

OFFICES TO LET

FULLY FITTED GRADE A OFFICES
IN PRIME DUBLIN 2 LOCATION.

FROM 3,000 TO 24,500 SQ.FT

NO. 1 HATCH
STREET, DUBLIN 2.





DESCRIPTION

- ▶ Grade A fully fitted 'turn key' office space in Dublin's core central business district.
- ▶ Floors from 3,000 sq ft up to 24,500 sq.ft available on flexible sub-lease terms or lease assignment to December 2031
- ▶ Prime CBD location with views overlooking Iveagh Gardens, Dublin's most beautiful and tranquil public space.
- ▶ Adjacent occupiers include IDA Ireland, Arthur Cox, Eversheds Sutherland and National Concert Hall.
- ▶ A short walk to Grafton Street and St Stephens Green with an abundance of restaurants, hotels and retail amenities.
- ▶ Excellent transport infrastructure including LUAS, Dublin Bus and DART.

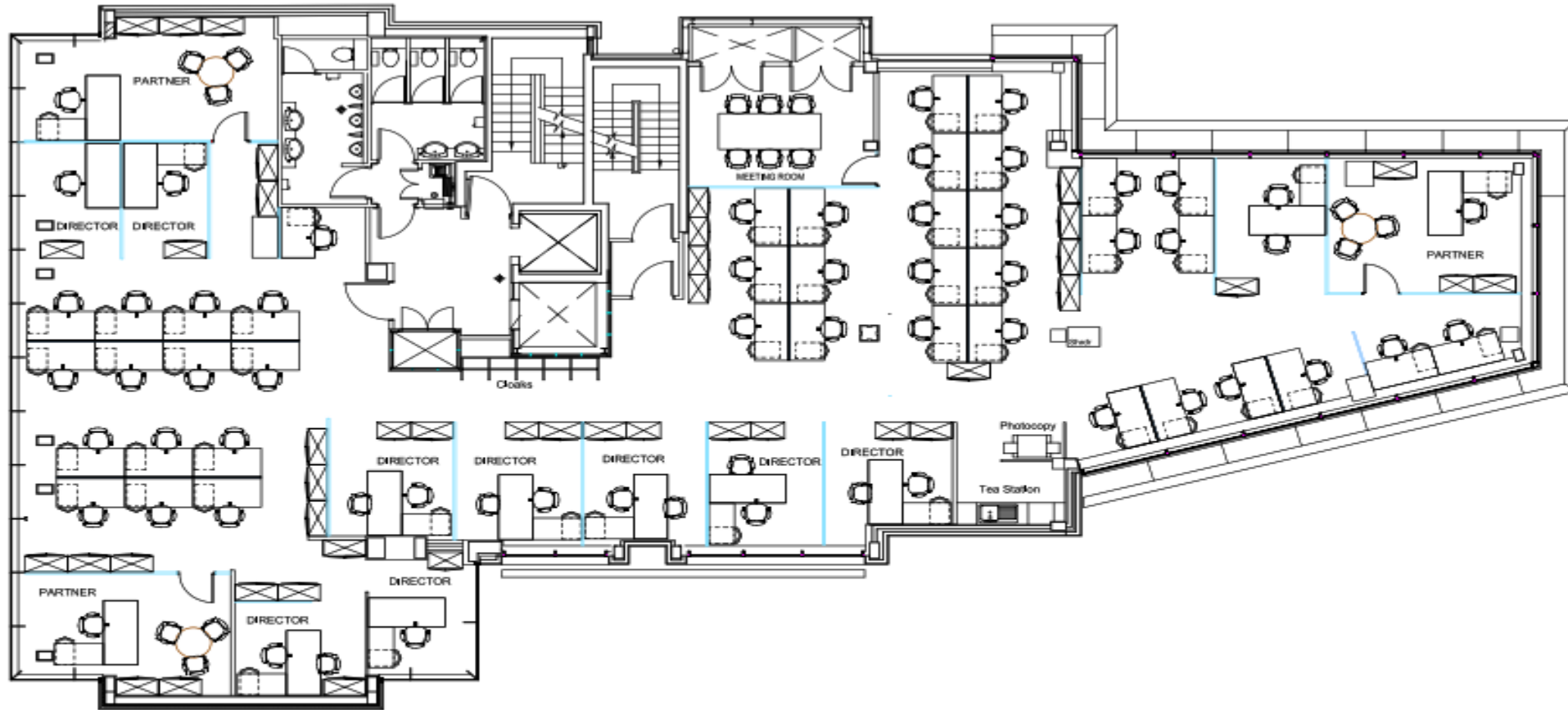
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ACCOMMODATION

