

# 1 Hatch Street Upper, Dublin 2



Description	Sq m	Sq ft
Upper Ground floor	324	3,486
Fourth Floor	378	4,068
Total	702	7,554

## Specification

- Raised access floors
- Floor boxes wired for power
- LED Lighting
- New carpets
- Flexible & efficient floor plates
- Kitchenette
- Shower facility
- Basement car park
- Manned reception



**Status**  
Available immediately



**Building Information**  
CAT B fit-out is scheduled to be completed by October 2025



**Lease Terms**  
Flexible lease term available directly from landlord.



**Car Parking:**  
Basement car parking available



**Quoting Rent:** €52.00 per sq.ft & €4,500 per car space ex VAT per annum  
**Rates:** €7.42 per sq.ft / €79.88 per sq.m ex VAT per annum  
**Service Charge:** €12.46 per sq.ft ex VAT per annum



**Public Transport**  
15 minutes walk to Pearse DART Station  
4 minutes walk to Harcourt Luas Stop



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Clennon@lisney.com  
01-6382700

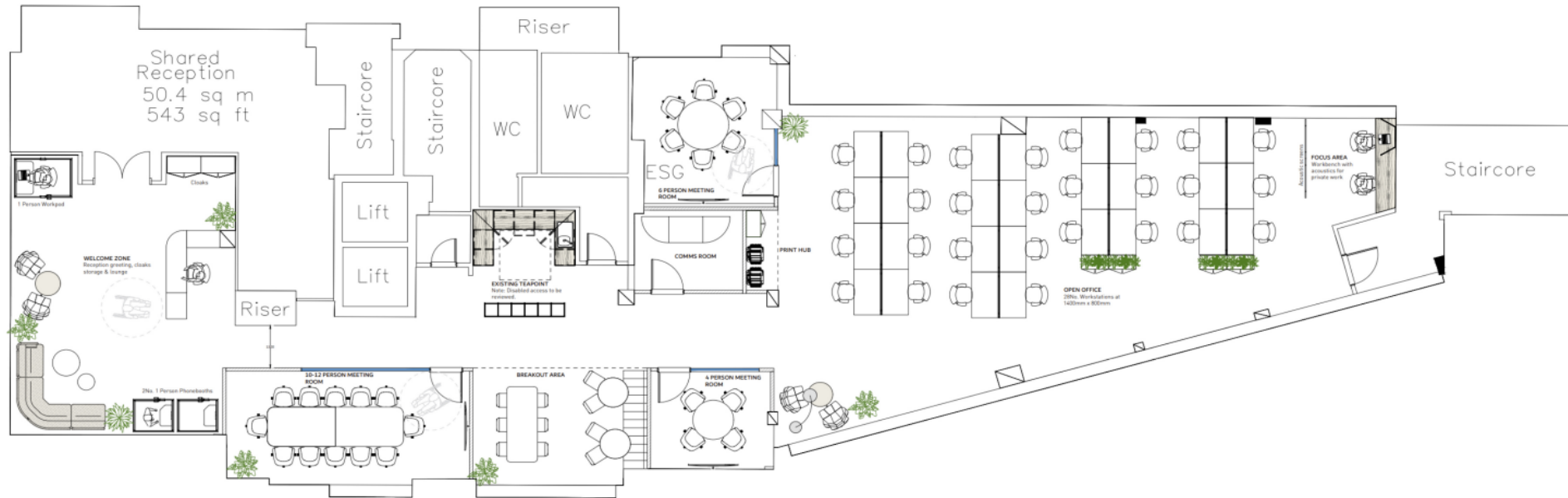
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# Proposed floor plans – ground floor

