



35

SHELBOURNE  
ROAD



# AN ADDRESS SYNONYMOUS WITH SUCCESS

35 SHELBOURNE ROAD,  
BALLSBRIDGE, DUBLIN 4





# WORK IN A NEW LIGHT

Step inside the dramatic sweep of your front door and enter a workplace of the future. Daylight is everywhere: from soaring atrium to spectacular penthouses, its feelgood force will unify teams and inspire them to view the world differently.

Rising to a 24-metre peak, the entrance atrium creates a tangible sense of arrival.



## WORK SUSTAINABLY

Energy-efficient building design ensures you minimise environmental impact, reduce operating costs and enhance workforce wellbeing



## SAVE ENERGY

Gas-fueled Combined Heat and Power (CHP) system

Lighting, airflow and glazing systems optimise energy use

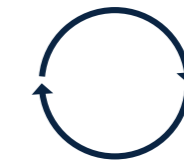
Rooftop photovoltaics deliver an energy supply of 2.7kWh/m<sup>2</sup>/year



## CONSERVE WATER

Reduce water use by more than 20% with low-flow supply systems, dual-flush controls and mains metering

Use rainwater to generate 24% of your potable water from a 22,000 litre harvesting tank



## RECYCLE MORE

The basement recycling area provides bins for organic waste, paper and packaging, glass and metal



## TRAVEL SMARTER

Superior public transport access, cyclist-friendly facilities and electric vehicle charging stations promote greener modes of transit

# RADIATE CONFIDENCE

Make your business the focal point in a trend-setting global village. Instil belief at first sight with a grand entrance that embodies openness and encourages people to scale new heights.

87,500  
SQ FT WORKSPACE

2.9  
METRE CEILING  
HEIGHT ON ALL  
FLOORS



5  
MINUTE  
WALK TO  
TRAINS

10  
HIGH-SPEC  
SHOWERS

4,445  
SQ FT  
OPEN AIR  
TERRACES 

6  
STOREY  
ATRIUM  
RECEPTION



24  
CAR  
PARKING  
SPACES 

124  
SECURE  
CYCLE  
BAYS

# BRIGHTEN THE FUTURE

DUBLIN 4 IS IRELAND'S PREMIER POSTCODE, AN ADDRESS THAT SIGNIFIES SUCCESS AND INTERNATIONAL SOPHISTICATION.

Be part of the wave of change that is redefining Ballsbridge for modern audiences and setting new levels of aspiration for home and working life.

- LANDMARK
- TRANSPORT



# CENTRE OF AN ALL-STAR CAST

TAKE YOUR PLACE AT THE TOP-TIER OF INTERNATIONAL BUSINESS IN THE CITY.

Experience the connectivity, superior living spaces and verdant village setting that make Dublin 4 the destination of choice for global innovators.

