

12

Hatch Street Lower, Dublin 2

TO LET | Own Door Office Opportunity

12

Executive Summary

- Own door Georgian office opportunity
- Extends to approximately 264 sq. m. (2,840 sq. ft.)
- Prime CBD location
- Close to all public transport links
- Three private car parking spaces to the rear



NB. For identification purposes only



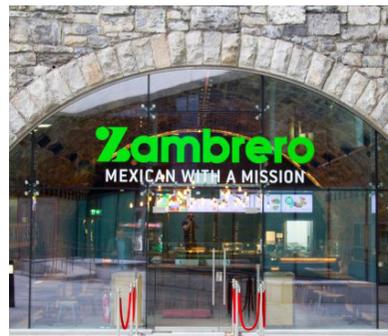
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Location

12 Lower Hatch Street is located in the heart of Dublin 2, firmly positioned within Dublin's Central Business District. The property is situated on the northern side of Lower Hatch Street, between Earlsfort Terrace and Lower Leeson Street. The area forms part of one of Dublin's most established and sought-after commercial locations.

The immediate area benefits from an exceptional range of amenities including St. Stephen's Green, Grafton Street retail and the Iveagh Gardens. There is no shortage of food and beverage options nearby, with Mortons, Zambreno, Pret A Manger and Café Sol all within walking distance, together with numerous additional offerings along Harcourt Street, Leeson Street and Camden Street.

Connectivity is excellent. Harcourt LUAS Stop on the Green Line is within a short walk, while Dublin Bus routes operate along the adjoining streets.



12

Description

12 Lower Hatch Street comprises a well-presented Georgian office building extending to approximately 2,840 sq. ft. (264 sq. m.). The property has been maintained to a high standard and retains a number of attractive original period features. The accommodation is arranged over four storeys above basement and briefly comprises a boardroom and kitchenette at ground floor and return level, with office accommodation and WC facilities across the basement and upper floors.

To the rear, a private yard with laneway access provides car parking for up to three cars - a rare advantage within this prime CBD location.

Accommodation

Floor	Sq.Ft.	Sq.M.
Basement	527	49
Ground Floor	667	62
First Floor	538	50
Second Floor	538	50
Third Floor	570	53
Total	2,840	264

NB: Prospective purchasers should satisfy themselves as to the accuracy of the above information, including measurements.



Rent

On Application.

Lease

Available to let under a new direct lease from the landlord.

BER



Agent Details

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