



Accelerating success.

Unit 9-10, 1st floor, Joyces Court, Talbot Street

Dublin 1

TO LET

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[View online here](#)





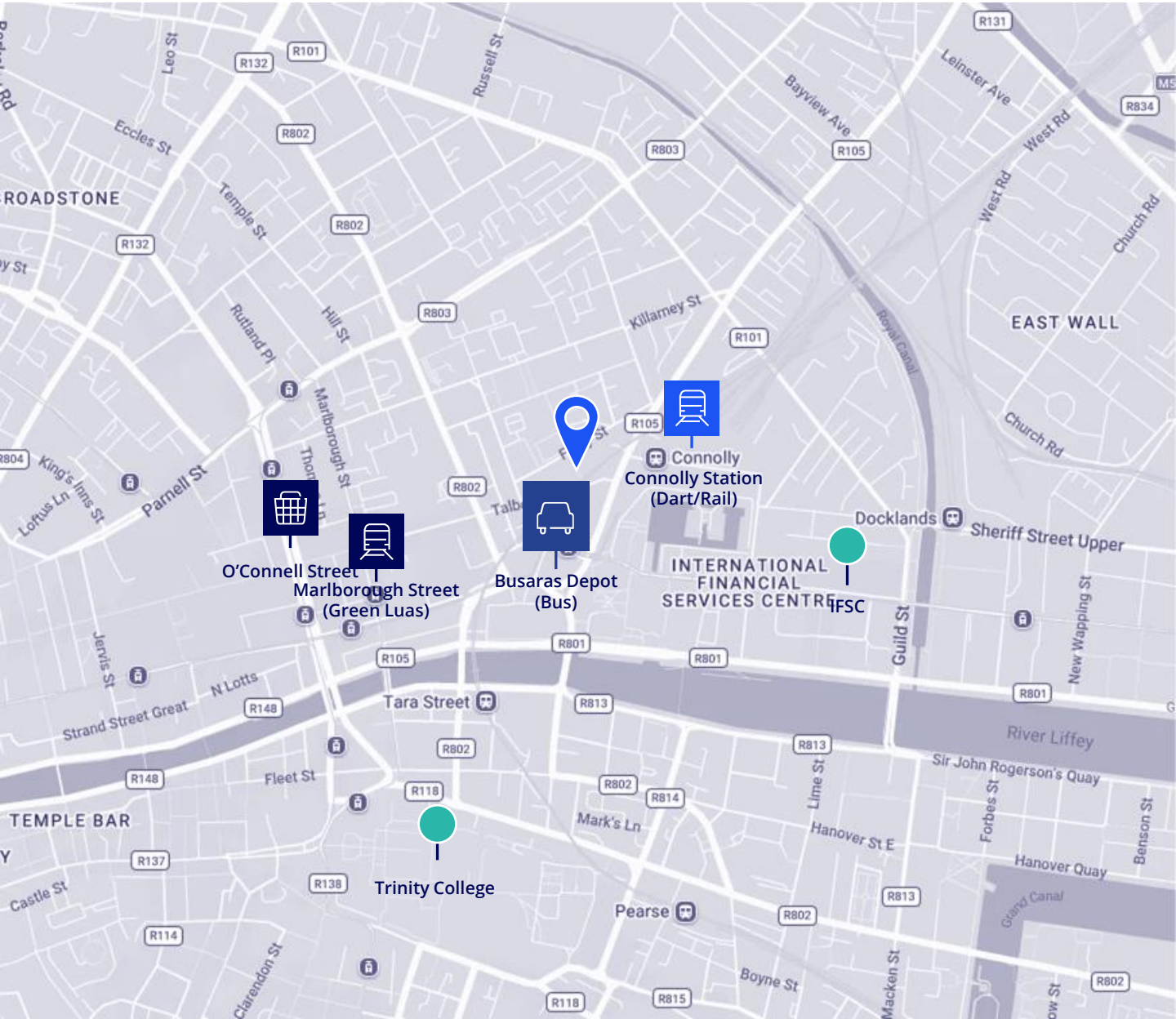
PROPERTY OVERVIEW

Fully Fitted Office Suite Ready For Occupation

Units 9–10 on the 1st floor of Joyce's Court comprises 6,020 sq. ft. of fully fitted office space. Combined with 6 designated parking spaces and quality common areas, it offers tenants a complete, ready-to-use corporate environment with a bright and practical layout.

Specification:

- Open-plan work areas furnished with desks and chairs
 - Cellular offices and collaborative meeting areas
 - Fully fitted kitchen and on-site shower facilities
- Air conditioning, raised access floors, and LED lighting
- Suites available individually (2,350 sq. ft. and 3,670 sq. ft.) or combined (6,020 sq. ft.)



LOCATION OVERVIEW

Located just off Talbot Street, Joyce's Court puts you right in the centre of Dublin 1, close to the IFSC and the North Quays. The surrounding area has plenty of cafés, restaurants, gyms, and shops around Henry Street. Public transport is right on your doorstep, with Connolly Station a short walk away for DART, Luas, and train lines, plus BusÁras nearby for bus services. You also have quick access to the Dublin Port Tunnel for getting to the M50 and Dublin Airport.

WALKING DISTANCES

-  **Red Luas Line** 8 mins (Abby Street)
-  **Dart Line** 2 mins (Connolly Station)
-  **Dublin Bus** 2 mins (Busaras Depot)
-  **Henry Street** 12 mins



Floorplan

Approx. 6,020 SQ. FT.

559.27 SQ. M.





Subject to Contract / Contract Denied

AVAILABLE BY WAY OF FLEXIBLE NEW LEASE

PRICE ON APPLICATION

SECRIVE CHARGE: APPROX. €5.97 PER SQ. FT. PER ANNUM

RATES APPROX. €4.88 PER SQ. FT. PER ANNUM

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