



To Let

Fully fitted Georgian building located in the heart of Dublin 2.

- Fully fitted
- Car parking
- City centre location
- BER Exempt

26 Hatch Street Lower, Dublin 2

Dublin 2, D02 WA22

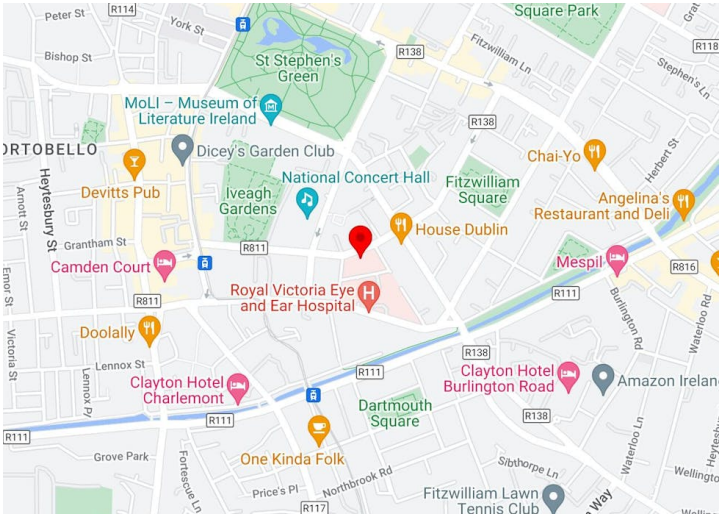
2,908 sq ft

270.16 sq m

Reference: #132633

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Summary

Rent	€34 per sq ft
Rates Payable	€4.12 per sq ft based on 2024 valuation
Service Charge	N/A
Car Parking	€3,500 per space / annum 6 car spaces
BER	BER exempt - Listed building

Description

26 Lower Hatch Street is an elegant Georgian office building comprising approximately 2,908 sq ft across four storeys over lower ground level. The property features fully fitted office space throughout and includes convenient rear parking.

Location

26 Lower Hatch Street is located in the heart of Dublin 2, within a few minutes walk of St. Stephens Green. The area benefits from a range of amenities including Grafton Street and the Iveagh Gardens. There is no shortage of food and beverage options in the immediate area with the likes of Mortons, Zambrero, Pret a Manger and Cafe Sol all within the vicinity.

The area is well served by public transport and is just a short walk from Harcourt Luas stop and a Dublin Bike station while Dublin Bus routes also run within close proximity to the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,908	270.16	Available
Total	2,908	270.16	

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