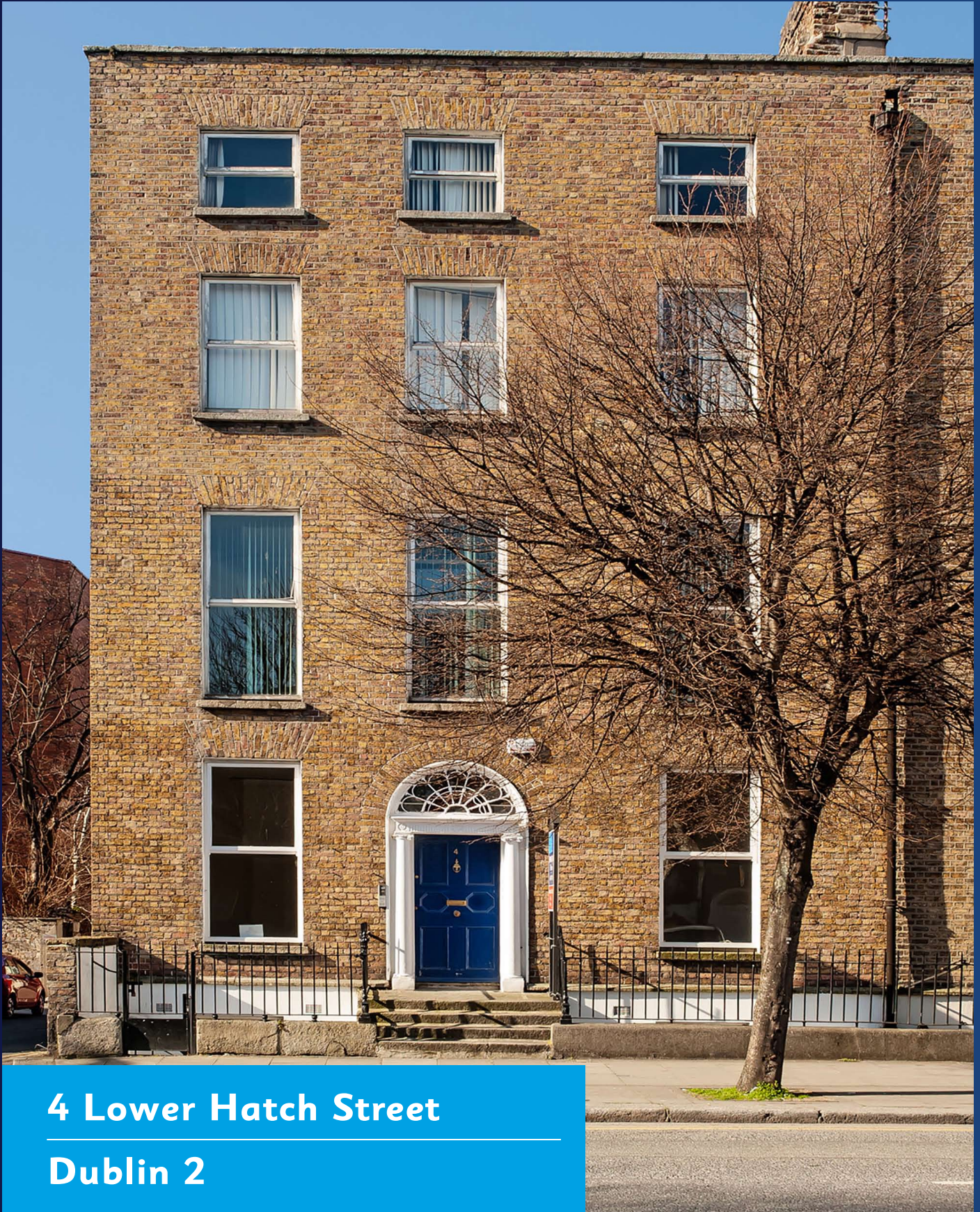


For Sale - Offices



**4 Lower Hatch Street**

**Dublin 2**

Offices in Prime location close to Luas  
c.230sq.m. / 2,475sq.ft.



**FINNEGAN**  
Menton





## Description:

The property provides office accommodation of c. 230 sq.m. (2,475 sq.ft.). This fine 4 storey over basement building would make an ideal company headquarters or offices for a professional practice.

