



**52 Pembroke Road**

**Dublin 4**

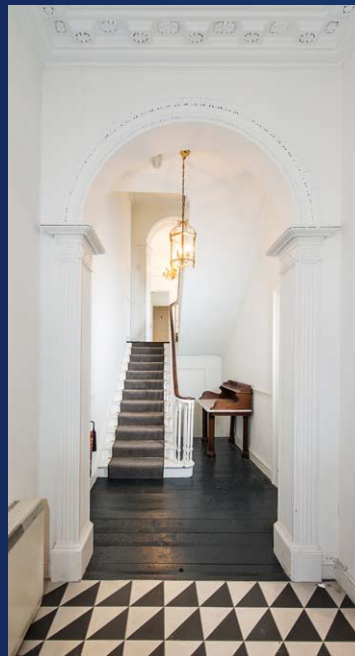
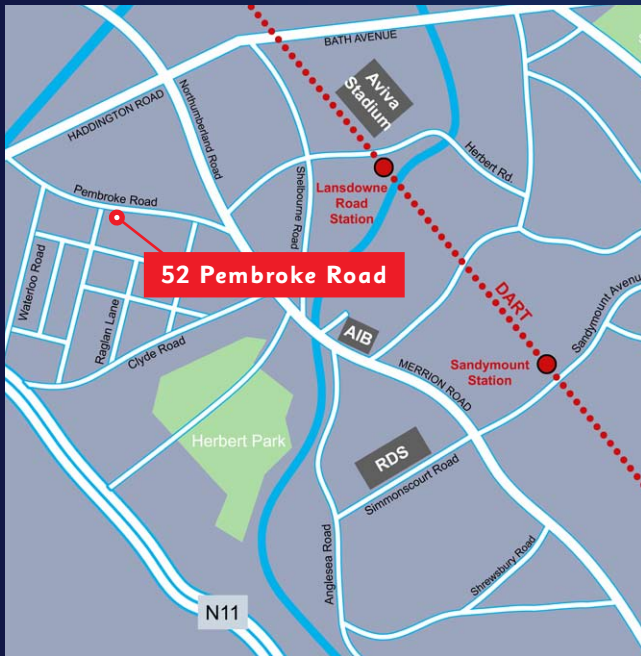


Superbly Presented Offices in Prime Location  
c. 192sq.m. / 2,070sq.ft.



**FINNEGAN**  
Menton





## Location:

The property is located on the northern side of Pembroke Road close to the junction with Wellington Road, Baggot Street and Northumberland Road in the centre of Dublin's Central Business District.

Ballsbridge is home to a number of high profile office users including IBM, IRFU, Bank of Ireland Finance, AIB Bank Centre, The RDS and a number of Embassies. The property is also in close proximity to The Grand Canal and is well served by numerous restaurants, hotels and other amenities. Public transport in the vicinity is excellent with the DART located nearby at Lansdowne Road with numerous cross city bus routes.

## Description:

52 Pembroke Road is an impressive Georgian building in a prominent location in Ballsbridge, Dublin 4 which would make an ideal headquarters or office for a professional practice.

The office space is laid out over 3 floors, being Hall to Third floors, in typical Georgian layout having many period features throughout with high ceilings and well proportioned interconnecting offices. Internally the building has been modernised to a high standard and decorated with the influence of an Interior designer that emphasises the elegance and style of this magnificent building while also has shower facilities and a kitchen area.

## Accommodation:

Approximate Net Floor Area	Sq.m.	Sq.ft.
52 Pembroke Road	192	2,070

## Lease:

New lease term.

## BER:

Exempt. (Protected Structure)

## Rent:

On Application.

## Viewing:

By appointment only with sole agents Finnegan Menton.  
Contact David Rowe or Nicholas Corson on 01 614 7900.



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