

OFFICES TO LET

# Simmons Court & Minerva House

Lisney



# DESCRIPTION

Offering a blend of modern design and sustainability, Simmonscourt and Minerva House provide high-quality office accommodation tailored to contemporary business needs. Approached via beautifully landscaped plazas, both buildings feature stylish receptions and shared common areas, creating a welcoming and professional environment for tenants.

Notably, the buildings have attracted a prestigious tenant mix, including Irish Distillers, Endo International and Cardinal Capital, showcasing their desirability as a business destination.



# AVAILABLE ACCOMMODATION

Building	Floor	Floor area		Car Parking Spaces	Availability
		sqm	sqft		
Simmonscourt House	Part 1st Floor	631	6,792	5	Available immediately
Minerva House	Ground Floor split A	279	3,000	2	Available immediately
	Ground Floor split B	571	6,151	4	Available immediately
	2nd Floor	936	10,075	7	Available immediately
	4th Floor	581	6,254	4	Available January 2026

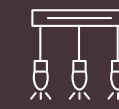
# BUILDING FEATURES



Welcoming, modern reception areas



Raised access floors, providing flexibility for fit-outs



Suspended ceilings with LED lighting



High-performance 4 pipe fan-coil air conditioning systems



Advanced air handling systems for optimal ventilation and indoor air quality



Dedicated shower and toilet facilities for tenant convenience



Carpeted floors throughout, ensuring comfort and quality



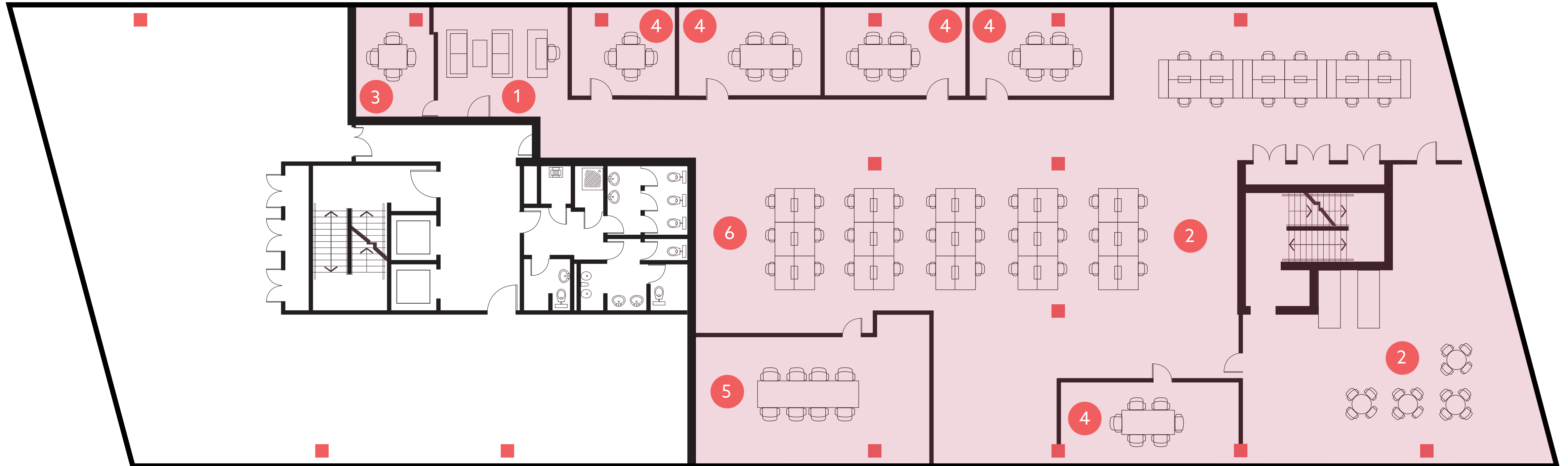
Key card access control system

The combination of exceptional location, modern amenities, and flexible accommodation makes Simmonscourt and Minerva House ideal for forward-thinking businesses seeking a prestigious and sustainable office environment.

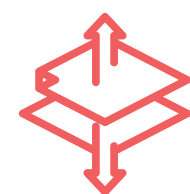


# SIMMONSCOURT HOUSE - 1ST FLOOR PLAN

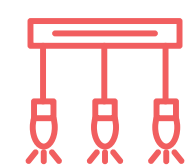
First Floor split B 571 sq.m / 6,151 sq.ft. Includes 5 car parking spaces.