facebook

Google

amazon

IKEA

AVOLON

airbnb

sky

IBM

accenture

FINANCE IRELAND

RUBICON

ZURICH

Irish Distillers  
Pernod Ricard

GE

BT  
More power to you

tableau

Regus

SurveyMonkey

LinkedIn

35 SHELBOURNE ROAD

Bupa

IRFU

EIRGRID GROUP

ION

mongodb

HUAWEI

ding\*

Goodbody  
STOCKBROKERS

RTE

AVESTUS

Digicel

CARDINAL  
CAPITAL GROUP

BLACKROCK

NOVARTIS

LEGG MASON  
GLOBAL ASSET MANAGEMENT

CMIG  
Aviation

Bank of Ireland

wipro

CUSHMAN & WAKEFIELD

# TRAVEL WITH VELOCITY

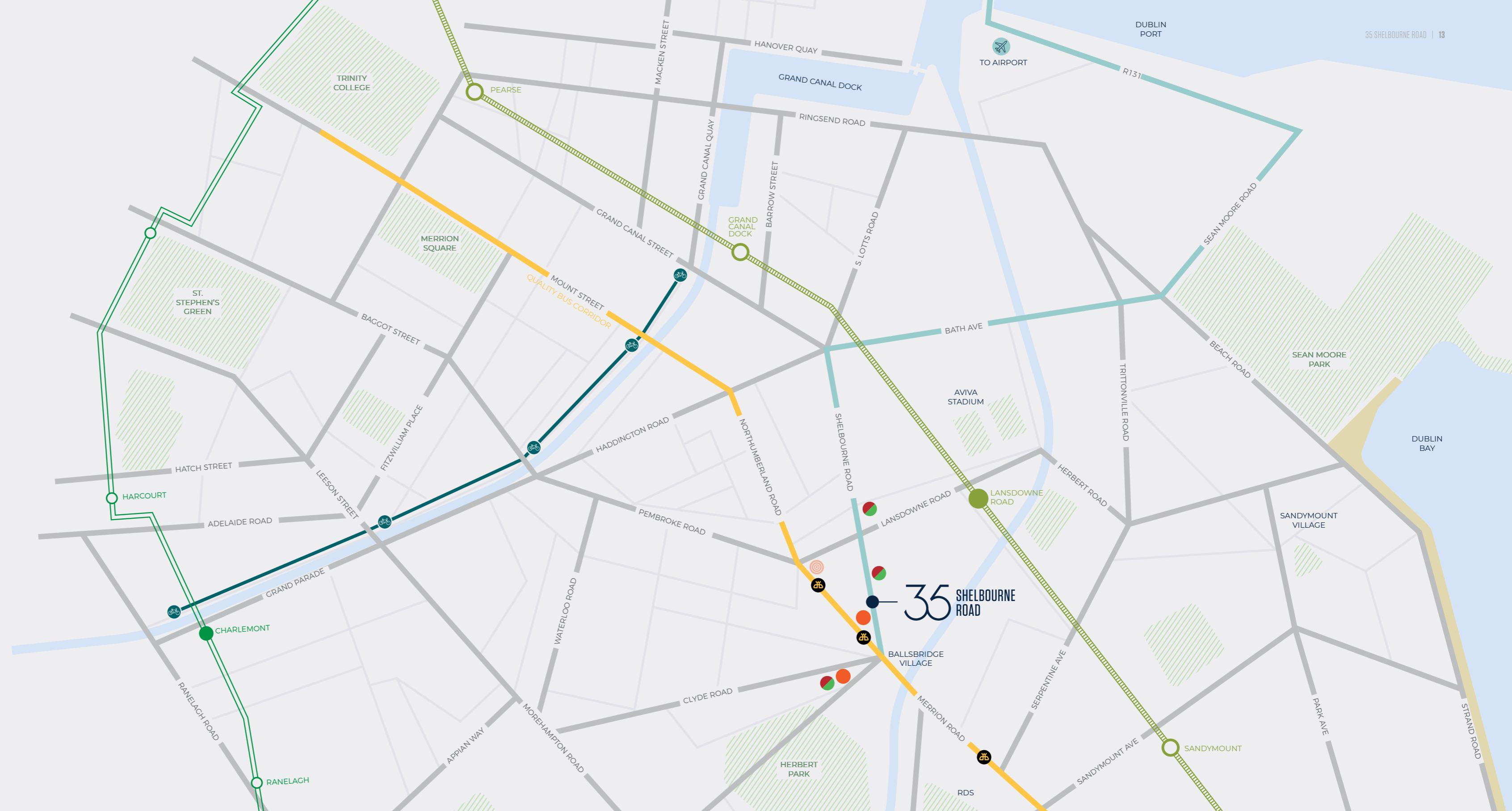
MAKE LIGHT WORK OF GETTING AROUND THE CITY FROM ONE OF DUBLIN'S BEST-CONNECTED NEIGHBOURHOODS.

Whatever your preferred mode of transport, you can be on the move within minutes. Travelling on business? Conveniently reach the airport by Aircoach or car.

TO	MIN	HOW
● BIKES	1-2	WALK
● BUS / AIRGOACH	3	WALK
● CAR-SHARE	4	WALK
● TRAIN	5	WALK
● LUAS GREEN LINE	8	CYCLE
● AIRPORT	30	DRIVE

● DUBLIN BUS	● AIRCOACH	● DUBLINBIKES
--------------	------------	---------------







# SWITCH IT UP

TREAT YOUR STAFF TO  
A NEW FORM OF WORKING  
LIFESTYLE IN AN URBAN  
QUARTER THAT IS RICH IN  
CHARACTER AND VARIETY.

01



02



03



- 01 Luxury apartments at Shelbourne Hall
- 02 Frequent trains serve Lansdowne Road
- 03 Aviva Stadium, home to Irish rugby and football
- 04 River Dodder crossing at Ballsbridge
- 05 Five-star accommodation at InterContinental Dublin
- 06 Shelbourne Social by Michelin star chef Dylan McGrath

ENJOY A UNIQUE BLEND OF LUXURY AND LEISURE, URBANITY AND NATURE.

Its vibrant setting, cosmopolitan feel and world-class entertainment venues have made Ballsbridge the city's premier neighbourhood since Georgian times. Now is an exciting moment to move here, as ambitious new developments add luxury accommodation and top hospitality brands to the mix.



04



05



06

# THE DAWN OF A NEW DAY



## MORNING PERKS

Get a head start, courtesy of the diverse local coffee culture: Butlers Chocolate Café, Avoca, Starbucks, Cinnamon, Maia and Café Java are all at your service.



## POWER HOUR

Working in Ballsbridge will keep you on your toes. On your doorstep you have an innovative gym, renowned tennis, cricket, rugby and hockey clubs and a 25-metre swimming pool.



## GREEN ENERGY

Grab a health-packed lunch to go at Chopped or at Sprout & Co, where ingredients are sourced direct from their 40-acre organic leaf farm.



## CONTINENTAL FLAVOUR

Savour authentic European cuisine and select wines at charming local eateries like The French Paradox and Belucci's.



## SCENERY CHANGE

Recharge in the landscaped expanses of 32-acre Herbert Park. Perfect for picnic lunches on sunny days.



## SHOP GLOBAL

Hotly anticipated, the new Avoca Market will be a foodie heaven - the place to pick up gourmet groceries from around the world.



## GOOD COMPANY

Ballsbridge is not your typical business district. Alive from morning to night, its ever-evolving social scene encourages catch-ups with colleagues after work.




## GRAND FINALE

Celebrate successes and special occasions in style at contemporary fine-dining destinations like Shelbourne Social, The Chop House and The Old Spot.




# WORK IN PARALLEL



THIS IS AN ENERGY-GIVING BUILDING, DESIGNED TO MOTIVATE AND UNITE TEAMS.

Natural light and the beat of city life stream in through the many windows, adding rhythm and variety to every workday. More animation is provided by the centrepiece atrium: a hive of activity that promotes a shared sense of purpose across office levels.





