



To Let

**High quality Grade A office accommodation
available to rent in central Dublin 2 location**

- New glazed facade
- Statement entrance
- On-site cafe
- Superior occupier amenities
- BER B1

Styne House

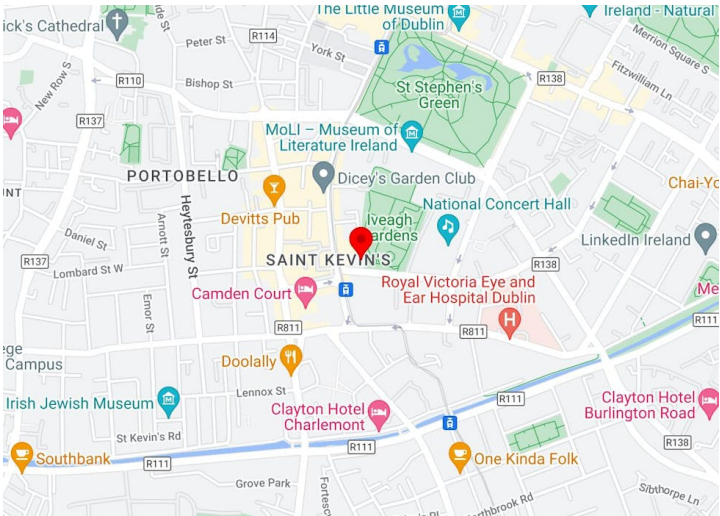
Upper Hatch Street, D02 DY27

13,451 sq ft

1,249.64 sq m

Reference: #186430

BER B1



Summary

Rent	€58.50 per sq ft
Rates Payable	€6.18 per sq ft based on 2024 valuation
Service Charge	€8.62 per sq ft
Car Parking	€4,000 per space / annum 7 car spaces with the 1st floor & 3 car spaces with the 2nd floor.
BER	B1

Description

Styne House is a prominent 70,400 sq ft Grade-A office building adjacent to the Iveagh Gardens, multi-let to a diverse range of occupiers including JLL, Bank of China and Kenmare Resources.

The building has been extensively refurbished with a new glazed façade with feature twisting fins, enhances the building’s appearance while improving environmental performance. A new welcoming double height reception and buzzing Coffeeangel café creates a vibrant space encouraging occupier interaction and collaboration. New end-of-trip shower, locker and bicycle parking facilities are in place for occupiers of the building.

The 1st & 2nd floors are available to lease catering from requirements of 4,800 sq ft to 26,901 sq ft. There is a total of 16 car spaces available.

Location

Located on the corner of Harcourt and Hatch Street beside the Iveagh Gardens at the centre of Dublin’s CBD, Styne House offers a range of amenities in the local area.

The building is ideally located within a short walk of a range of public transport options:

- > LUAS Green Line: 1 min walk
- > Airport Express Bus Stop: 1 min walk
- > Dublin Bikes Station: 1 min walk
- > Dublin Bus Stops: 2 min walk
- > DART/Rail Line (Pearse): 20 min walk

Accommodation

The accommodation comprises the following:

Floor/Unit	sq ft	Availability
1st	13,451	Available
Total	13,451	

Specification

The 1st Floor of Styne House has been fully refurbished to new enhanced CAT A condition which will include the following:

- > Air-Conditioning
- > Raised Access Floors
- > LED lighting
- > Exposed Ceilings
- > Dedicated kitchen
- > Smart technology

Terms

Available on a new lease agreement(s).