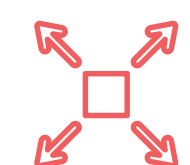
- 1 Reception area
- 2 1 canteen
- 3 1 meeting room
- 4 5 office rooms
- 5 1 boardroom
- 6 Open-plan space accommodating ~42 desks



Raised access floors



Suspended ceilings with LED lighting



Notional furniture layout, but all offices / rooms shown are in situ.

**Available to let**

# MINERVA HOUSE - GROUND FLOOR PLANS



**B** Ground Floor split B 571 sq.m / 6,151 sq.ft. Includes 4 car parking spaces.

**A** Ground Floor split A 279 sq.m / 3,000 sq.ft. Includes 2 car parking spaces.

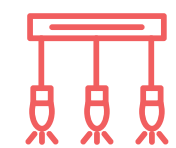
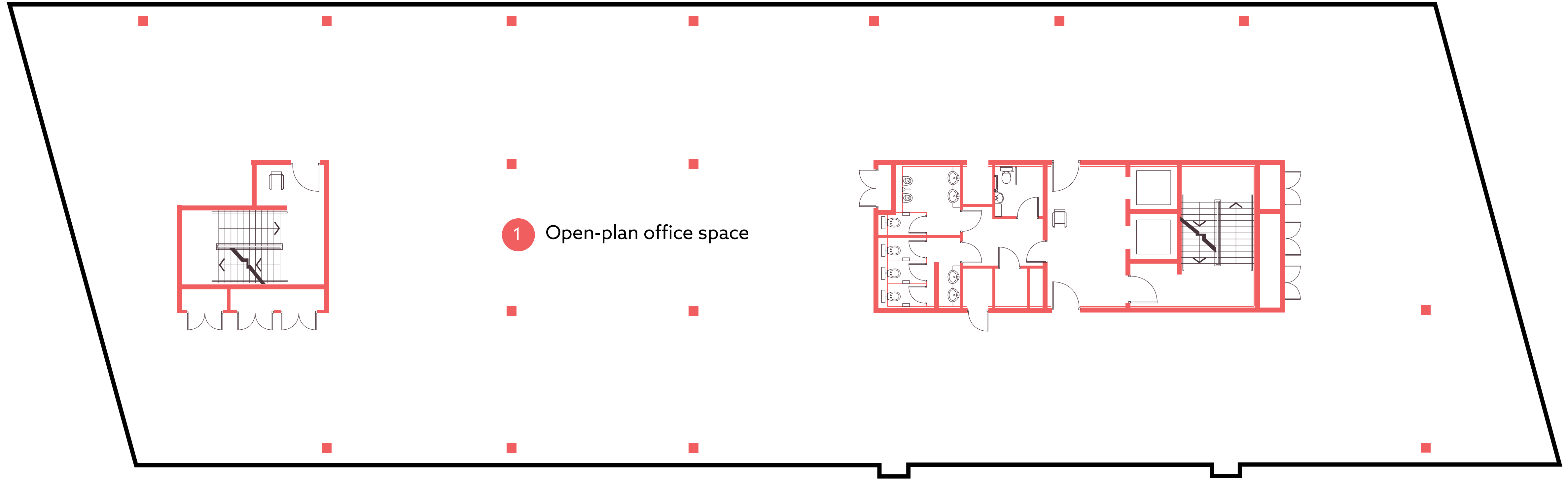
- 1 1 boardroom
- 2 5 office/meeting rooms
- 3 Open-plan space accommodating ~ 52 desks
- 4 Comms room

-  Raised access floors
-  Suspended ceilings with LED lighting
-  Data cabling
-  Fully fitted with furniture as indicated

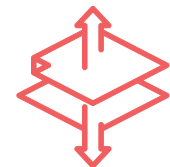
- 1 Open-plan office space accommodating ~ 40 desks - notional layout
- 2 Small canteen area
- 3 Comms cabinet

# MINERVA HOUSE - 2ND FLOOR PLAN

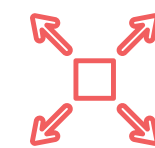
2nd Floor 936 sq.m / 10,075 sq.ft. Includes 7 car parking spaces.