# LET TALENT SHINE

WINDOW SEATS. SPACES TO THINK. PLACES TO GATHER. ROOM TO GROW. YOU HAVE THEM ALL IN ABUNDANCE.

Big and bright, open to the light on all sides, each new office floor offers a fresh start, a chance to apply agile layouts that will bring out the best in everyone.



# CATCH THE SUN

Outdoors, on the penthouse terraces, the views and sense of space get even better. Revive and reconnect in the sea air amid boundless panoramas of city, coast and mountains.

Facing south, the immense rooftop terrace is an ideal space for breakouts and social events.



# EXPLORE THE SPACE

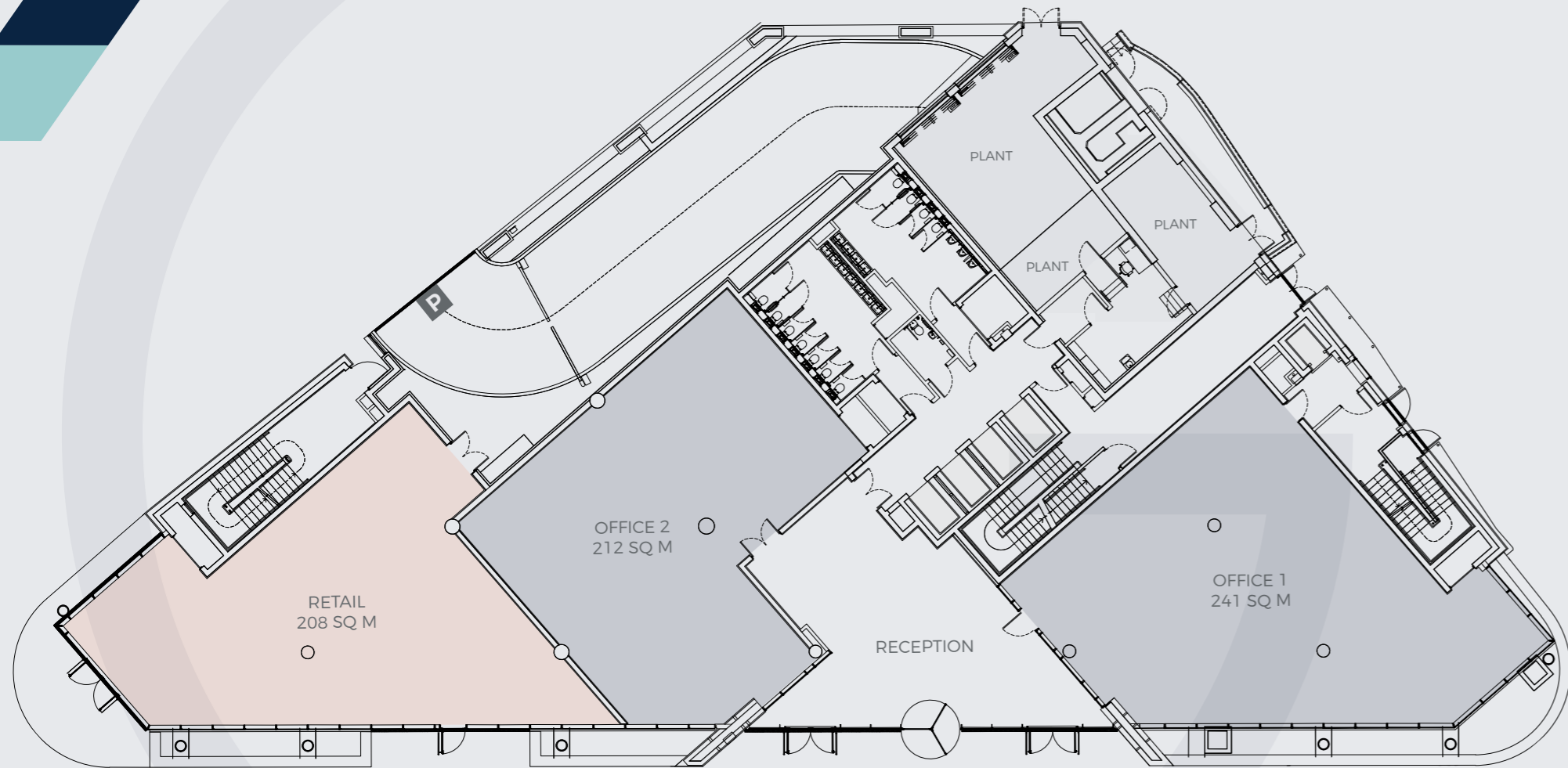
35 SHELBOURNE ROAD  
OFFERS 87,500 SF GRADE A  
WORKSPACE OVER EIGHT  
FLOORS ABOVE BASEMENT.

