

NO. 1 HATCH STREET

DUBLIN 2



Fully Fitted Grade A Offices To Let

**FLOORS AVAILABLE FROM 3,000 SQ FT
UP TO A TOTAL OF 24,500 SQ FT**

**No.1 Hatch Street
presents a unique
opportunity for
occupiers to acquire
fully fitted Grade A
office space on flexible
lease terms to suit all
requirements.**

The building is available on a floor by floor basis and for immediate occupation in one of Dublin's most prestigious corporate addresses.



Grade A fully fitted
'turn key' office
space in Dublin's
core central
business district



Choice of floors
from 3,000 - 5,000
sq ft with a total
of 24,500 sq ft
available on flexible
sub lease terms



Prime CBD
location with views
overlooking Iveagh
Gardens, Dublin's
most beautiful and
tranquil public space



Adjacent occupiers
include Arthur
Cox, Eversheds
Sutherland and
National Concert Hall



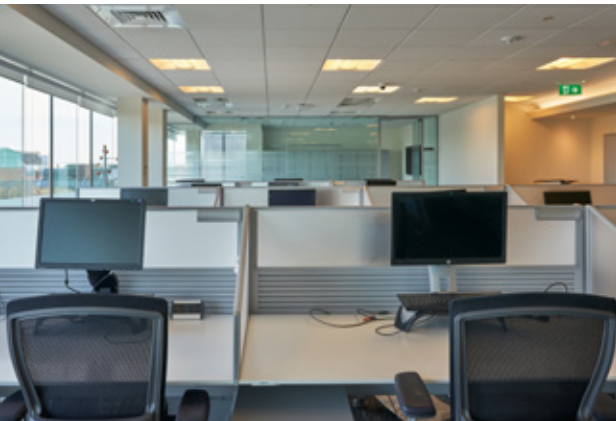
A short walk to
Grafton Street and
St Stephen's Green
with an abundance of
restaurants, hotels
and retail amenities



Excellent transport
infrastructure
including Luas,
Dublin Bus and DART

THE BUILDING

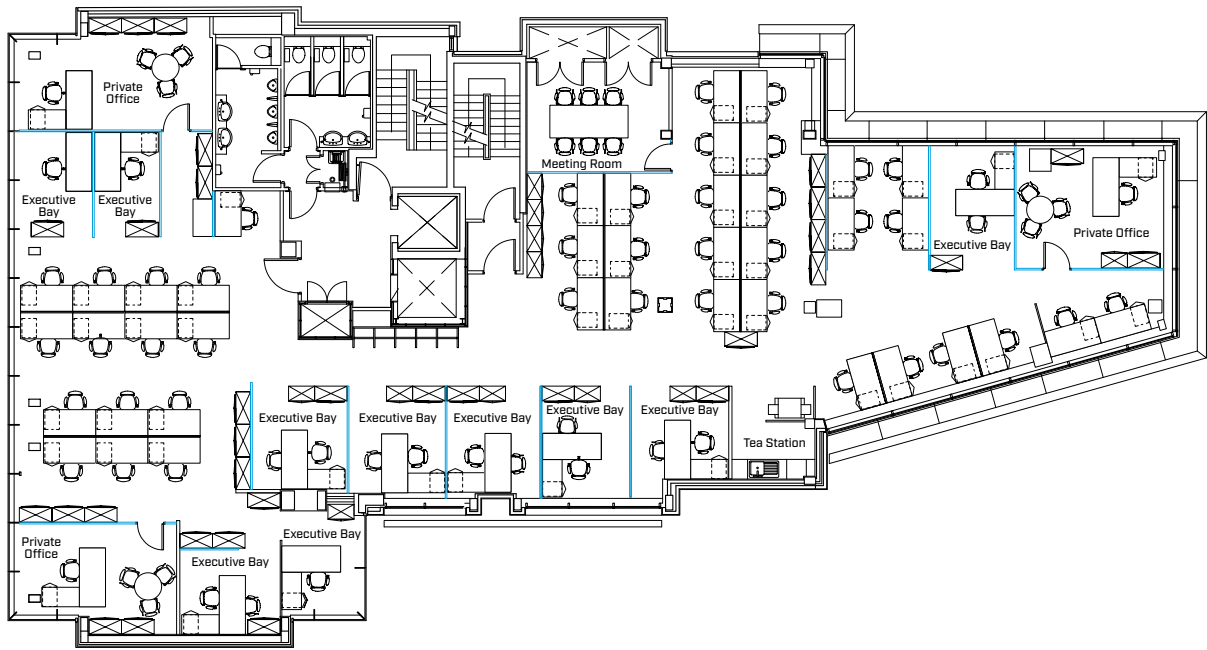
- › Raised access floors
- › Mix of open plan office areas plus private offices and meeting rooms
- › VRV air conditioning
- › Suspended ceilings and recessed lighting
- › 2x8 person passenger lifts
- › Extensive balcony space on certain floors with excellent city views



