



HARDWICKE HOUSE

Dublin 2
D02 ND96



13,432 sq ft of
Plug & Play Offices
on Hatch Street Upper,
Dublin 2

BUILDING FEATURES



Floor plates
of 6,264 sq ft
and 7,168 sq ft



155
desks



Available on a
flexible licence or
short term lease



Fully fitted
accommodation



Proximity to
transport links



Private
Terraces



Abundance of
local amenities



Yoga
studio



Manned
Reception



Ample bicycle
spaces



8 car
spaces



Shower facilities
on the 5th Floor



ALL INCLUSIVE

- › Occupy on a short term flexible licence agreement
- › Single landlord point of contact for the duration of the licence
- › Building owned and managed by Hibernia
- › Dedicated building management team who are familiar with the offices
- › Option for a fully managed service with one monthly bill to the occupier and service providers

Alternatively, a short term lease is available.

OFFICE CONFIGURATION

Hibernia can carry out any re-configuration works to cater for potential occupier's bespoke requirements.



PLUG & PLAY
'READY TO GO'
OFFICES

Floor	Sq M	Sq Ft	No of Desks
5th Floor	582	6,264	75
4th Floor	666	7,168	80
Total	1,248	13,432	155

SPECIFICATION:

- › Raised Access Floors
- › Suspended Ceilings
- › Air-Conditioning
- › LED Lighting

HARDWICKE HOUSE FIBRE PROVIDERS:

- › Eir
- › BT
- › Colt
- › Vodafone

FOURTH FLOOR

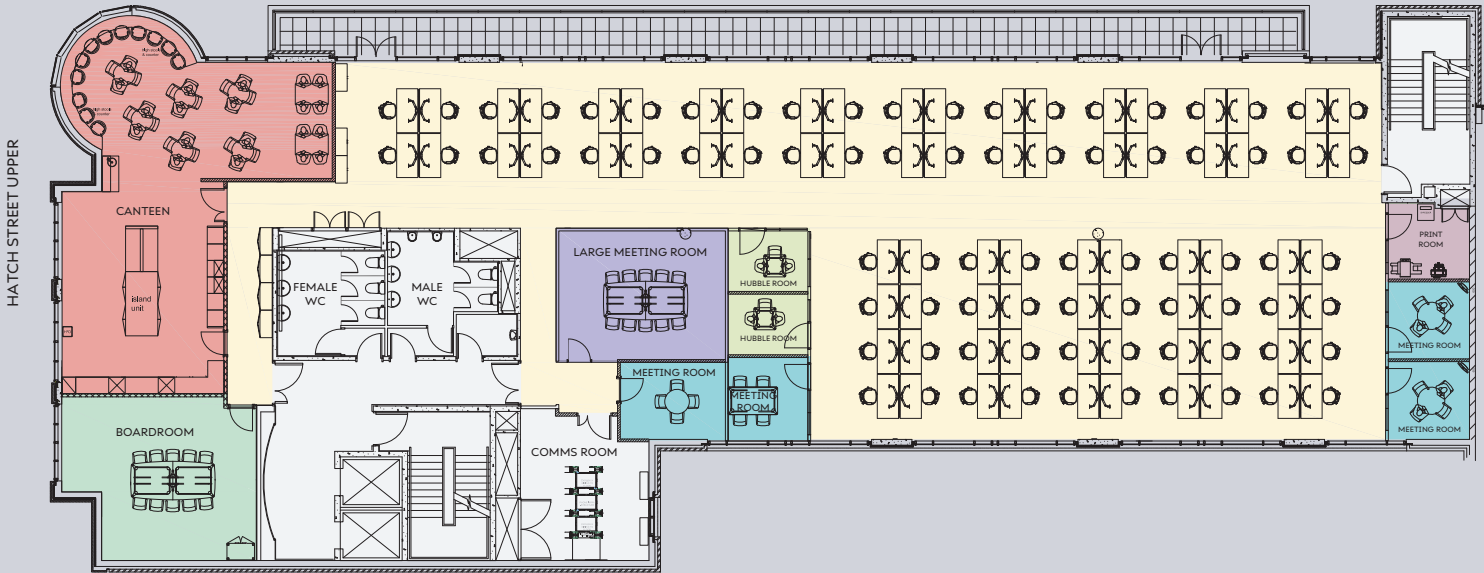
› 666 sq m / 7,168 sq ft

OFFICE INCLUDES

- 80 x Workstations
- 1 x Boardroom
- 1 x Large Meeting Room
- 4 x Meeting Rooms
- 2 x Huddle Rooms
- 1 x Canteen

IT INCLUDES

- CAT 6 Cabling
- Private network infrastructure with fast and secure fibre networks
- Comms Room
- VC Facilities