LEVEL	NIA SM	NIA SF
Reception	108	1,163
6	453	4,876
1	1,116	12,013
2	1,222	13,153
3	1,222	13,153
4	1,222	13,153
5	1,222	13,153
6	1,119	12,045
7	443	4,768
<b>TOTAL</b>	<b>8,127</b>	<b>87,478</b>



LEVEL	NIA SM	NIA SF
<b>6</b>	<b>453</b>	<b>4,876</b>
RECEPTION	108	1,163

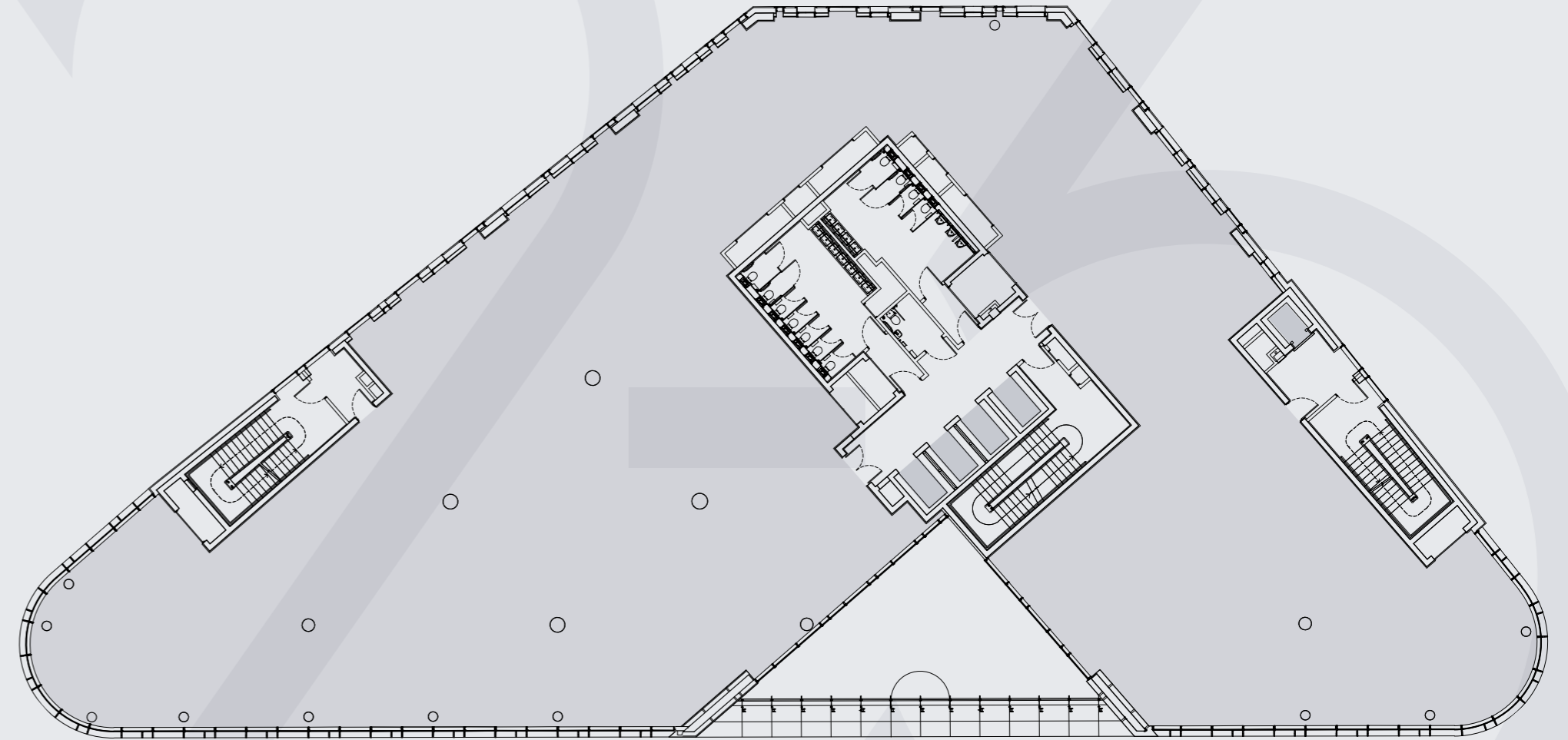
2.9 METRE  
CEILING  
HEIGHT