Suspended ceilings with LED lighting



Raised access floors



Cat A fit-out



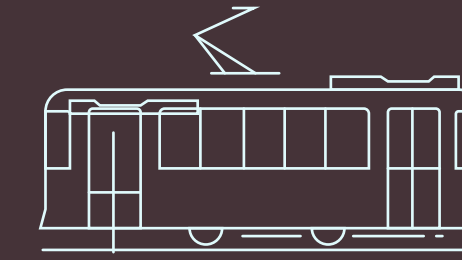
Carpeted floors

# LOCATION

Located in the prestigious heart of Dublin 4, Simmonscourt and Minerva House at the RDS offer premium office space, available for immediate occupancy. These high-quality office spaces provide a professional and modern working environment, ideal for businesses seeking a prestigious address in the city. Incorporating strong sustainability features, these modern workplaces offer an eco-conscious environment tailored to today's business needs.

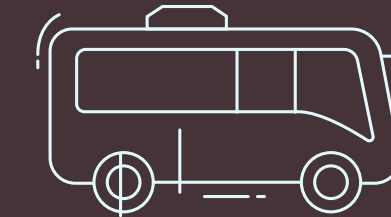
Positioned within the renowned RDS campus, these properties benefit from a high-profile address in Ballsbridge, one of Dublin's most sought-after business districts. The RDS, a historic and prestigious venue, is well known for hosting major conferences, exhibitions, and international events, adding further prestige to this prime business location. Surrounded by a variety of amenities, including high-end hotels, restaurants, cafés, and retail options, Simmonscourt and Minerva House provide an ideal setting for businesses looking to impress clients and employees alike.

The location offers exceptional accessibility, with excellent public transport links ensuring seamless connectivity for commuters. The area is well served by Dublin Bus routes and DART, while the proximity to the main road networks ensures convenient travel options for those commuting by car.



## DART STATIONS

Sandymount DART station is conveniently located approximately 450 metres from the properties, providing swift access to Dublin's coastal rail services and beyond.



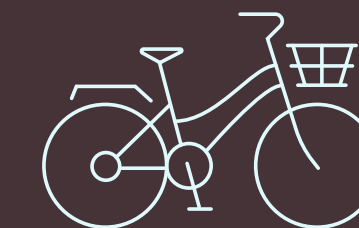
## DUBLIN BUS ROUTES

A range of Dublin Bus routes, including the 4, 7, 7A, 27X and 701, serve the area, with stops just 200-300 metres away on Anglesea Road. Additionally, the nearby N11 corridor, less than 900 metres from the buildings, provides access to over 16 different bus routes, ensuring excellent connectivity across the city.



## PARKING

The property features secure basement parking, accessible via automatic gates, exclusively for tenants.



## CYCLING FACILITIES

The building offers secure bicycle parking, and nearby cycle lanes make cycling a convenient and sustainable commuting choice.

# LOCAL AMENITIES

Simmons Court and Minerva House are ideally located, surrounded by a wide range of amenities. From upscale restaurants and casual cafés to fitness studios and boutique retail, all are within a 5-minute walk. Additionally, the nearby Herbert Park offers a perfect setting for relaxation or outdoor activities during the workday.

## RESTAURANTS

- 1 Roly's Bistro
- 2 Baan Thai
- 3 Embassy Grill

## LUNCH TO GO

- 4 Carved
- 5 Lolly and Cooks
- 6 Avoca Ballsbridge
- 7 Al Boschetto
- 8 Embassy Grill with Kites

## FITNESS AND YOGA

- 9 Gym Plus Ballsbridge
- 10 EXOFIT
- 11 The Body Crew
- 12 Eden One

## BARS

- 13 The Bridge 1859
- 14 Crowe's Pub
- 15 Horse Show House
- 16 Paddy Cullens
- 17 Mary Mac's

