



# A new neighbourhood café in a prominent part of the city



CGI of Styne House

The corner of Harcourt and Hatch Street welcomes you to a rapidly evolving city neighbourhood. The rich mix of people, parks, places to work, and places to go gives this quarter its unique character. Adjacent to the Iveagh Gardens, Styne House offers 668 sq ft of light filled, street front space, to create your vision for a new café.

# A bright and vibrant space, ideal for independent and specialist brands

The significant building upgrade at Styne House creates space for outdoor seating, a takeaway window, and excellent visibility. It is the perfect place to make coffee connections within this lively central business district.

## 62 sq m

INTERNAL DINING SPACE

## 30

INDOOR SEATING SPACES

## 1 min

FROM LUAS GREEN LINE  
HARCOURT STATION

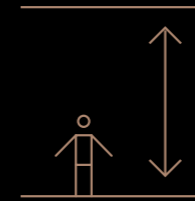


CGI of Styne House café

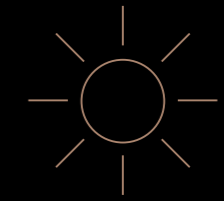


CGI of potential tenant fit-out of Styne House café

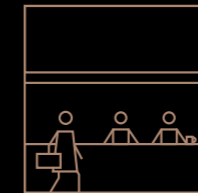
KEY FEATURES



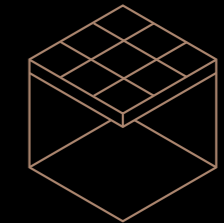
4.7M FLOOR TO CEILING HEIGHTS



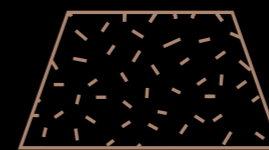
LIGHT FILLED SPACE



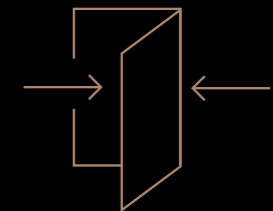
VITROCSA SLIDING SASH WINDOW



BESPOKE METAL CEILING



SIB EXTREME CONCRETE TERRAZZO FLOORING

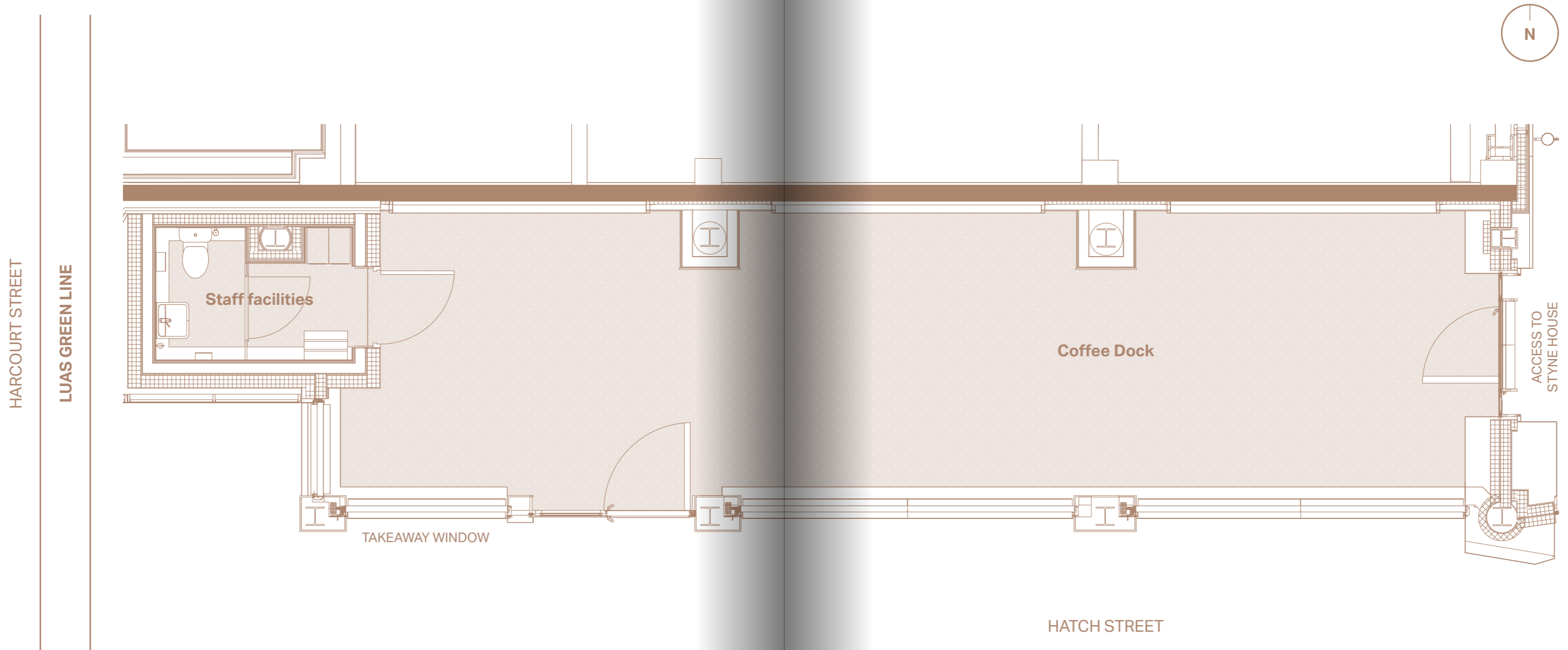


DUAL ACCESS FROM STREET LEVEL AND STYNE HOUSE RECEPTION

# Ground Floor:

668 sq ft / 62 sq m

FLOOR PLAN



## Specification

The unit will be handed over to incorporate terrazzo flooring, a bespoke ceiling, vitrocsa sliding sash window system and dual access from street level and Styne House reception. Occupier fitout to include seating and tables, serving counter and branding, subject to Landlord consent. A detailed handover specification document is available upon request.



# A vibrant community

Surrounded by numerous Irish and international headquarters and offices, with more coming on stream; Styne House itself is home to JLL, L'Oréal, CarGurus, Bank of China, The Law Reform Commission, SEI Investments and Kenmare Resources.

Adjacent to the Iveagh Gardens, and metres from the National Concert Hall, Styne House is a key element of this characterful city location. Highly accessible, and with the Luas Green Line on your doorstep, this is the ideal spot for an independent, artisan café: a place for people to meet, work, catch up, sip, and enjoy.

1



2



3



5



4



- 1 Earlsfort Terrace
- 2 Harcourt Street Luas stop
- 3 Grafton Street
- 4 National Concert Hall
- 5 Iveagh Gardens

# Location



Grafton Street

Dawson Street

Trinity College

Kildare Street

Shelbourne Hotel

St. Stephen's Green

KPMG

LUAS Green Line

**Styne House**  
CAFÉ OPPORTUNITY