SHELBOURNE ROAD

LEVELS	NIA SM	NIA SF
<b>2-5</b>	<b>1,222</b>	<b>13,153</b>

2.9 METRE  
CEILING  
HEIGHT



SHELBOURNE ROAD

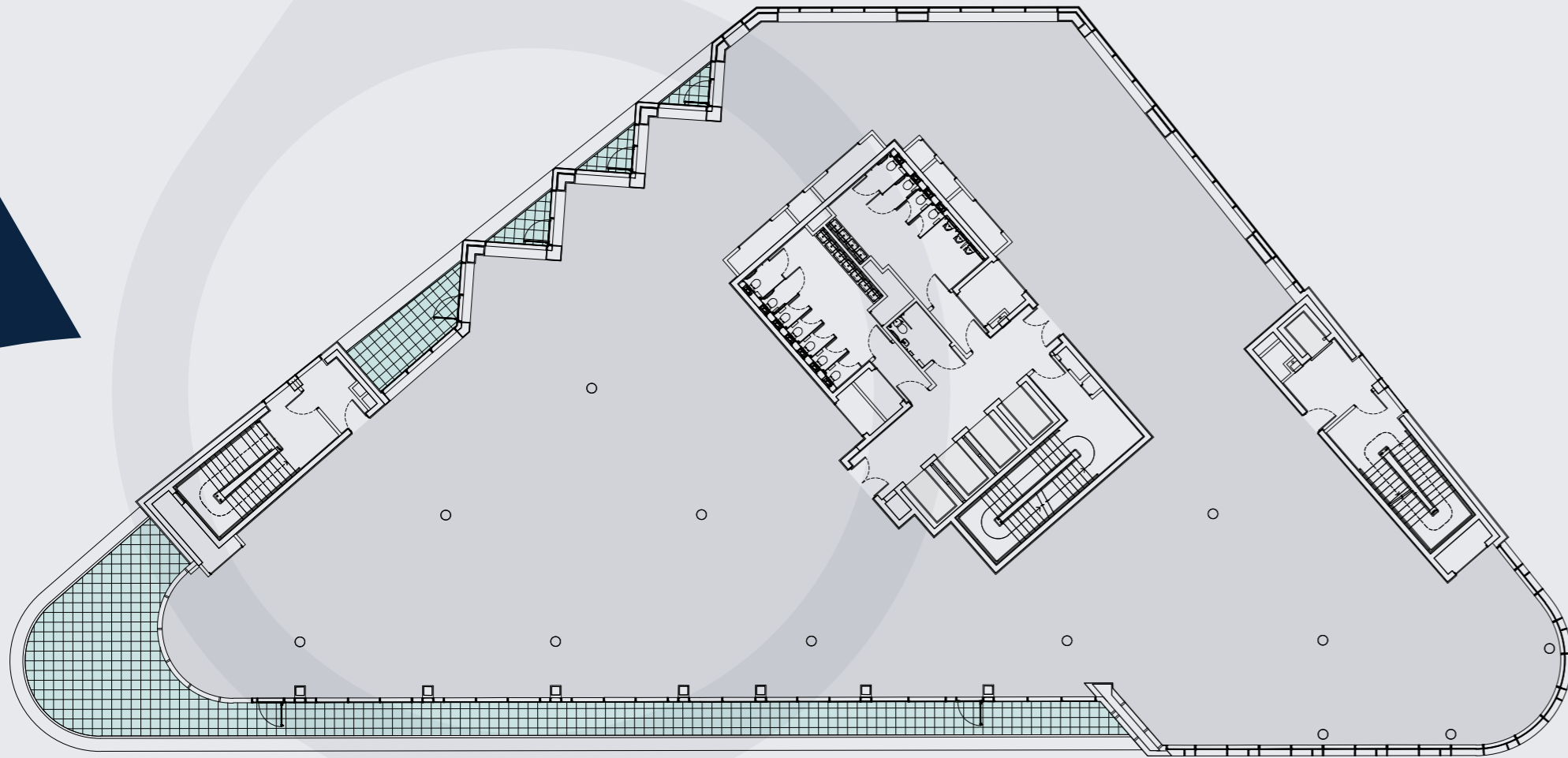


LEVEL	NIA SM	NIA SF
<b>6</b>	<b>1,119</b>	<b>12,045</b>
TERRACES	118	1,270

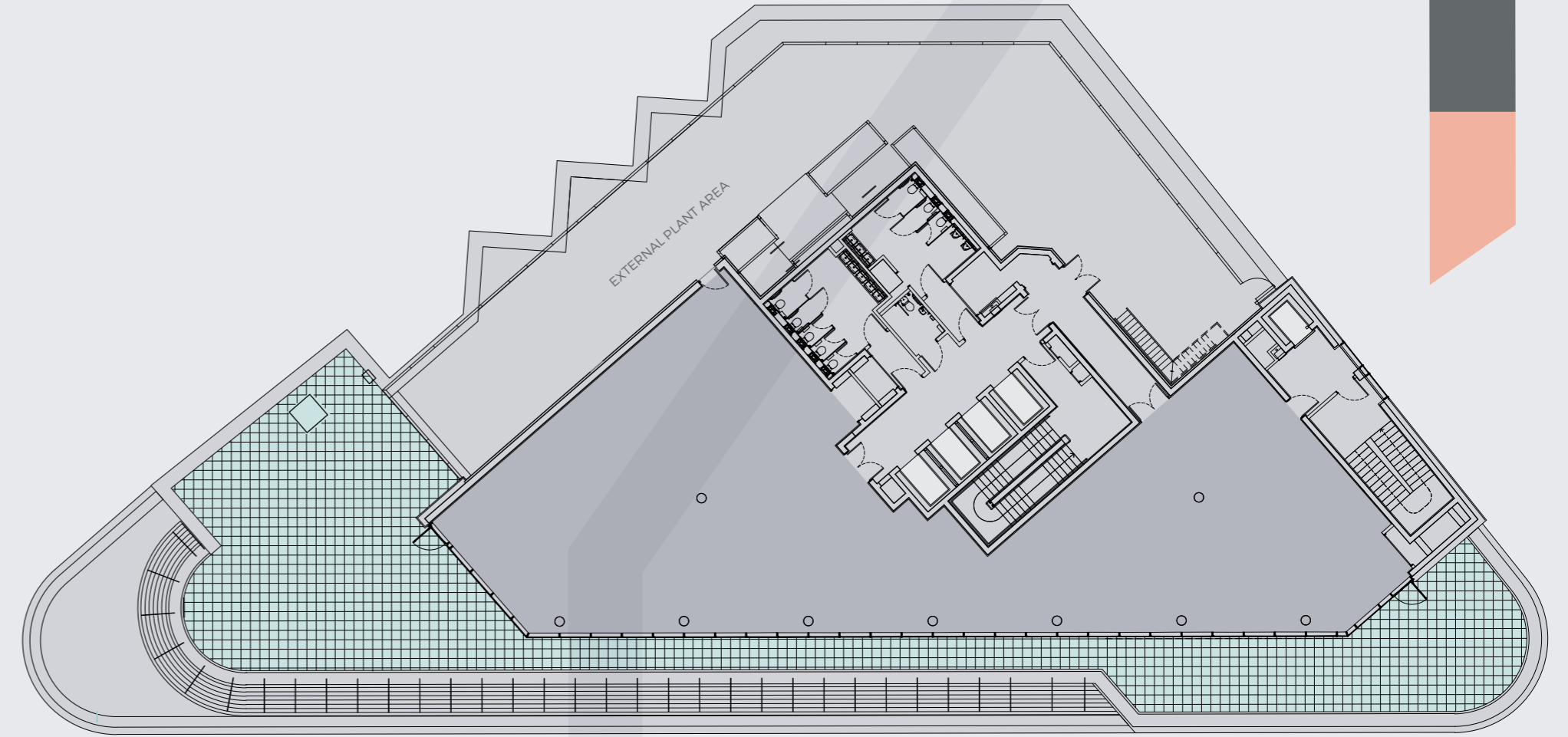
LEVEL	NIA SM	NIA SF
<b>7</b>	<b>443</b>	<b>4,768</b>
TERRACES	295	3,175