FIFTH FLOOR

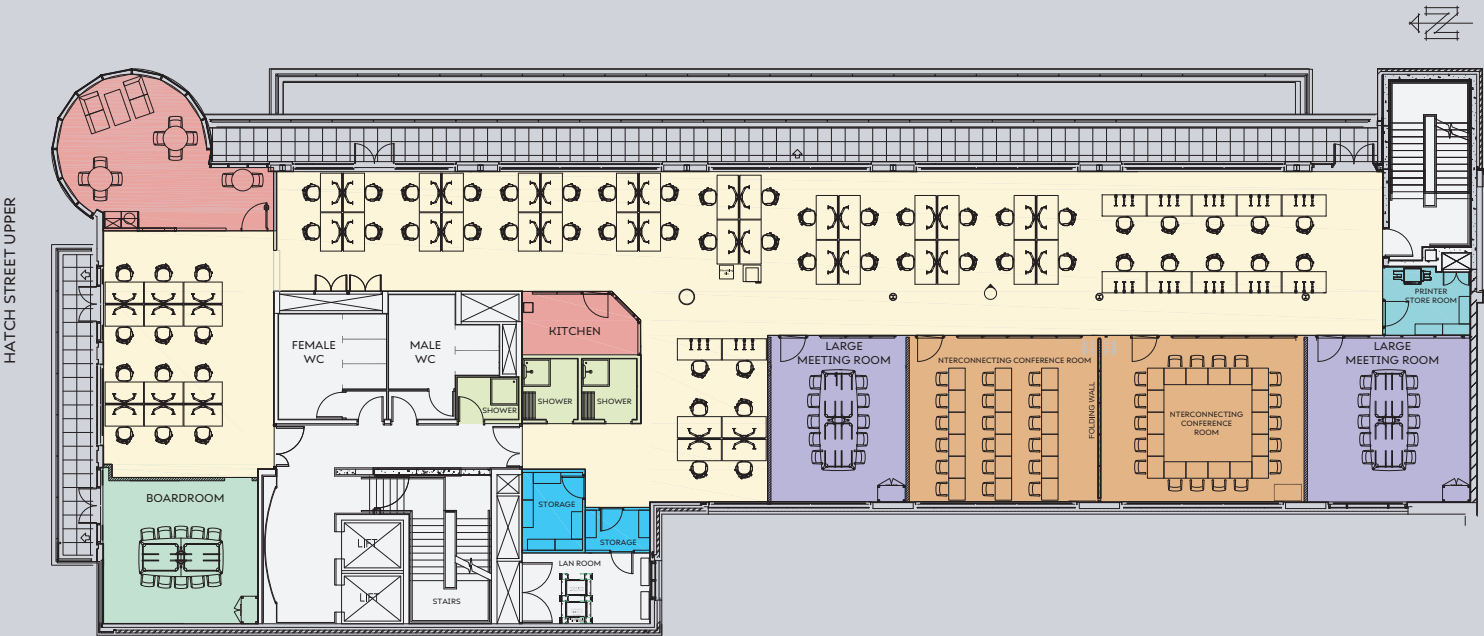
› 582 sq m / 6,264 sq ft

OFFICE INCLUDES

- 75 x Workstations
- 1 x Boardroom
- 2 x Large Meeting Rooms
- 2 x Interconnecting Conference / Training Rooms
- 1 x Canteen
- 3 x Shower Facilities
- 2 x Storage Rooms

IT INCLUDES

- CAT 6 Cabling
- Private network infrastructure with fast and secure fibre networks
- Comms Room
- VC Facilities





ON SITE AMENITIES



CAR PARKING

8 basement car spaces available on site.

BIKE SPACES

Hardwicke House provides dedicated bike parking facilities with a bike repair station located at basement level.

YOGA ROOM

Hardwicke House offers a dedicated yoga room providing a tranquil space where employees can practice yoga and meditation.

PRIVATE TERRACE

Both of the available floors provide generous private terraces with excellent views across the city, where employees can unwind, connect and take in the impressive surroundings.

SHOWER FACILITIES

Each office floor includes its own shower facilities for employees.

