

Subject to Contract / Without Prejudice

To Let
Fibonacci Place, Ballsbridge, Dublin 4





Address	Fibonacci Place, Ballsbridge, Dublin 4		
Block 1 Floor Area	SQ M	Sq ft	Car Spaces (over two blocks)
Sixth Floor	1,303	14,035	164
Fifth Floor	1,862	20,052	
Fourth Floor	2,872	30,917	
Third Floor	2,946	31,716	
Second Floor	2,893	31,149	
First Floor	1,874	20,179	
Ground Floor	2,470	26,594	
Basement Store	748	8,055	
Basement Gym	1,079	11,620	
Total (NIA)	18,047	194,317	
Block 2 Floor Area	SQ M	Sq ft	
Sixth Floor	1,182	12,731	
Fifth Floor	1,944	20,926	
Fourth Floor	3,054	32,883	
Third Floor	3,133	33,724	
Second Floor	3,079	33,147	
First Floor	2,452	26,395	
Ground Floor	2,849	30,668	
Basement Store	186	2,004	
Total (NIA)	17,879	192,478	
Location	<p>Fibonacci Place is centrally positioned on Merrion Road in the heart of Dublin 4 in one of the most sought-after Dublin addresses. The high-profile site fronts on to Merrion Road opposite the RDS. Merrion Road is home to a wide array of social amenities from gastro pubs to cafes, restaurants and leisure facilities. There are also a number of hotels located close by.</p> <p>Neighbouring occupiers in the immediate area include Avolon, Mongo DB, Facebook, Zurich Life Assurance, Goodbody Stockbrokers, Wipro, Orix Aviation and Bank of Ireland to name but a few.</p> <p>Ballsbridge is a highly accessible office location with numerous public transport links nearby, to include its own access directly to the Dart station at Lansdowne Road, various Dublin Bus routes, Go Car and ample Bleeper Bikes in the immediate area. The property is within easy reach of shopping facilities on nearby Baggot Street Upper, Grafton Street and St. Stephens Green shopping centre. The surrounding area provides various food and beverage amenities to include Avoca, Butlers Chocolate Cafe, Starbucks, Shelbourne Social, Roly's Bistro and Ballsbridge Pizza company to name but a few.</p>		
Description	<p>The Fibonacci office scheme consists of two blocks that can be used independently or together right in the heart of Dublin 4, a highly sought-after address in the Dublin office market. Fibonacci has its own access directly to Landsdowne Rd DART station which is somewhat unique. The building is a recently completed state-of-the-art prime Headquarters office building located at the heart of Ballsbridge which has been finished to Cat A.</p> <p>Amenities:</p> <ul style="list-style-type: none"> • 164 Car Spaces (Electric Enabled) & 128 Bikes • In-house fitness studio, showers, drying and changing rooms • Male, female, and disabled toilets located on each floor 		

Specification	Specification: <ul style="list-style-type: none">• Raised access floors with power• Suspended ceilings with perforated metal acoustic ceiling tiles• PIR energy-efficient LED light fittings• 2.8m floor-to-ceiling height• 4 pipe fan coil air conditioning• 4 x 13-person passenger lifts with destination control• Sustainability –LEED Platinum V4 and BER A3
Availability	Available Immediately
Quoting Rent	€59.50 per sq.ft €4,000 per car parking space.
BER Certificate	BER A3
Insurance / Service Charge / Rates	TBC