Rita Carney

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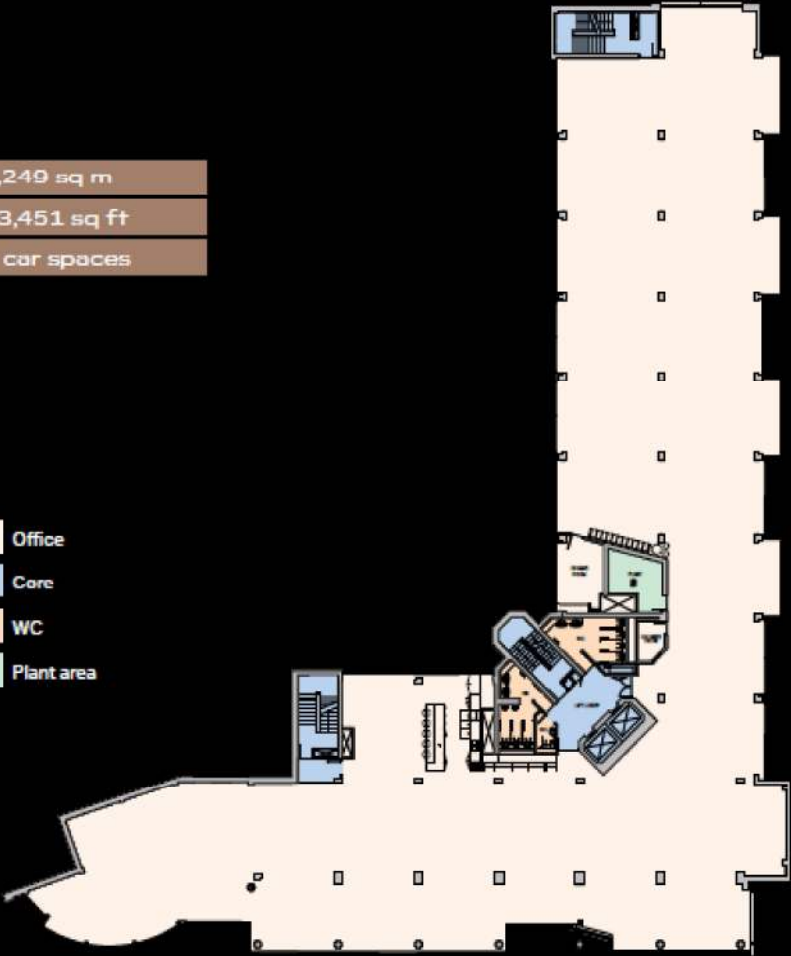




FIRST FLOOR PLAN

1,249 sq m
13,451 sq ft
7 car spaces

- Office
- Core
- WC
- Plant area



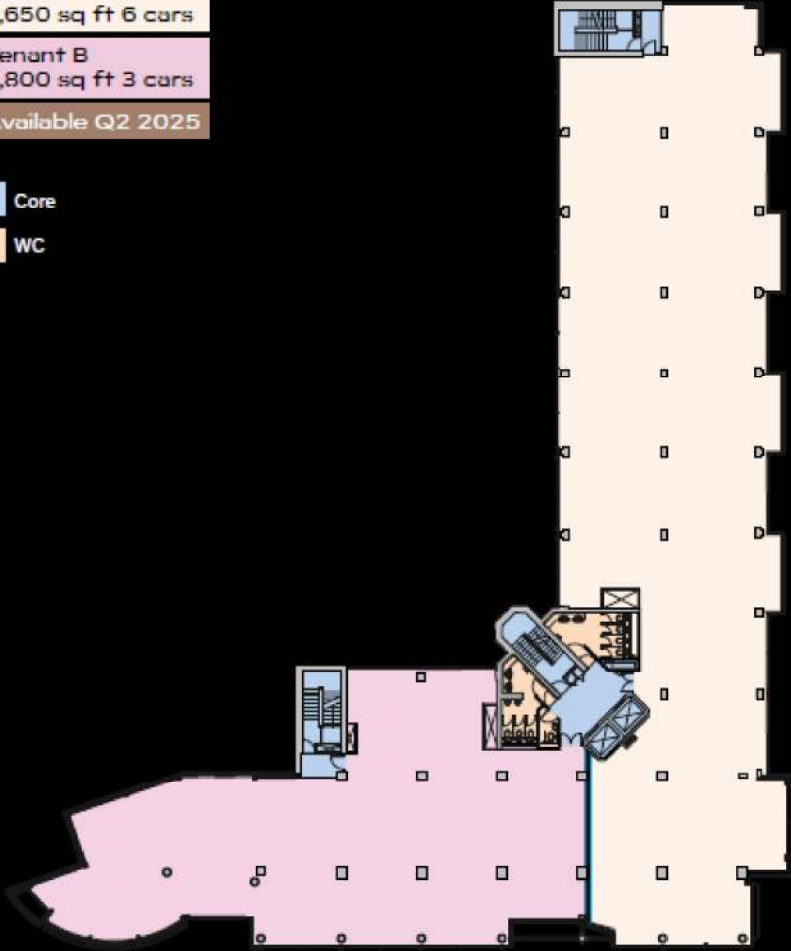
HATCH STREET UPPER

IVEAGH GARDENS

SECOND FLOOR PLAN

Tenant A
8,650 sq ft 6 cars
Tenant B
4,800 sq ft 3 cars
Available Q2 2025

- Core
- WC



HATCH STREET UPPER

IVEAGH GARDENS