The double fronted Georgian layout is set with a central stairs which open up to offices on both sides of the building with toilets situated to the rear. Services include CAT 5e cabling, an alarm system, toilets and kitchen facilities.

This property could be suitable for conversion into residential accommodation (subject to Planning Permission).



## Location:

No. 4 is located on the east end of Lower Hatch Street between Earlsfort Terrace and Lower Leeson Street in the heart of Dublin's commercial district next to St. Stephens Green and Grafton Street.

Nearby occupiers include Aviva, Deloitte and soon to be Arthur Cox Solicitors. The area is well served by public transport with numerous bus routes on Leeson Street and the Luas green line on St. Stephen's Green just a five minute stroll from the property.

A range of amenities are situated in the surrounding area including some fine restaurants, hotels and bars.

## Accommodation:

Approximate Gross Internal Floor Areas:

	Sq.m.	Sq.ft.
Basement	45.4	490
Hall Floor	43.4	465
First Floor	57.9	625
Second Floor	43.6	470
Third Floor	39.7	425
<b>Total:</b>	<b>230</b>	<b>2,475</b>

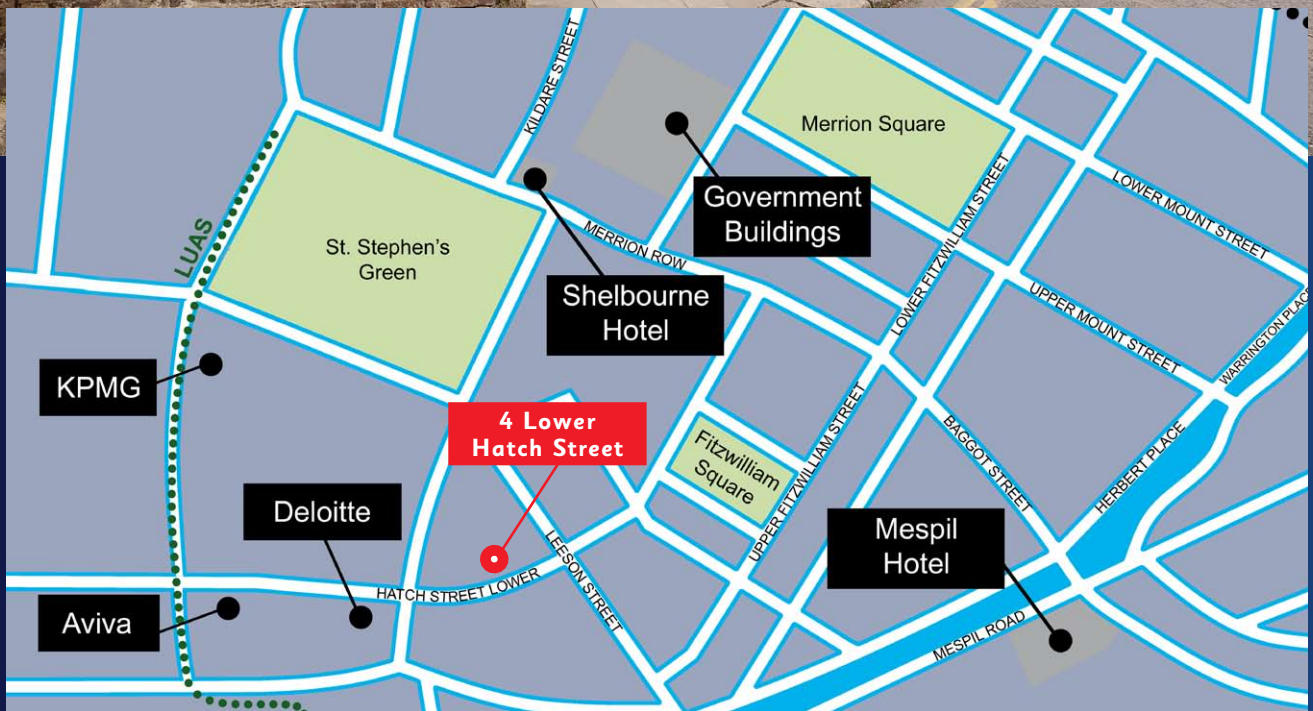
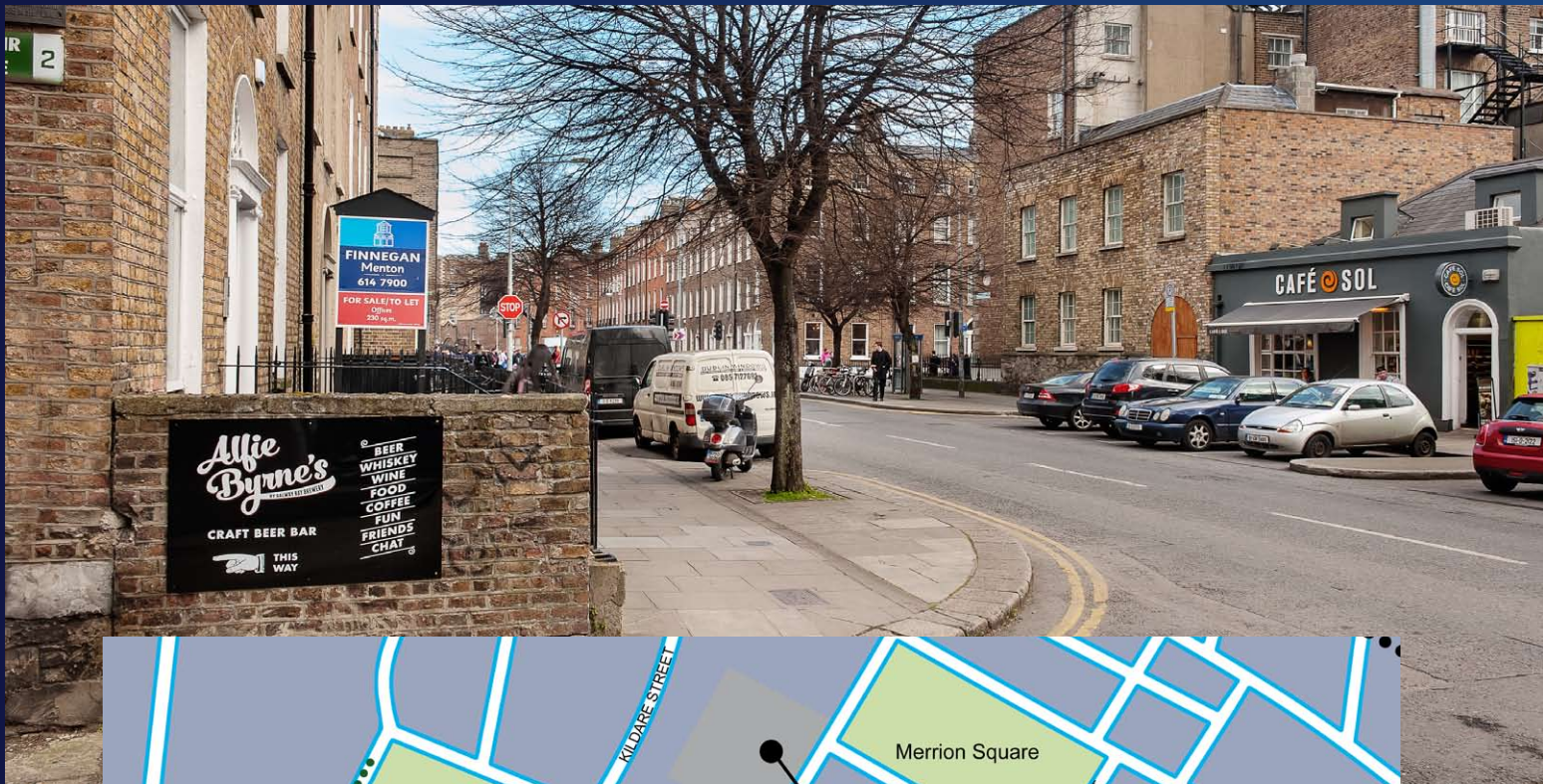


## Specification:

- Central location
- CAT 5e Cabling
- Alarm System
- Fully fitted kitchen and toilet facilities
- Next to St Stephen's Green
- 5 minute walk from the Luas Green Line
- Amenities close by including cafés, hotels and restaurants







**Title:**

Freehold.

**Viewing:**

By appointment only with sole agents Finnegan Menton  
Contact David Rowe or Nicholas Corson on 01 614 7900

**BER:**

Exempt. (Protected Structure)

**Price:**

On Application.



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