2.9 METRE  
CEILING  
HEIGHT

2.9 METRE  
CEILING  
HEIGHT



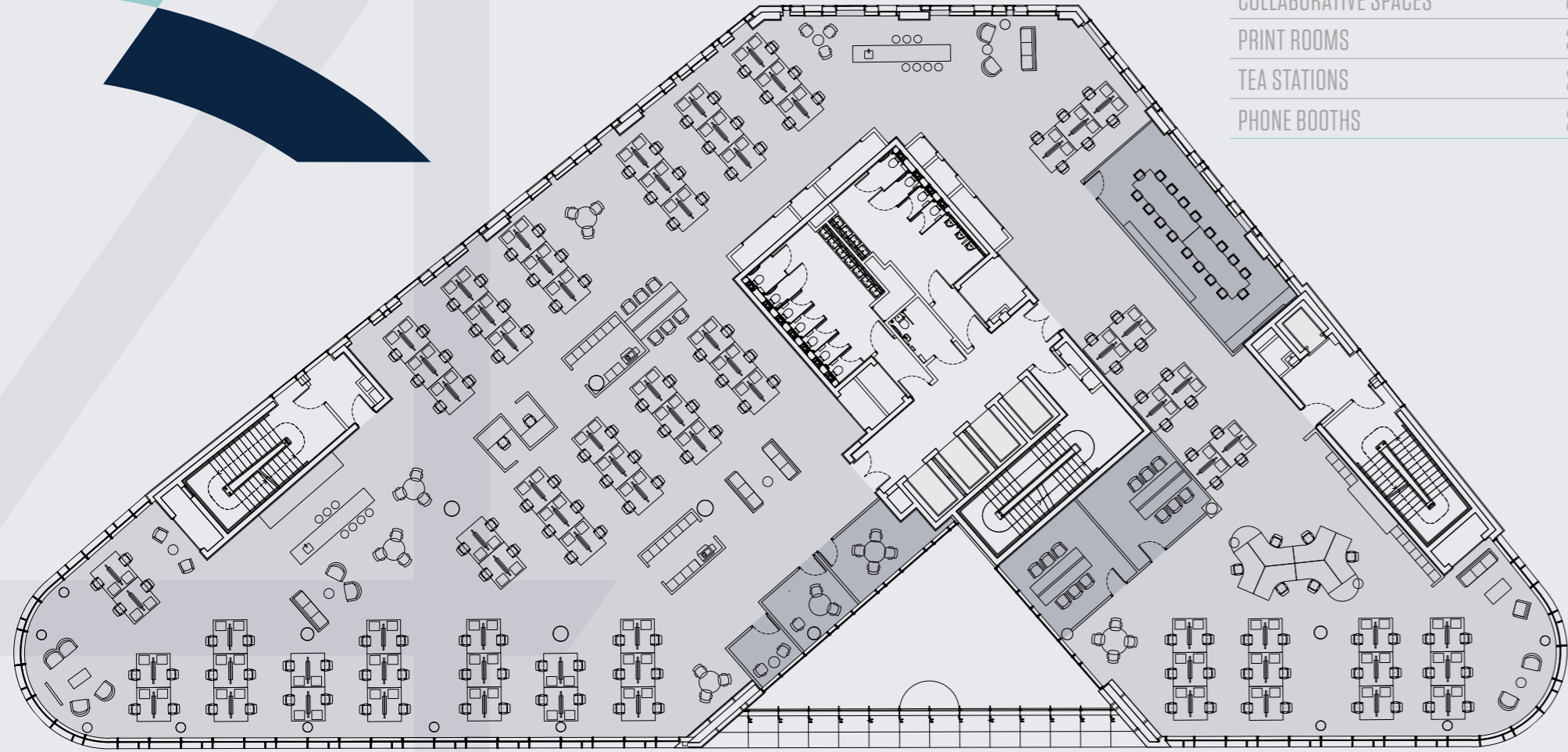
SHELBOURNE ROAD



SHELBOURNE ROAD

### SAMPLE LAYOUT 1:8 SM

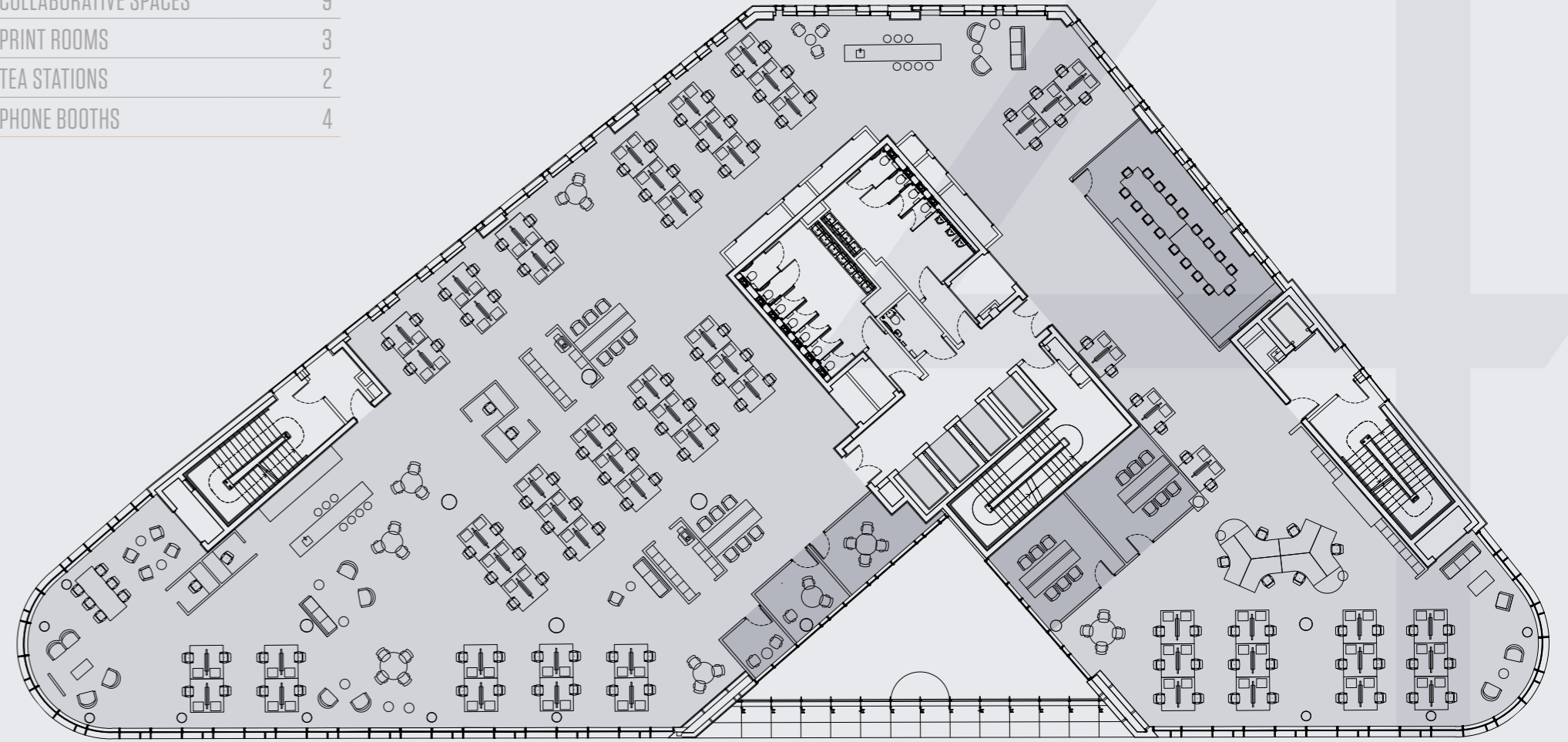
LEVEL	NIA SM	NIA SF
<b>4</b>	<b>1,222</b>	<b>13,153</b>
WORKSTATIONS		152
SMALL MEETING ROOMS		5
LARGE MEETING ROOMS		1
COLLABORATIVE SPACES		8
PRINT ROOMS		3
TEA STATIONS		2
PHONE BOOTHS		2