## COFFEE SHOPS

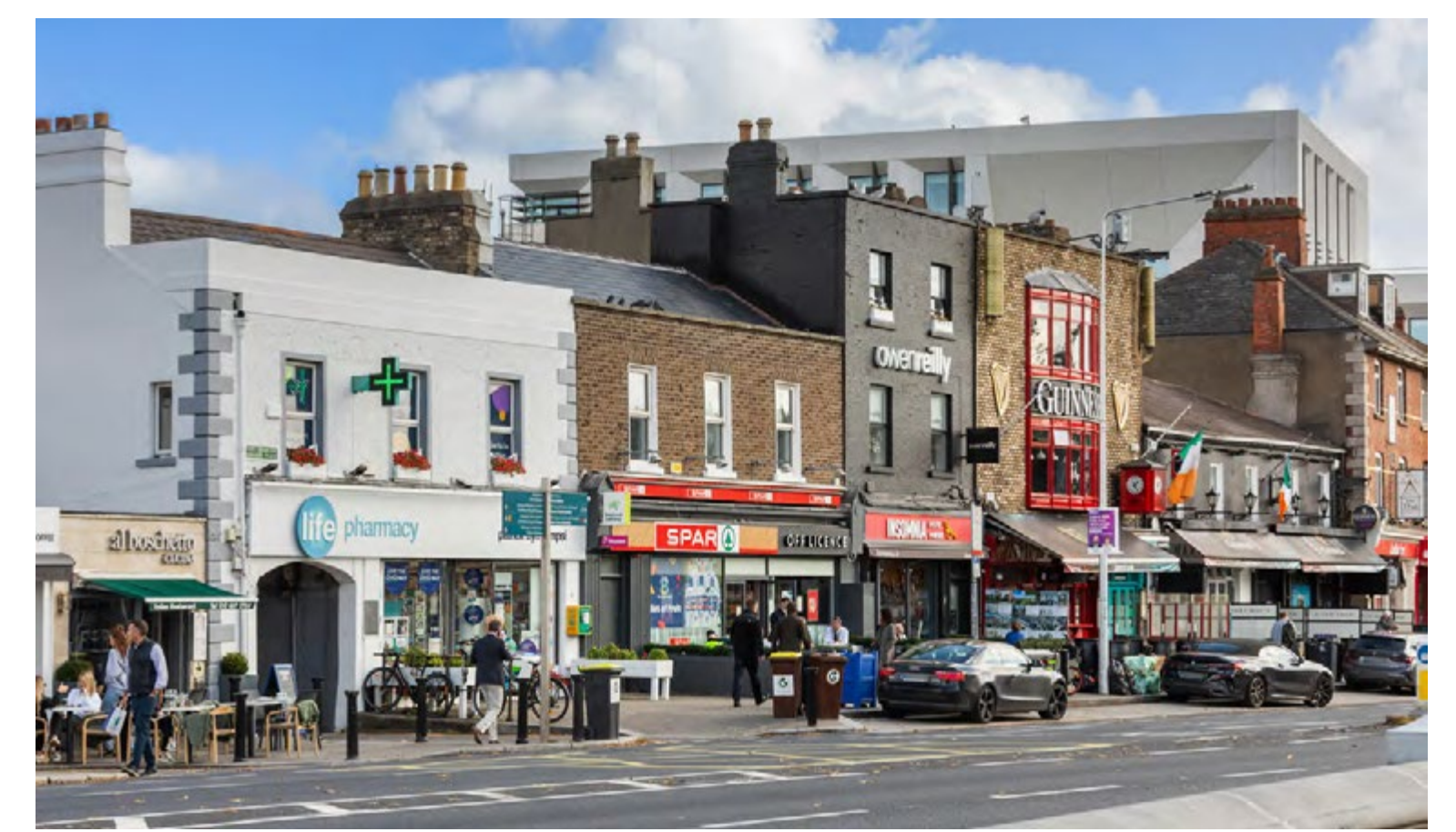
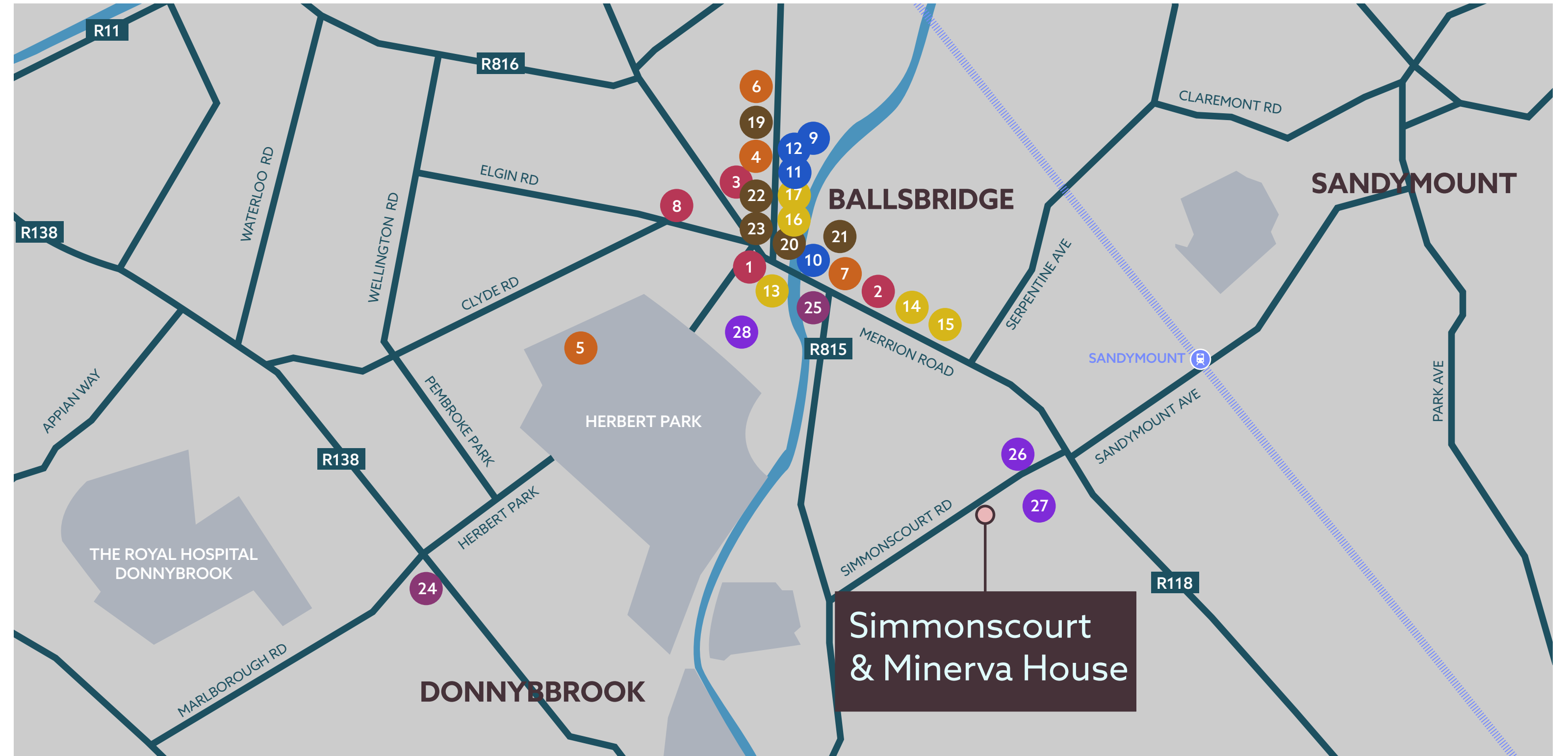
- 19 Butler's Chocolate Café
- 20 Mister Magpie
- 21 Insomnia
- 22 The Art of Coffee
- 23 Starbucks

## SPECIALITY DELIS & CONVENIENCE STORES

- 24 Donnybrook Fair
- 25 Spar Ballsbridge

## HOTELS

- 26 InterContinental Dublin
- 27 Clayton Hotel Ballsbridge
- 28 Herbert Park Hotel



# FURTHER INFORMATION

## QUOTING RENT

On application

### BER

Minerva House  
GROUND FLOOR



Minerva House  
2<sup>ND</sup> FLOOR



Simmonscourt House  
1<sup>ST</sup> FLOOR



## CONTACT



St. Stephens Green House,  
Earlsfort Terrace,  
Dublin 2,  
D02 PH42  
PSRA: 001848



Styne House,  
Upper Hatch Street  
Dublin 2,  
D02 DY27  
PSRA: 002273

### LUCY GEOGHEGAN

**E:** lgeoghegan@lisney.com  
**P:** +353 87 036 9938

### JAMES NUGENT

**E:** jnugent@lisney.com  
**P:** +353 86 838 0361

### CAROLINE NUGENT

**E:** caroline.nugent@jll.com  
**P:** +353 86 084 5378

### CONOR FITZPATRICK

**E:** conor.fitzpatrick@jll.com  
**P:** +353 83 841 4109

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