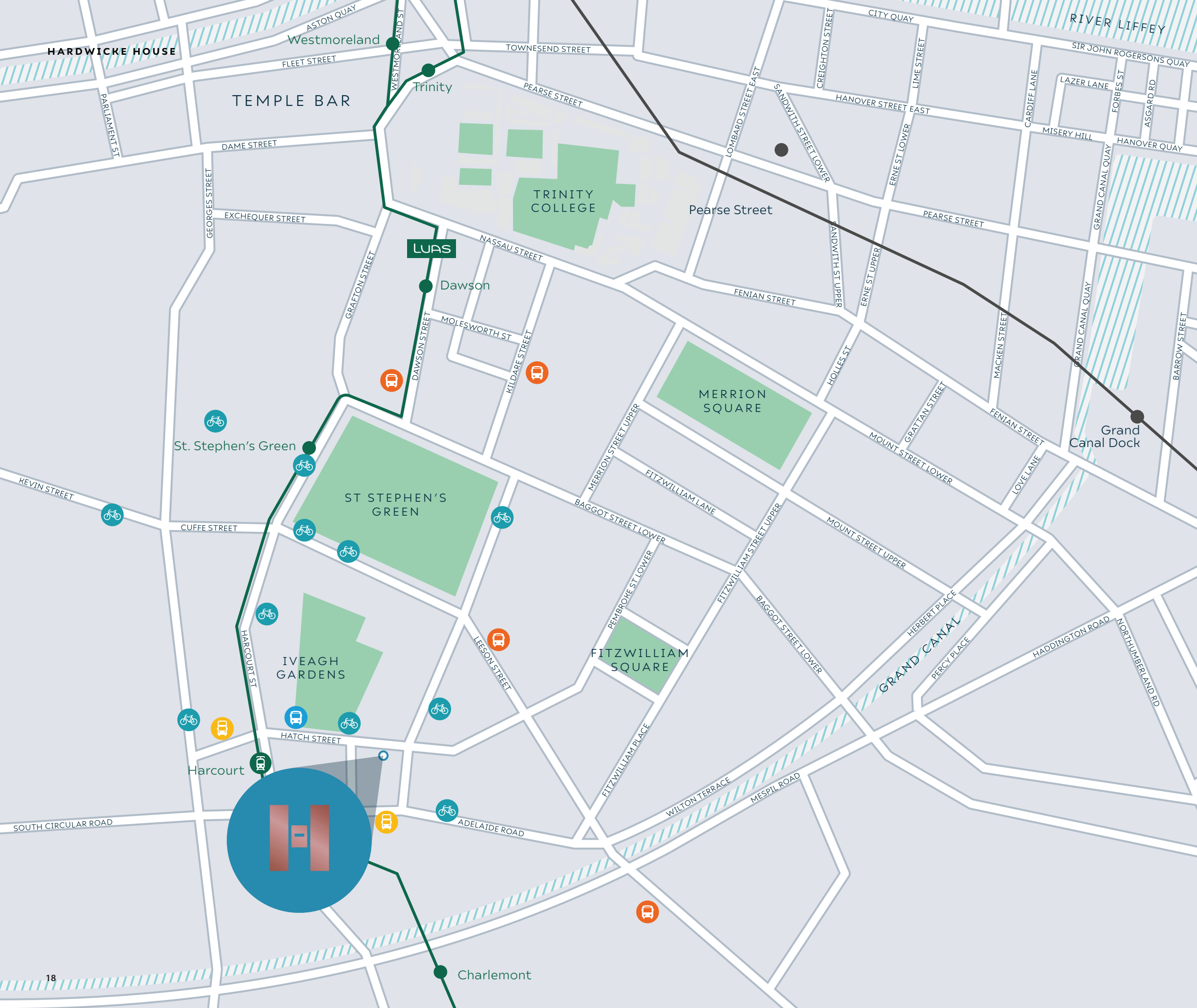


A PROVEN ADDRESS










- 1. IDA Ireland
Deloitte
CNP Santander
Scotia Bank
- 2. Deloitte
- 3. National Concert Hall
- 4. Wework
- 5. Mercer
- 6. Amazon
- 7. Viasat
- 8. Nuance
Bloomberg
- 9. EY
- 10. EY
Fidelis
- 11. Bank of America Merrill Lynch
Dropbox
Pepper
KPMG
Gartner
2K Games
- 12. Mazars
- 13. Regus
- 14. Camden Court Hotel
- 15. KKR
- 16. Arthur Cox
- 17. MetLife
- 18. Eversheds
- 19. BioMarin
Dechert
W&W
- 20. Conrad Hotel
- 21. L'Oréal
JLL
Bank of China
- 22. The Dean Hotel
- 23. Byrne Wallace
- 24. Byrne Wallace
- 25. Maples
- 26. Horizon Pharma
- 27. AerCap
- 28. Permanent TSB
- 29. Government Buildings
- 30. The Shelbourne Hotel
- 31. KPMG
- 32. Toast
- 33. Qualtrics
- 34. Trinity College







EXCELLENT ACCESSIBILITY

-  **LUAS Green Line**
3 min walk
-  **LUAS Red Line**
15 minute commute
-  **Dublin Bikes**
On your doorstep
-  **Dublin Bus**
1 min walk
-  **Air Coach**
5 min walk
-  **Irish Rail & Dart**
15 min walk
-  **Port Tunnel**
15 min drive
-  **Dublin Airport**
30 min drive
-  **Dublin Express**
5 min walk

Sole letting agents:



Styne House
Upper Hatch Street,
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On the instructions of:

hibernia



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