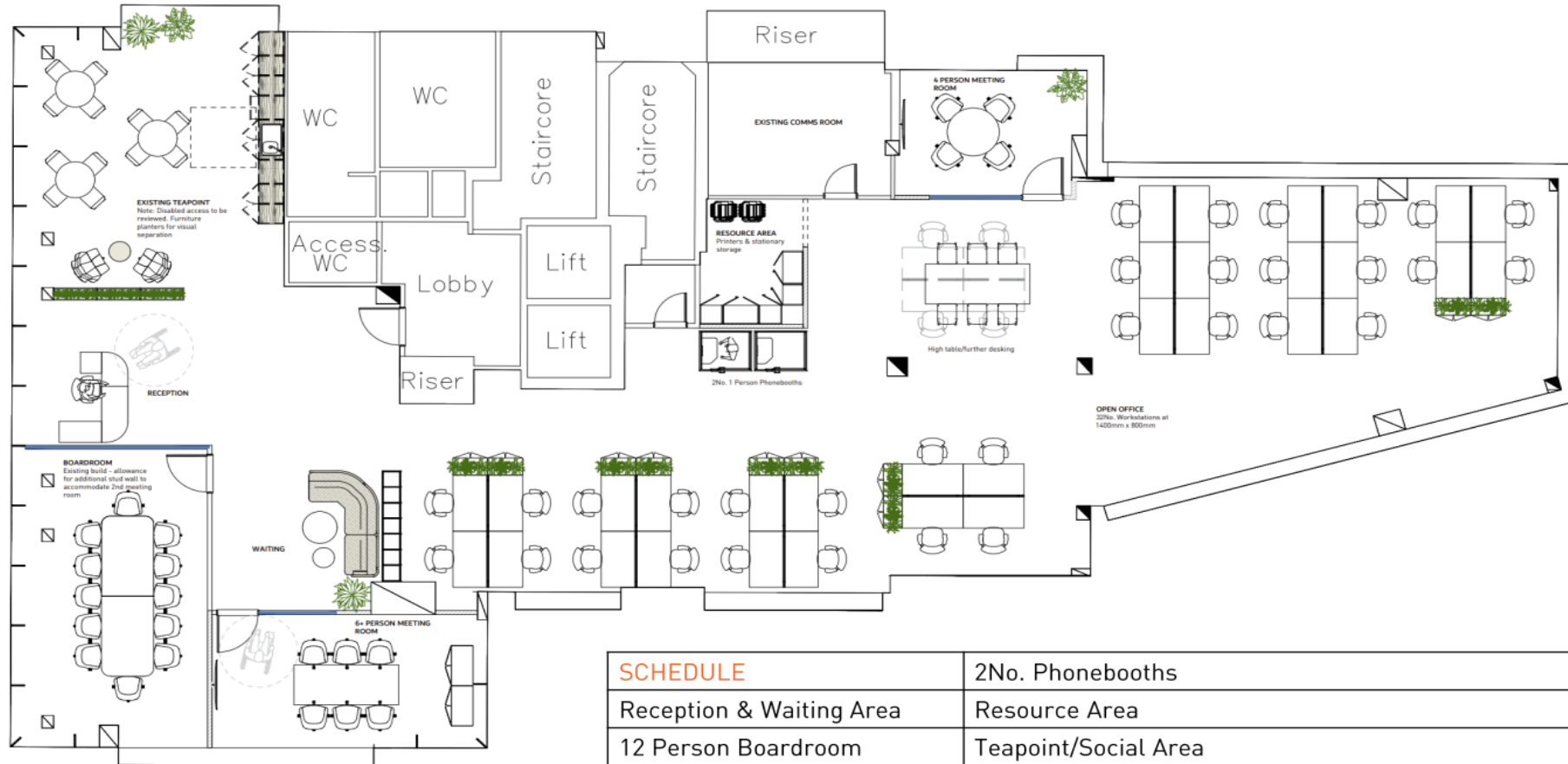
## GROUND FLOOR TEST FIT



SCHEDULE	
Reception & Waiting Area	2 Person Touchdown/Focus
12 Person Boardroom	Teapoint/Breakfast Bar
1No. 6Person Meeting	Comms Room
1No. 4 Person Meeting	Print Hub
2No. Phonebooths	28No. 1400mm Workstations
1No. Workpod	

# Proposed floor plans – fourth floor

## FOURTH FLOOR TEST FIT



SCHEDULE	
Reception & Waiting Area	2No. Phonebooths
12 Person Boardroom	Resource Area
6 Person Meeting	Teapoint/Social Area
4 Person Meeting	Comms Room
32No. 1400mm Workstations	High Table Huddle Area /Future Desking Location
	2No. Phonebooths