

20 | ON HATCH

Hatch Street Lower Dublin 2



1ST FLOOR FULLY FITTED OFFICE SUITE TO LET



HIGHLIGHTS



Prime CBD location
near St Stephens Green
& Grafton Street



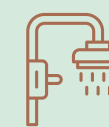
Fully fitted 1st floor
office suite extending to
821 sq.m. (8,837 sq.ft.)



5-storey
multi tenanted
office building



3 secure
on-site car
parking spaces



On-site
shower facilities
& bicycle parking



Available for
immediate
occupation



L'Oreal

Bank of America

BearingPoint Ireland

Azorra

JFS Global Recruitment

Deloitte

Iveagh Gardens

KPMG

Royal College of Surgeons

Standard Life

Kennedy Wilson

National Concert Hall

Arthur Cox

Eversheds Sutherland

20 ON HATCH

Maples Group

AerCap Holdings

St. Stephen's Green

Shelbourne Hotel

Permanent TSB

Aramark

Department of Transport

Embassy of South Africa

Lockton Insurance Brokers

Aviva Life

LOCATION

20 on Hatch is located in the heart of Dublin 2, one of the city’s most vibrant and sought after districts. It is situated just a short walk from St. Stephen’s Green and the bustling shopping district of Grafton Street, all while offering easy access to the city’s best dining and entertainment destinations making it a well-established office location.

Hatch Street Lower is home to a mix of elegant Georgian and modern buildings. The Grand Canal is also a short walk away, along with many other amenities being in close proximity.

The property benefits from unrivalled access to public transport with the Luas green line at Harcourt Street and St. Stephen’s Green. There are numerous quality bus corridors and Dublin bike stations surrounding it, as well as the DART and mainline train services within a fifteen minute walk at Pearse Street. All of this make 20 on Hatch one of the most accessible offices in Dublin. Prominent occupiers in the area include Deloitte, Dropbox, CNP Santander, Arthur Cox and many other International organisations not to mention KPMG’s up and coming new Headquarters on Harcourt Road.



ON YOUR DOORSTEP

Leisure & Culture

- The Iveagh Gardens
- St. Stephens Green
- The National Concert Hall
- Fitzwilliam Square
- Museum of Literature Ireland (MoLI)

Hotels

- The Conrad Hotel
- The Merrion Hotel
- The Shelbourne Hotel
- The Westbury Hotel
- The Iveagh Hotel

Dining

- DAX
- The Grayson
- Peploes
- Peacock Green
- House
- Morton’s
- Terrace Café
- Alfie Byrnes



DESCRIPTION

20 on Hatch is a modern five-storey Grade A office building. The 1st floor fully fitted office suite presents in excellent condition throughout and has the benefit of open plan office areas together with a mix of executive offices, meeting rooms and 2 large boardrooms.

There is also a generous kitchenette facility which can accommodate up to 15 people. The building was comprehensively refurbished in 2008 and is accessed via an impressive reception area at ground floor level, in general all common areas and shower facilities are finished to a high corporate standard.



SPECIFICATION

- Fully fitted
- Flexible & efficient floor plates
- Impressive reception and lobby areas
- Raised access floors with carpet finish
- Floor boxes wired for power and data cabling
- Plaster & painted ceilings with recessed PIR LED light fittings
- Air conditioning
- Comms room
- Kitchenette facility
- Excellent natural light to office areas
- 3 x 8 person high speed passenger lifts
- Shower facilities
- Secure bicycle parking
- 3 Secure on-site car spaces
- Security & fire alarm



FLOOR PLAN



1st Floor 821 SQ. M / 8,837 SQ. FT

The above floorplan is for illustrative purposes.

Further Information

Lease

Available on new lease terms

Service Charge

The 2025 service charge liability equates to €7.88 per sq. ft. per annum

Rates

The 2025 rates liability equates to approx. €6.30 per sq. ft. par annum

BER



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