

**FOR SALE**

68 PEMBROKE ROAD, BALLSBRIDGE, DUBLIN 4

Property Highlights

- On instruction of PwC receiver, the property No.68 Pembroke Road has been brought to the market by Cushman & Wakefield acting as sales agents.
- Prestigious Georgian mixed-use property in Ballsbridge, Dublin 4
- 4 storey building extending to approximately 3,056 sq. ft (GIA)
- Medical occupier at basement level with own door access.
- Vacant 2-bedroom apartment on the top floor.
- First and second floor are vacant and remain fitted as office suites.
- Walking distance to Merrion Square and Dublin City Centre.
- Guiding €1,350,000

Location

68 Pembroke Road sits in prime position within the Ballsbridge area, one of Dublin's most desirable locations.

Pembroke Road consistently appeals to a wide range of owner occupiers and investors due to its proximity to the CBD, the Merrion Square office core and the Ballsbridge residential market.

The immediate surrounding area includes a mix of embassy, office, medical and residential uses.



Contact

Niall KellegherEmail: Niall.Kellegher@cushwake.com

Tel: +353 87 487 2639

PSRA: 002222-009948

Peter LoveEmail: Peter.Love@cushwake.com

Tel: +353 1 639 9612

PSRA: 002222-005657

cushmanwakefield.com

Property Description

68 Pembroke is a three-storey over garden level property extending to approx. 3,057 sq. ft (284 sq. m) on a Gross Internal Area basis.

The ground floor which benefits from own door access to currently let to a medical occupier on a 5-year lease from 2025. The first and second floors are currently vacant but remain fitted as office suites.

The top floor is a vacant 2-bedroom apartment in good condition.

The building retains several original period features and has been upgraded to include modern heating systems and Cat 5E cabling.

Externally, the property benefits from four car parking spaces to the rear.

Schedule of Accommodation

Unit	Sq. m (GIA)	Sq.ft (GIA)
Garden Level	83.8	902
First Floor	68.4	736
First Floor Return	23.2	250
Second Floor	52.1	561
Third Floor Apartment	56.5	608
Total	284	3,057

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property

Viewings

Strictly by appointment only through leasing agents Cushman & Wakefield.

Guide Price

€1,350,000

Tenancy

The ground floor has own door access at garden level and is let to Dr Valerie Morris in use as a medical suite on a 5-year lease from the 30th October 2025 at a rent of €13,639 per annum.

Tenure

The property is held under a Freehold title.

Commercial Rates

We understand commercial rates payable for 2026 are approximately €7,138.

BER

BER certificate for the residential apartment is available upon request.



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