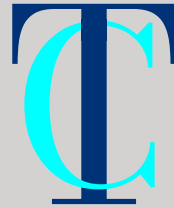


FOR SALE / TO LET

Lisney
COMMERCIAL REAL ESTATE



THOMAS COURT

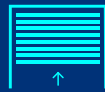
26 Hanbury Lane | The Liberties, Dublin 8 | D08 H9Y2



Detached two storey former education & training centre extending to approx. 1,166 sq.m (GIA), offering flexible accommodation over ground and first floor levels.



Located in a prominent position within The Liberties on the fringe of Dublin City Centre.



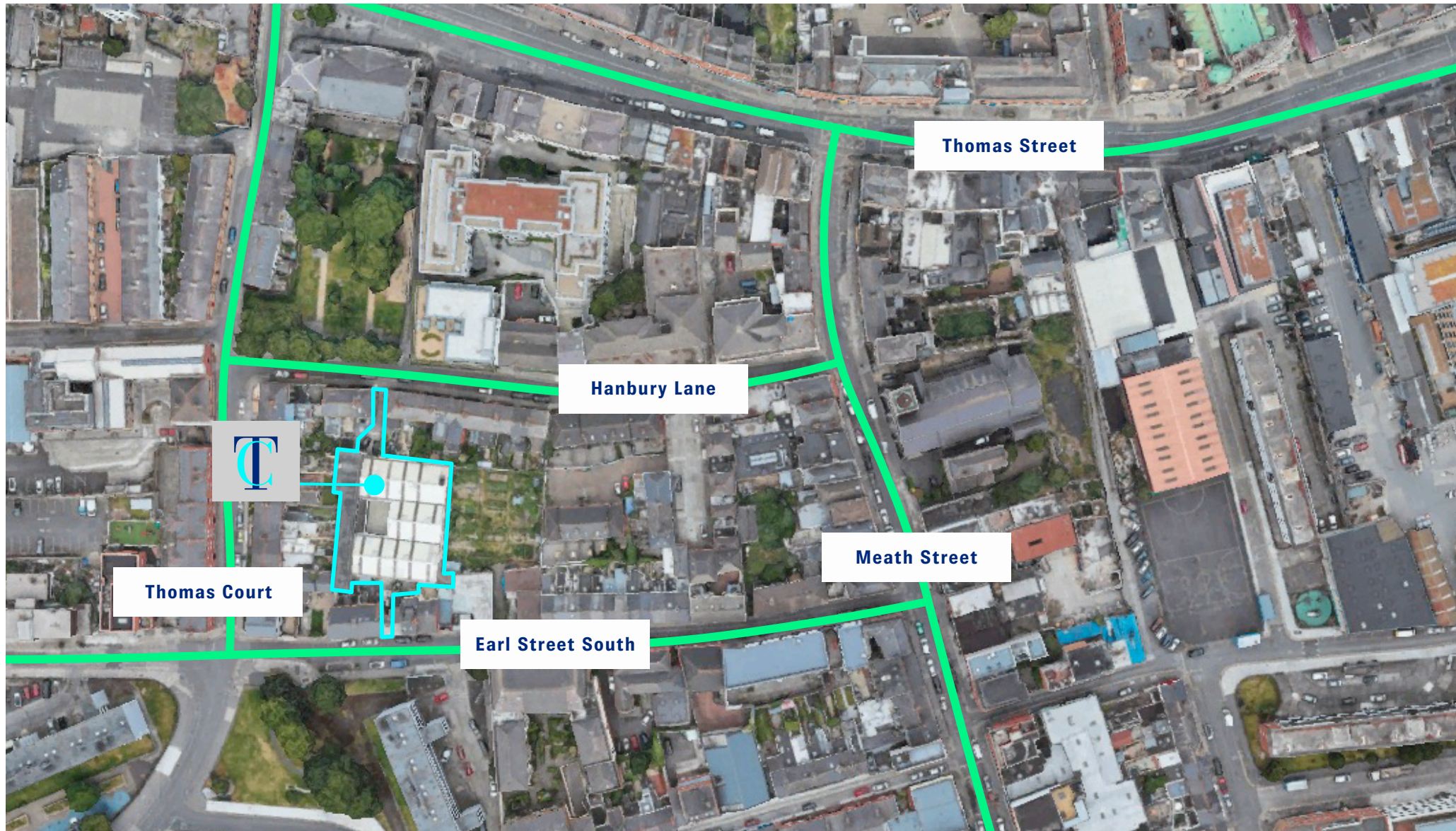
Rear set down area with loading access via one roller shutter door.



Dual access via Hanbury Lane and Earl Street South.



Offers excellent redevelopment potential for a wide range of alternative uses, subject to planning.



LOCATION

- Situated in The Liberties, Dublin 8, approx. 1.7km from Grafton Street and 2 km from O'Connell Street, placing it within close proximity of Dublin city centre.
- Surrounding area is well established, with a mix of residential, commercial, medical, and community occupiers including Thoms Court Medical Centre, Liberty Townhouses, First Fortnight, Brady & Associates, and School Street Family Resource Centre.
- The Liberties is a vibrant and well-served area, offering a wide range of retail, café, and hospitality amenities, particularly along Meath Street, Thomas Street, and Francis Street.
- Excellent public transport connectivity with numerous Dublin Bus Routes serving the area, as well as easy access to the Luas network (both Red line & Green Line).