SHELBOURNE ROAD

### SAMPLE LAYOUT 1:10 SM

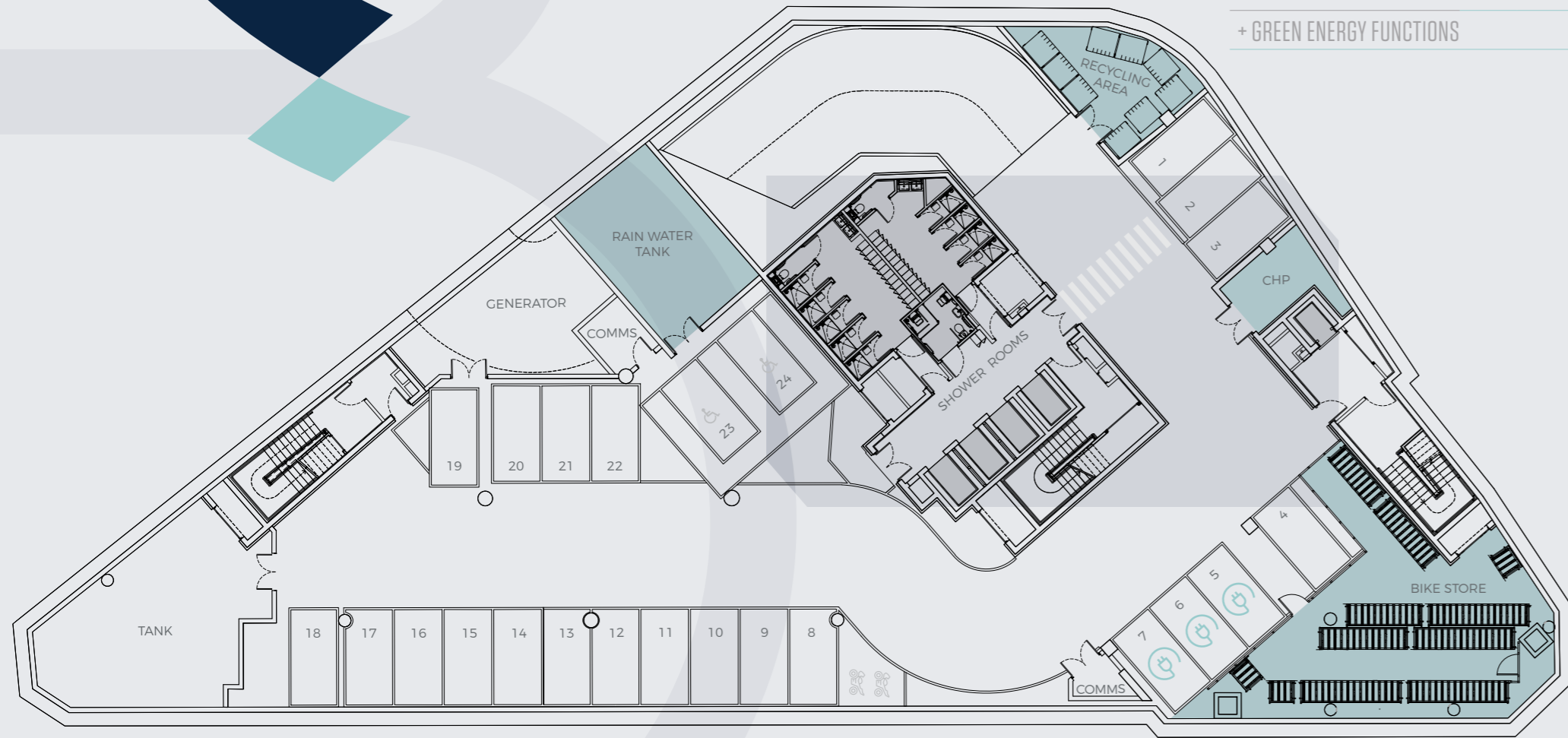
LEVEL	NIA SM	NIA SF
<b>4</b>	<b>1,222</b>	<b>13,153</b>
WORKSTATIONS		122
SMALL MEETING ROOMS		5
LARGE MEETING ROOMS		1
COLLABORATIVE SPACES		9
PRINT ROOMS		3
TEA STATIONS		2
PHONE BOOTHS		4



SHELBOURNE ROAD

LEVEL	SM	SF
<b>B</b>	<b>1,615</b>	<b>17,384</b>
CAR PARK SPACES		24
BICYCLE BAYS		124
MOTORBIKE BAYS		2
SHOWER/CHANGING ROOMS		10

+ GREEN ENERGY FUNCTIONS



SHELBOURNE ROAD



# SPECIFICATION

EVERY FACET OF THIS ISLAND BUILDING IS DESIGNED TO IMPROVE PERFORMANCE.



- 87,500 sq ft Grade A workspace over eight floors above basement
- nZEB / Target LEED Gold / BER A3 energy ratings
- 2.9 metre floor to ceiling heights
- 4-pipe fan coil air-conditioning; Metered CHP system
- A six-storey glazed atrium with feature revolving doors, bespoke reception desk and feature lighting creates a dramatic reception area at ground level
- Penthouse floors have the added benefit of large outdoor terraces: 1,270 sq ft at Level 6 and 3,175 sq ft at Level 7
- High quality toilet facilities on all floors with upscale sanitary ware and fittings
- 10 shower and changing rooms with storage lockers
- Easily accessed and secure underground parking for 24 cars, 124 bicycles and 2 motorbikes
- Floorplates designed to a 9m x 7.8m structural grid for 1:8 base occupancy
- 4-metre slab-to-slab office floor height
- 200mm raised access floors, 300mm structural slab zone, 600mm ceiling void
- Fully addressable lighting system complete with dimming and presence detection functions
- Air-handling units with thermal wheel heat recovery optimise ventilation and air freshness
- Underfloor-heated natural stone in reception
- 4 x 13-person Kone passenger lifts with destination control and <25 seconds peak average wait time
- Newly streetscaped public realm with high-quality granite and concrete paving, feature planting and integrated lighting

# TEAM

Architect	RKD
Contractor	MAC GROUP
Quantity Surveyors	LINESIGHT
Civil & Structural Engineers	GARLAND
Planning Consultants	BROCK MCCLURE
Mechanical & Electrical Engineers	JV TIERNEY & CO
Fire & Access Consultants	GSP FIRE
LEED Consultants	RKD
Assigned Certifier	RKD
PDSP Health & Safety	GARLAND
Landscape Architects	TBS
Architectural Visualisation	MODEL WORKS
Branding & Marketing	ORIGINATE

# SPARK A CONVERSATION

FOR FURTHER INFO,  
PLEASE CONTACT OUR  
LETTING AGENTS.

**KARL BYRNE**

T +353 1 639 9378

karl.byrne@cushwake.com

**DARREN BURKE**

T +353 1 639 9203

darren.burke@cushwake.com

**AISLING TANNAM**

T +353 1 639 9300

aisling.tannam@cushwake.com



A full copy of our general brochure conditions can be viewed on our website at [property.cushwake.ie/disclaimer](http://property.cushwake.ie/disclaimer) or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.





