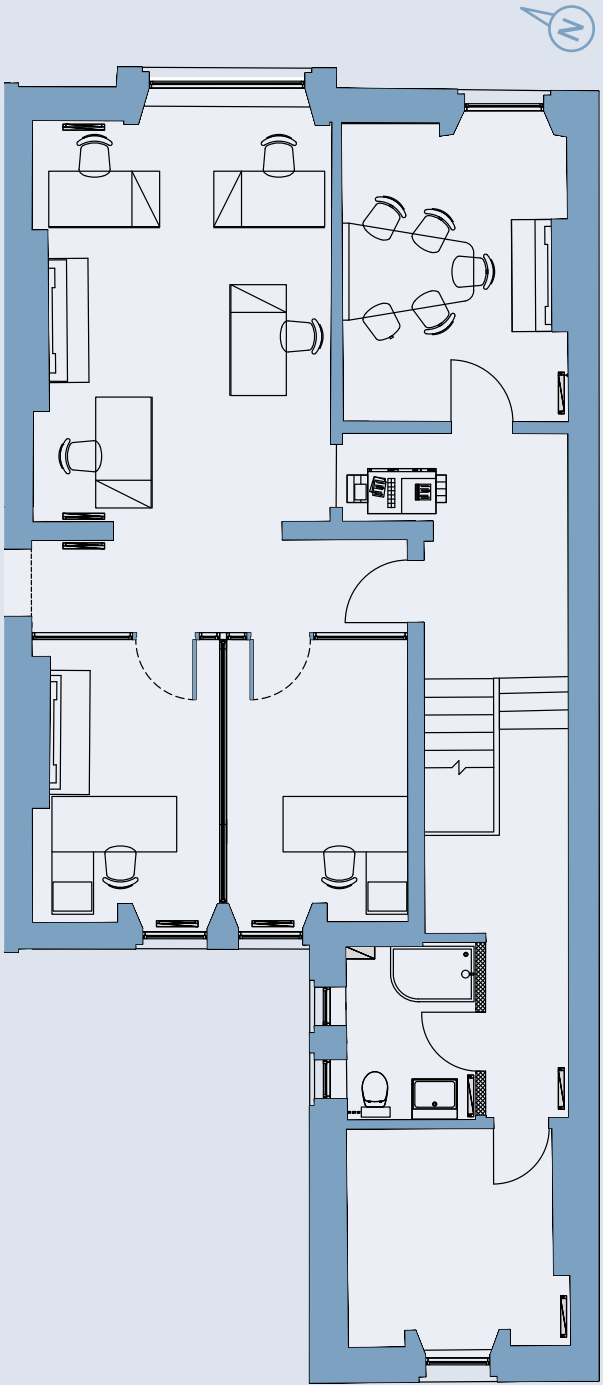


LOWER GROUND FLOOR

NORTHUMBERLAND RD



GROUND FLOOR



FIRST FLOOR

50 Northumberland Road

Ballsbridge / Dublin 4

QUOTING RENT
€50.00 per Sq. ft

CAR PARKING
3 Spaces at €3,750 per car space

BER RATING
Exempt

SERVICE CHARGE
N/A

RATES
TBC

VIEWING
Strictly by Appointment with the
sole agent Knight Frank

AGENT



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