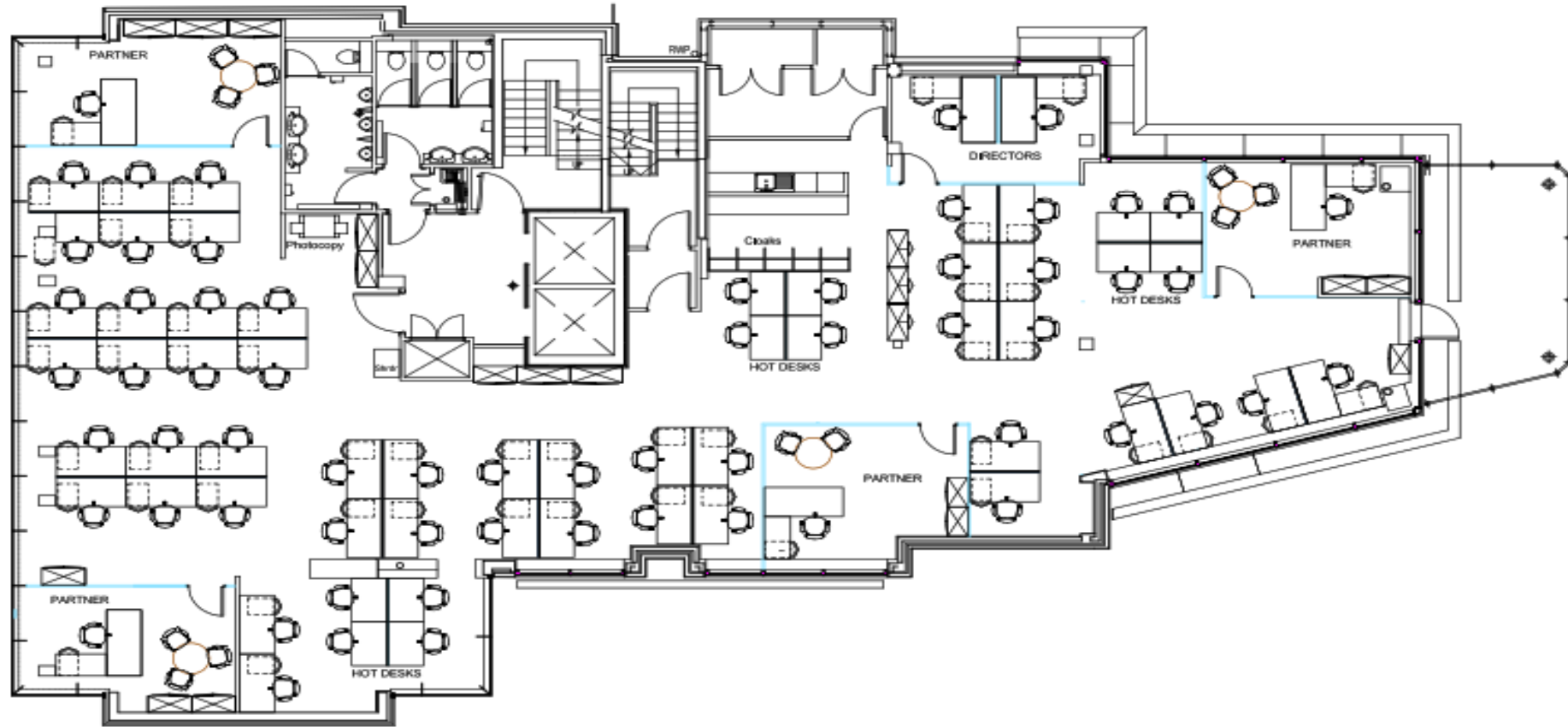
Floor	Area Sq.ft (NIA)	Area Sq.m (NIA)	Parking	Description
Ground	3,487	324	2	Sub-lease to Q4 2023
First	4,717	438	2	Large conference / training space
Second	4,112	382	2	Mostly open plan with large terrace
Third	4,066	378	2	Mix of private offices and open plan
Fifth	3,831	356	2	Mainly open plan with terrace space
Sixth	2,820	262	2	Open plan with kitchenette and large terrace
Seventh	1,352	126	1	Fully fitted canteen with extensive terrace
Total	24,385	2,266	13	
Basement Stores	551	51		

