

FOR SALE

60

---

CARMICHAEL  
HOUSE

---

60 BAGGOT STREET LOWER | DUBLIN 2

OFFICE INVESTMENT OPPORTUNITY



Tenant not affected | BER Exempt



# 60

## CARMICHAEL HOUSE



The outline of the property is shown for indicative purposes only on a non reliance basis.

### HIGHLIGHTS



Impressive Georgian office property fully refurbished to the highest standards throughout



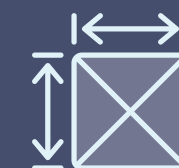
Excellent location, close to St. Stephen's Green, Fitzwilliam Square and Merrion Square Park in the heart of Dublin's CBD



Fully let with a passing rent of €200,000 per annum to February 2026



Operated as serviced offices with ability to obtain vacant possession



Net internal area of approximately 4,055 sq. ft. (377 sq. m.), with 8 car parking spaces



Potential to develop a mews property to the rear (subject to planning)

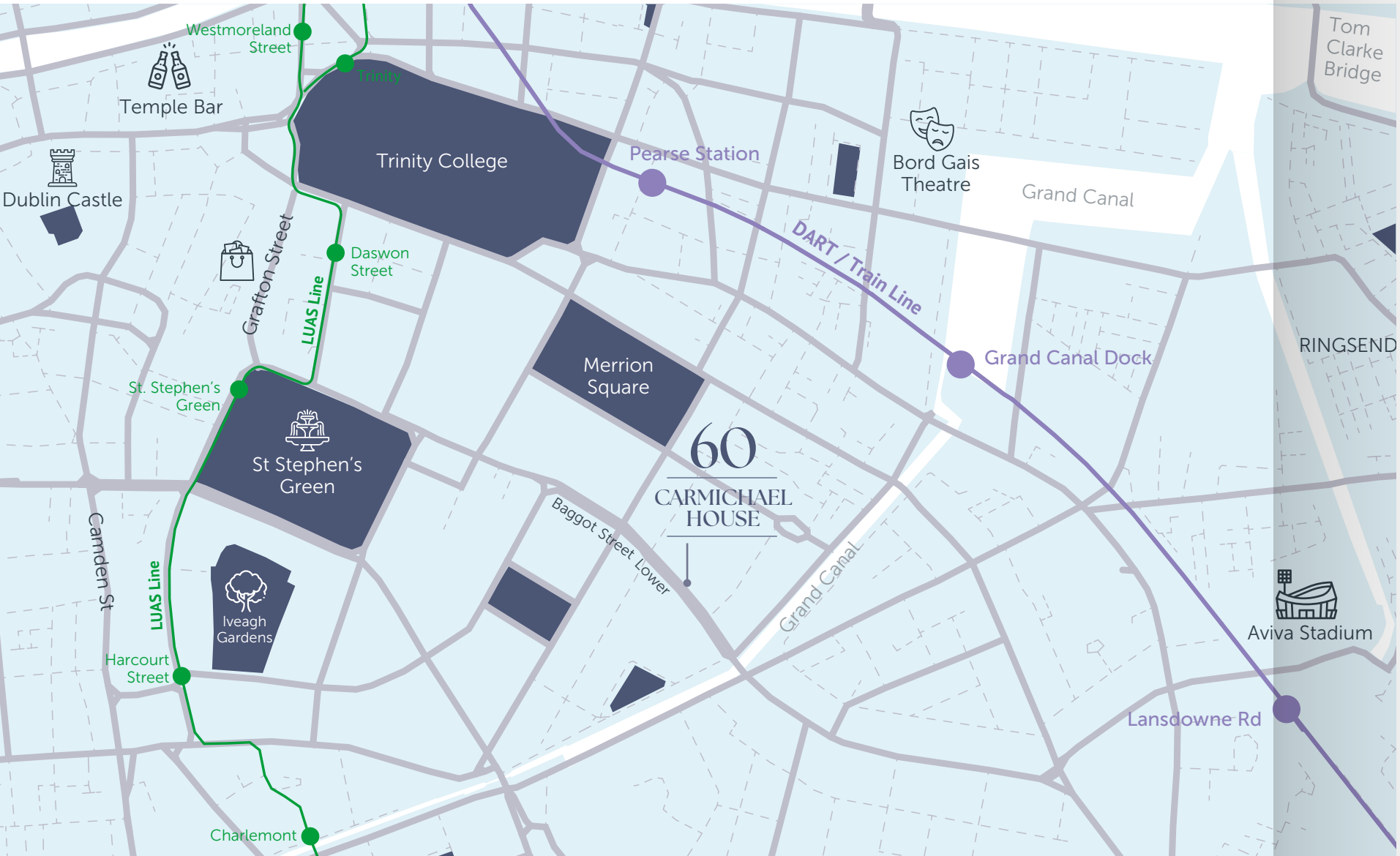


# LOCATION

60 Baggot Street Lower occupies a prime position in the heart of Dublin's Central Business District. The property is within minutes from St. Stephens Green, Fitzwilliam Square and Merrion Square.

The property enjoys excellent accessibility, with multiple bus stops within walking distance offering ample routes throughout the city. A Dublin Bike station is also conveniently located 120m away, providing an eco-friendly transport option. 60 Baggot

Street Lower is ideally situated just 1.2km from Grand Canal Dock Station, offering DART services, and a mere 1.1km from the St. Stephen's Green Luas stop on the Green Line ensuring unparalleled access to all parts of Dublin city and beyond.



## LOCAL OCCUPIERS

The surrounding area is home to an abundance of notable occupiers including Bank of Ireland, LinkedIn, Google, and ESB HQ. The area also benefits from nearby amenities such as restaurants, cafés, Miesian Plaza, Merrion Square and St. Stephen's Green parks, and the nearby Grafton Street, Dublin's premier shopping street.





DESCRIPTION

60 Baggot Street is a four storey over lower ground floor, Georgian townhouse providing office accommodation throughout, with high profile frontage onto Baggot Street. The building has been fully refurbished preserving the original period features of the Georgian property, whilst offering modern amenities and state-of-the-art facilities and is fully electric with no greenhouse gas in place.

