



Lower
Baggot
Street

DUBLIN 2

DESCRIPTION

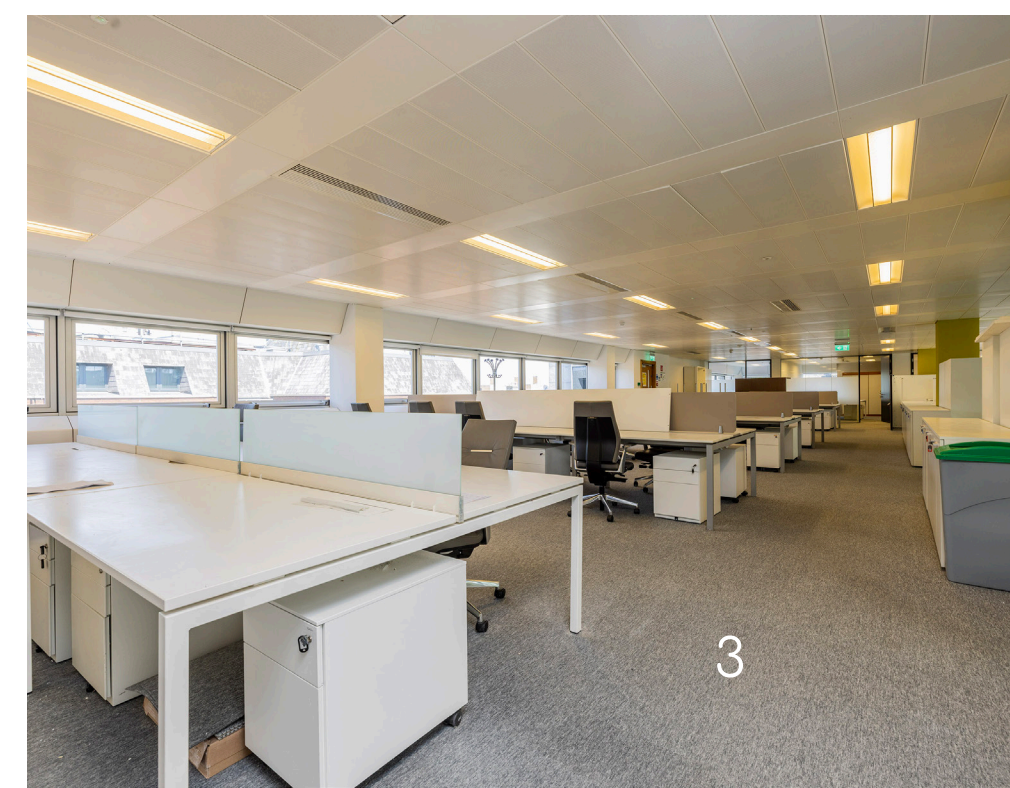
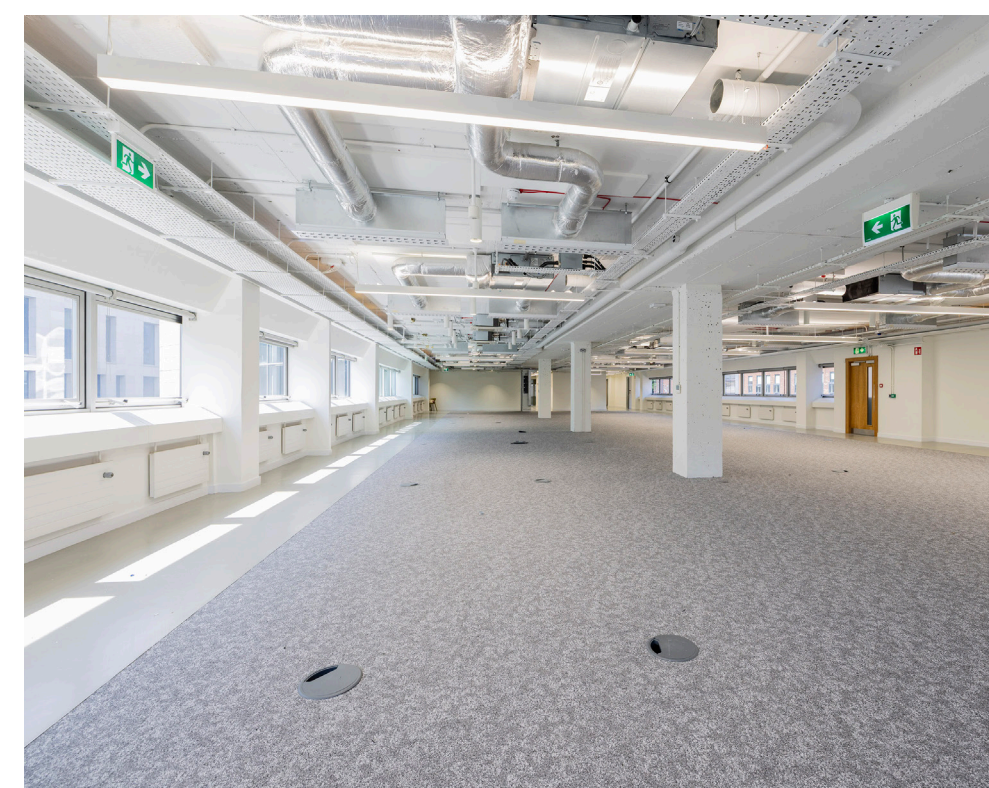
76 Lower Baggot Street is a landmark, modern office building located within Dublin's traditional CBD. The accommodation is available for immediate occupation and is laid out in a predominately open plan format with ancillary meeting rooms and a kitchenette.