Iveagh Gardens

National Concert Hall

Aviva

Dropbox

IDA

Bank of America

Deloitte

SEAI

EY Dublin

Investec

Pimco

WeWork

Mazars

Camden Street

The Convention Centre

Dublin Port

3Arena

Grand Canal Dock

Government Buildings

Merrion Square

Fitzwilliam Square

# Letting agent



PSRA:002273

Styne House  
Hatch Street Upper  
Dublin, D02 DY27  
[www.jll.ie](http://www.jll.ie)

Niall Delmar Associate Director

Stephen Murray Senior Director

Telephone 01 673 1600

Rent: On application

Viewing: Strictly by appointment with the sole agent JLL

## Terms & Conditions

These particulars are issued by JLL on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only, they are given in good faith and are believed to be correct, and any intending purchaser / tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser / lessee shall be liable for any VAT arising on the transaction. JLL nor any of their employees have any authority to make or give any representation or warranty in respect of this property.

**IPUT** REAL ESTATE  
DUBLIN

## Our Vision

Our ambition is to create spaces where people thrive; modern, sustainable buildings that set the standard for how we work today.

## Who We Are

We are proud to be one of Dublin's largest real estate owners, and with scale, comes the opportunity to shape our city. Our buildings form the cornerstone of neighbourhoods that enhance business life, and are always inclusive, vibrant communities for all.

As a generational investor, responsible investing is in our nature. Our long-term outlook guides us as stewards of our neighbourhoods and means we are committed to creating places that endure economically and socially.

## Our Values

### STEWARDSHIP

We are stewards of our neighbourhoods and aspire to make a positive contribution to our city. We achieve this through a long-term approach to how we invest and behave, and how we manage our portfolio, our environment and our people.

### LEADERS




We are leaders in Irish real estate and will continue to advance that position in our work and across our company through a culture of excellence, creativity and innovation.

### TRUSTED

We build trust through performance, not just in our track record but through our conduct and openness in our long-standing relationships with investors and stakeholders.

### PURPOSE

Our purpose drives us to set high expectations, and the expertise of our engaged and collaborative team ensures we meet them. We take pride in the buildings which we invest in, as well as the thriving neighbourhoods we help foster.

[iput.com](http://iput.com)   



72 Grafton Street, Dublin 2



One Wilton Park, Dublin 2



10 Molesworth Street, Dublin 2



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