

Joyce's Court

UNIT 16, BLOCK B

TALBOT STREET, DUBLIN 1
OFFICE TO LET

BER C1

Description

Block B, Joyce's Court is a 6 storey over basement, Grade A office building with an impressive high quality double height reception area providing lift access to all floors including the underground car park.

The part 4th floor comprises 298 sq. m. (3,208 sq. ft.) of office accommodation.

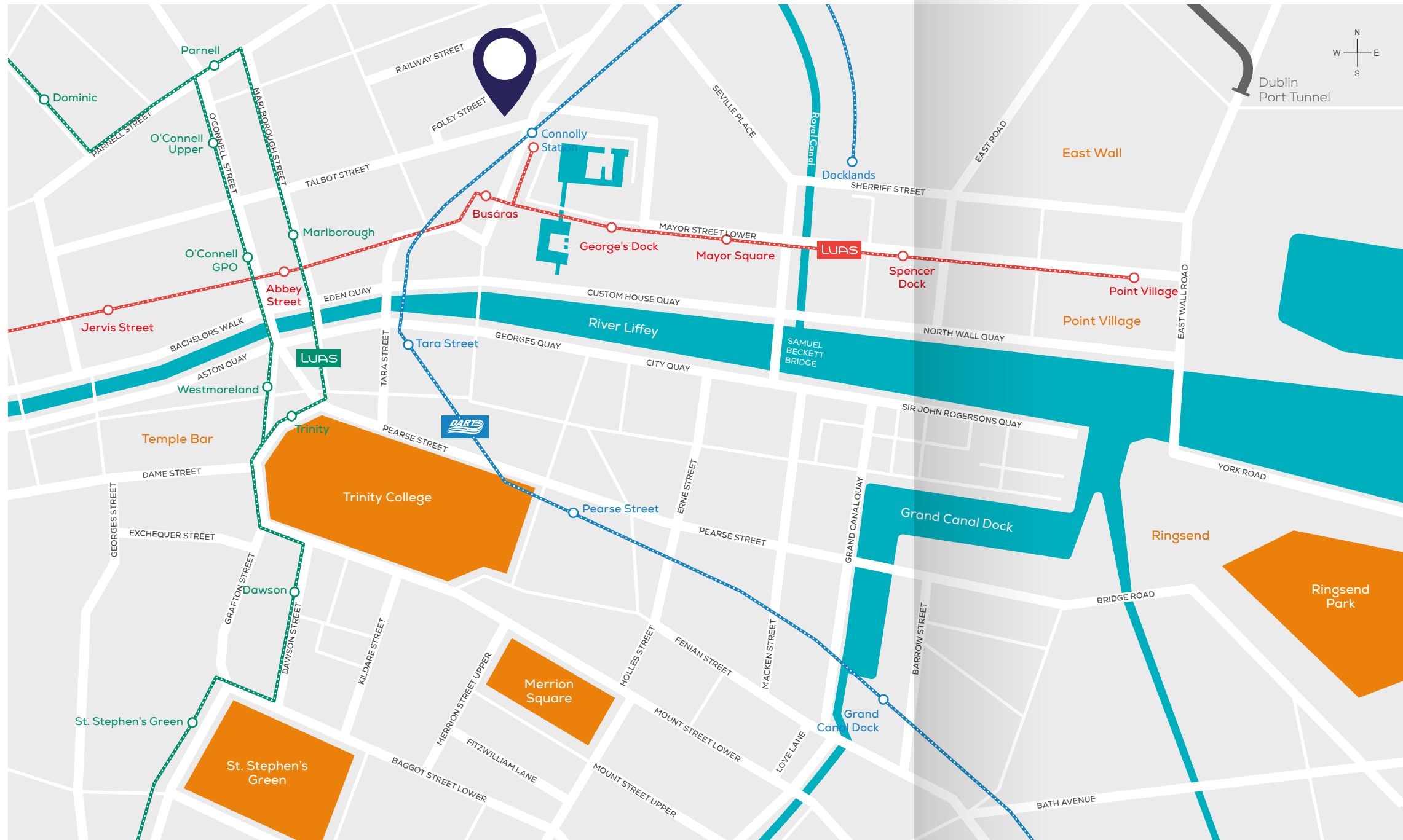
This fitted office provides a bright, efficient, flexible floor plate and benefits from excellent natural light. The configuration is predominantly open plan with 3 meeting rooms/ executive offices. The unit also benefits from access to an outdoor terrace.



Joyce's Court is strategically positioned on Talbot Street in Dublin's Business District.

The total regeneration of the quays over the past decade has resulted in it becoming a highly desirable location for multinational occupiers. The property is surrounded by an array of amenities. The nearby O'Connell Street and Henry Street play host to many of the city's best shops, cafes, bars, and restaurants, while the ILAC and Jervis Street shopping centres are just minutes away.





DART/RAIL

2 minute walk

The DART line operates from Connolly Station and serves both the city centre and the north and south suburbs while the Intercity and Commuter rail service serves the Northwest, Northeast & Southeast of the country.



LUAS

2-4 minute walk

The Luas Red Line can be accessed from Connolly station and currently runs from the 3Arena to Saggart.

The Luas Green Line runs from Broombridge to Brides Glen, with the stop on Marlborough Street being a short 4-minute walk from Joyce's Court.



BUS

2 minute walk

Connolly Station is served by numerous city bus routes while Dublin's major intercity bus terminal (Busaras) is located just minutes from the property.



PORT TUNNEL

The Port Tunnel entrance is located approx. 2 km from the property and provides a 6-minute link from Dublin Port to the M50.

Transport

Joyce's Court has been developed with accessibility in mind and offers all modes of public transport on its doorstep.





Outline Specification

- Raised access floors
 - › Floor boxes wired for power
 - › Suspended ceilings with recessed LED lighting
 - › Air conditioning
 - › Modern Kitchenette
 - › Comms Room
 - › Ladies, gents & disabled toilet facilities
 - › Shower facilities
 - › Security & fire alarm
 - › 2 high speed passenger lifts
 - › Secure bicycle parking at basement level
 - › Secure car parking at basement level
 - › BER: C1
 - › 2 Car parking spaces

Floor Plan



FOURTH FLOOR
298 SQ. M / 3,208 SQ. FT

*For illustrative purposes only



Further Information

Quoting Rent:

On Application

Service Charge:

The 2025 Service Charge liability equates to approximately €4.42 per sq. ft. per annum.

Rates:

The 2025 Local Authority rates equate to €2.96 per sq. ft. per annum.

Lease Terms:

Available on new flexible lease terms.

**Viewings strictly by appointment
through sole letting agents:**



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