

VAULT 8, STATION BUILDING, HATCH STREET, DUBLIN 2



01-638 2700

- Unique opportunity to trade in the vaults of the former Hatch Street Railway Station.
- Convenient south city centre location in the heart of the thriving Dublin 2 business district.
- High volumes of passing vehicular and pedestrian traffic.
- Ground floor approximately 205 sqm (2,206.60 sqft)
- Benefit of existing high quality fit-out.
- Nearby occupiers include Mortons, Cocu and Zambrero in addition to a host of multinational employers including Dropbox Ireland, State Street Global Advisors Ireland and KPMG.



LOCATION

The property is situated in Park Place, a mixed use office and retail development on Hatch Street Upper. Hatch Street is located just off Harcourt Street opposite the Iveagh Gardens and is conveniently located within minutes' walk of St Stephen's Green and Grafton Street. The development occupies the former Harcourt Railway Station. The retail element comprises former railway vaults which have been restored and converted for restaurant and retail use.

Neighbouring occupiers include Mortons, Cocu and Zambrero. The immediate area is home to a host of multinational occupiers including Dropbox Ireland, State Street Global Advisors Ireland and KPMG. The completion of Three Park Place will deliver 15,878 sqm (170,908 sqft) of the highest quality office space and will further increase the employee population in the immediate catchment.

The area benefits from excellent transport links with the Luas Green Line stop on Harcourt Street, numerous Dublin Bike hubs and Dublin Bus services within the immediate vicinity of the property.

DESCRIPTION

Peacock Green at Vault 8, the Station Building comprises a fully fitted leasehold gourmet cafe opportunity at ground floor level. The property is furnished to a high level and has the benefit of fixtures and fittings included in the sale.

ACCOMMODATION

We understand the unit comprises an approximate net internal floor area of 205 sqm (2,206.60 sqft)

TENURE

The property is held on a 15 year lease from 15th November 2013, subject to five yearly reviews, upwards or downwards to open market rent. A copy of the lease is available upon request.

RENT

The current passing rent is €36,000 per annum.

SERVICE CHARGE

Approx. €4,044 p.a.

QUOTING PRICE:

On request.

LOCAL AUTHORITY RATES:

Rates liability 2017: €9,133.20.

VIDEO TOUR

Virtual tour available via Google: <https://goo.gl/jVHf4J>.

BER INFORMATION

BER: C2.

BER No. 800586539.

EPI: 944.55 kWh/m²/yr.

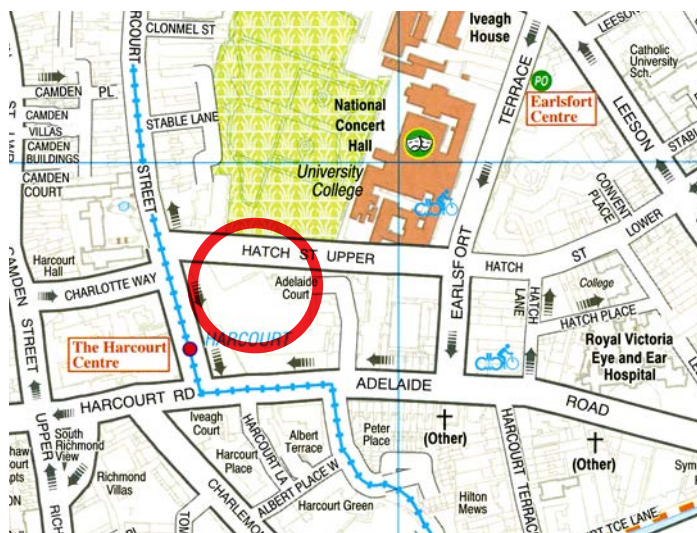
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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