DESCRIPTION

- Comprises a detached industrial building that was converted into an education & training centre, featuring open-plan amenity areas alongside a mix of cellular offices and training rooms.
- The property is of mixed masonry construction with a steel upper frame and a metal deck roof with translucent sheeting.
- The internal specification includes a combination of carpeted and lino flooring, suspended ceilings, plastered and painted walls, and wall-mounted radiators.
- A large courtyard sits in the middle of the building, providing excellent natural light throughout.
- The current layout consists of open-plan amenity space and cellular offices, accommodating several counselling rooms, a canteen area, and workshop spaces, all maintained to a good standard.

ACCOMMODATION (GIA)

DESCRIPTION	SQ.M	SQ. FT
Ground Floor	990.32	10,660
First Floor	175.84	1,893
Total	1,166.17	12,552

Intending tenants are specifically advised to verify all information, including floor areas. The subject property extends to approx. 898 sq.m / 9,671 sq.ft. on an NIA basis.



ZONING

The property is located in an area zoned "Z1" which is defined as "To protect, provide and improve residential amenities" under the Dublin City Development Plan 2022 - 2028.

Uses permitted in principle include the following; buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/ recreational building and uses, education, training centre.



SERVICES

We understand the usual mains services of water, drainage, electricity, telephone and natural gas are available and connected to the property

FOR SALE / TO LET

Terms on application

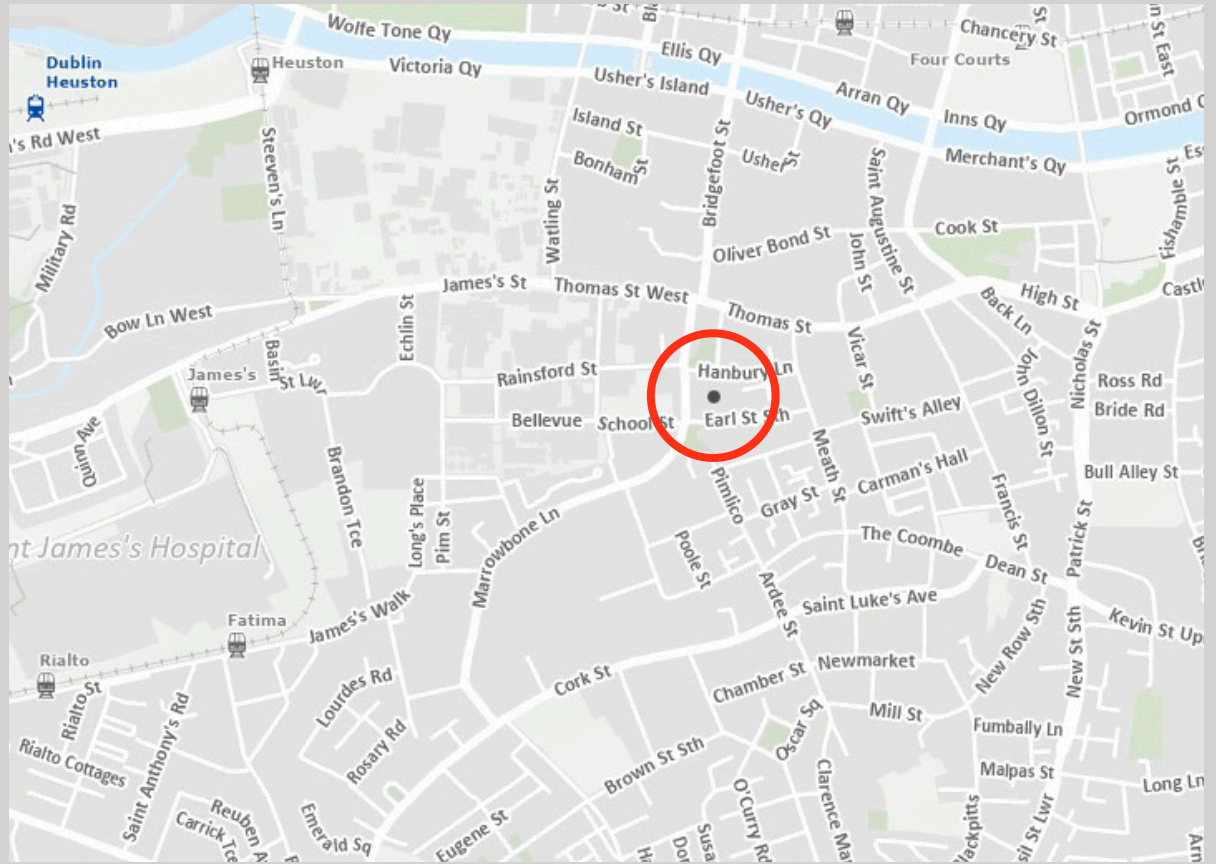
TITLE

Freehold

RATES

Upon application

BER



FURTHER INFORMATION & VIEWING

Viewing is strictly by arranged appointment only with sole selling/ letting agents Lisney

Lisney

COMMERCIAL REAL ESTATE

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