Third Floor Layout



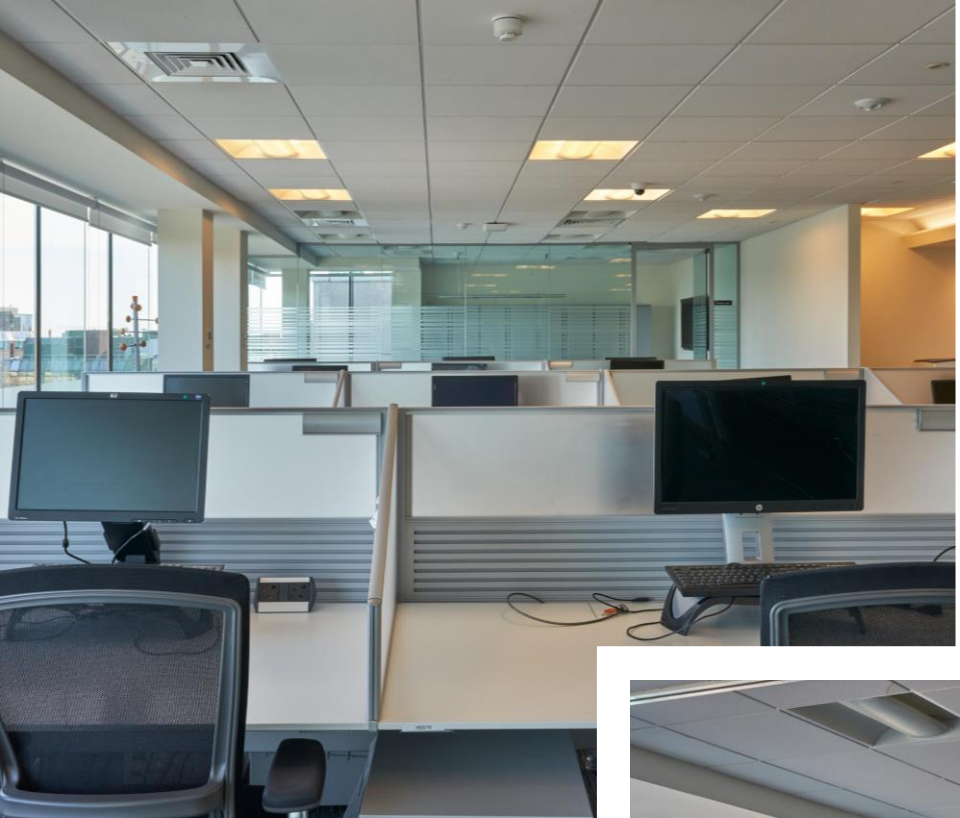
EXISTING FLOOR PLAN LEVEL 3
October 2018

Fifth Floor Layout

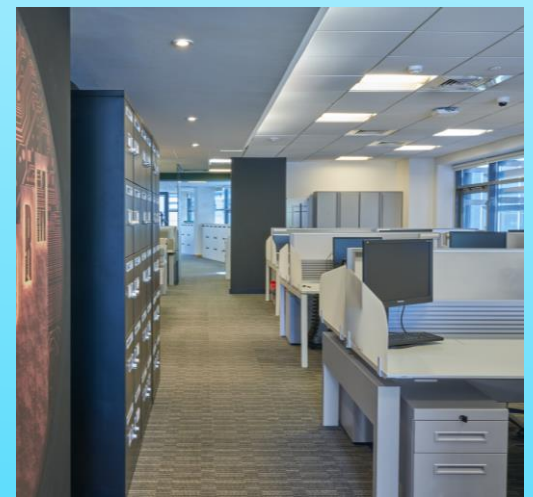


EXISTING FLOOR PLAN LEVEL 5

October 2018



NO.1 HATCH STREET, DUBLIN 2.



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LEASE TERM:

The offices are available on new flexible sub-lease terms.

Floors also available by lease assignment.

Rent:

On application.

Service Charge:

Approx €10.00 psf pa

Building Energy Rating (BER)

C1

Rates:

Tbc

Specification:

- Raised access floors
- VRV air conditioning
- Suspended ceilings and recessed lighting
- 2 X 8 person passenger lifts
- Mix of open plan office areas plus private offices and meeting rooms
- Extensive terrace amenity space

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FOR FURTHER INFORMATION CONTACT;



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