60 Baggot Street Lower has a net internal area of approximately 4,055 sq. ft (377 sq. m.) and a gross internal area of approximately 5,501 sq. ft. (511 sq. m.). The rear yard has the benefit of direct access onto Convent Place via a roller shutter with the benefit of 8 surface car parking spaces and bicycle spaces. There is scope for value add through the potential to develop a residential mews to the rear (subject to planning), which is similar to other adjoining properties along Convent Place.

TENANCY INFORMATION



The property is currently fully let to Clearspace Limited on a 10-year lease from 16th of February 2021 at a passing rent of €200,000 p.a. The property is currently operated as a serviced office. The tenant has exercised their break option which is effective from 15 February 2026.

There is potential for an investor to seek to continue operation as a serviced office or on standard leases. Alternatively, an owner occupier can seek to obtain vacant possession in the short term.

FLOOR PLANS



Floor plans are indicative and for illustrative purposes only.

DRONE VIEW



The outline of the property is shown for indicative purposes only on a non reliance basis.

SCHEDULE OF ACCOMMODATION

Description	Sq Ft (NIA)	Sq M (NIA)	Sq Ft (GIA)	Sq M (GIA)
Basement	866	80.43	1,179	109.53
Ground	843	78.28	1,200	111.48
First	1,011	93.89	1,271	118.11
Second	596	55.35	901	83.70
Third	740	68.76	950	88.24
Total	4,055	376.71	5,501	511.06

All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence. A copy of the full measurement survey is available in the data room.



3rd Floor, Styne House  
Upper Hatch Street, Dublin 2  
T: +353 1 673 1600

### BRIAN SHIELDS

Senior Director, Capital Markets  
Brian.Shields@jll.com  
+353 85 730 9919

### SAOIRSE LONG

Graduate Surveyor, Capital Markets  
Saoirse.Long@jll.com  
+353 86 254 9965

### METHOD OF SALE

For Sale by Private Treaty

### BER

BER Exempt

### TITLE

Unregistered  
freehold

### VIEWING

Strictly by prior appointment  
through sale agents JLL.

**DISCLAIMER:** This sales brochure was prepared in February 2025. Subject to contract/contract denied. The particulars and information contained in this brochure are issued by Jones Lang LaSalle Limited on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether expressed or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licenses of use of occupation, access, and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle Limited, their employees, agents or affiliate companies, makes any warranty or representations whether expressed or implied with respect to the particulars and/ or information and which are to the fullest extent permitted by law, disclaimed: furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

PSRA No. 002273