ACCOMMODATION

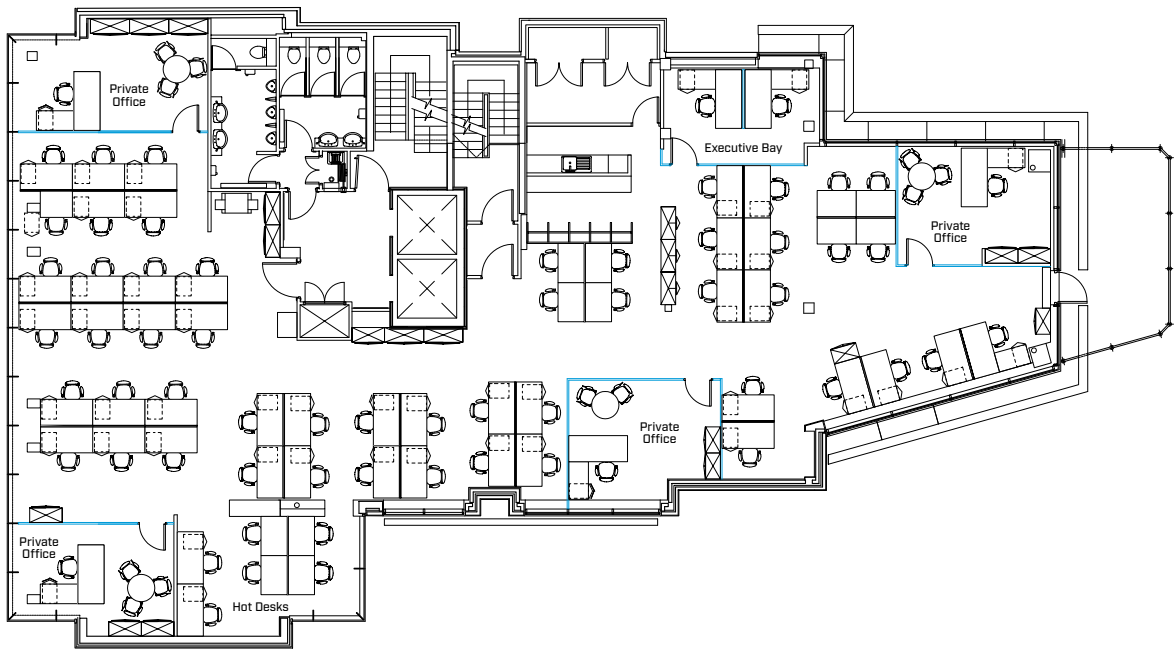
Floor	Area Sq Ft	Area Sq M	Parking
Ground	3,487	324	2
First	4,717	438	2
Second	4,112	382	2
Third	4,066	378	2
Fifth	3,831	356	2
Sixth	2,820	262	2
Seventh	1,352	126	1
Total	24,385	2,266	13
Basement Stores	551	51	

CURRENT LAYOUT LEVEL 3



3 PRIVATE OFFICES | 10 EXECUTIVE BAYS | 40 OPEN PLAN | 1 MEETING ROOM

CURRENT LAYOUT LEVEL 5

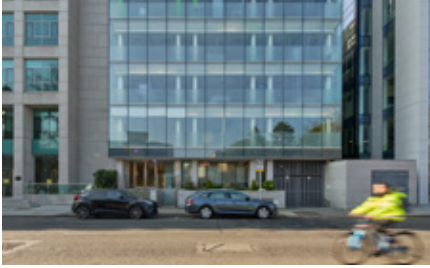


4 PRIVATE OFFICES | 2 EXECUTIVE BAYS | 46 OPEN PLAN | 8 HOT DESKS

THE LOCATION



NO. 1 HATCH STREET



- LEASE TERM**
The offices are available on new flexible sublease terms. Floors also available by lease assignment.
- RENT**
On application.
- SERVICE CHARGE**
Approx. €10.00 psf pa.
- RATES**
Approx. €5.75 psf pa.

FOR FURTHER INFORMATION AND VIEWING CONTACT



Paul Scannell
Director

+353 1 77 50 527
+353 87 226 0473
psscannell@hwbc.ie
PSRA Licence No. 002098 002671



Emma Murphy
Divisional Director

+353 1 77 50 519
+353 87 785 5423
emurphy@hwbc.ie
PSRA Licence No. 002098 03017

Messrs. HWBC Limited t/a HWBC and for the vendors or lessors of this property whose Agents they are, give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All description, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person in the employment of HWBC Limited t/a HWBC has any authority to make or give any representative or warranty whatever in relation to this property.



HWBC

PSRA Licence No. 002098

80 Harcourt Street, Dublin 2
F02 F449, Ireland
+353 1 77 50 500
info@hwbc.ie
www.hwbc.ie

VISIT THE VIRTUAL TOUR 