The office is well presented and the building benefits from a recent refurbishment. Featuring generous floor plates and excellent natural light, the second and fourth floor offices offer versatile layouts incorporating open-plan workspace, breakout spaces and meeting rooms.

Other tenants within the building include GagaMuller, MML Capital, Elkstone and BHSM.



76 LOWER BAGGOT STREET PROVIDES AN IDEAL ENVIRONMENT FOR YOUR BUSINESS TO FLOURISH.



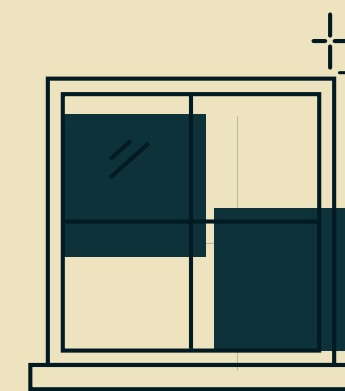
SPECIFICATIONS



PRIME DUBLIN 2
OFFICE BUILDING



OFFICE FLOOR WITH A
MIX OF OPEN PLAN, MEETING
ROOMS AND KITCHENETTE



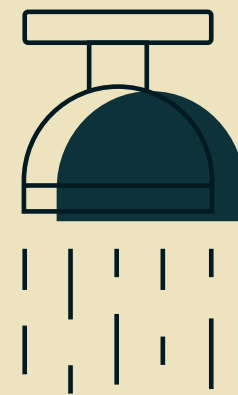
SUPERIOR QUALITY
FINISHES THROUGHOUT



COMMS ROOM



KITCHENETTE



END OF TRIP FACILITIES
INCLUDING SHOWER
ROOMS & BIKE STORAGE



26 PARKING SPACES



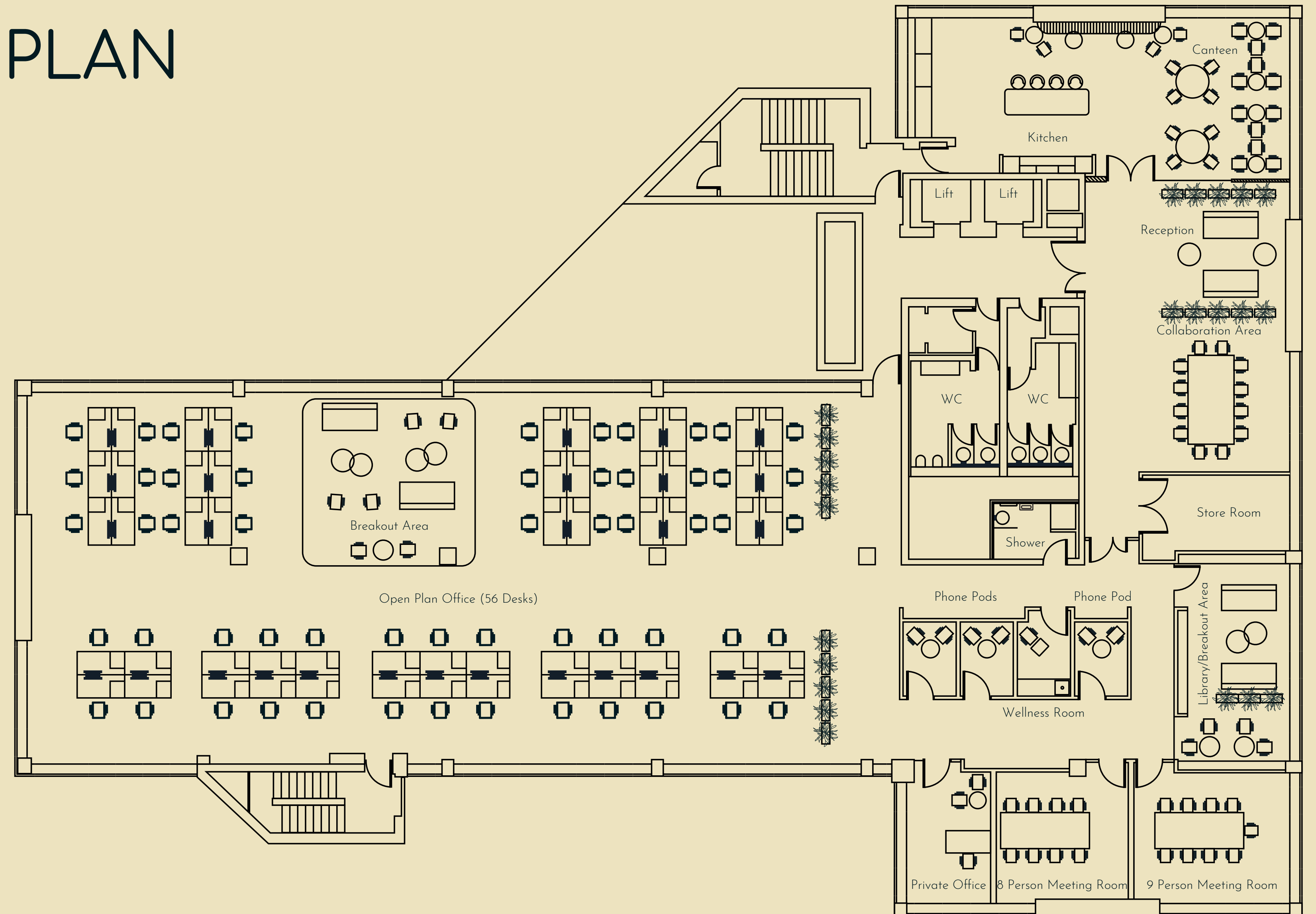
WIDE RANGE
OF AMENITIES
IN THE AREA

SECOND FLOOR PLAN

SCHEDULE OF ACCOMMODATION

| FLOOR | SQ. FT. | SQ. M. |
|--------------|--------------|---------------|
| 2nd | 8,048 | 747.68 |
| Total | 8,048 | 747.68 |

All intending Tenants are specifically advised to verify the floor areas and carry out their own due diligence.

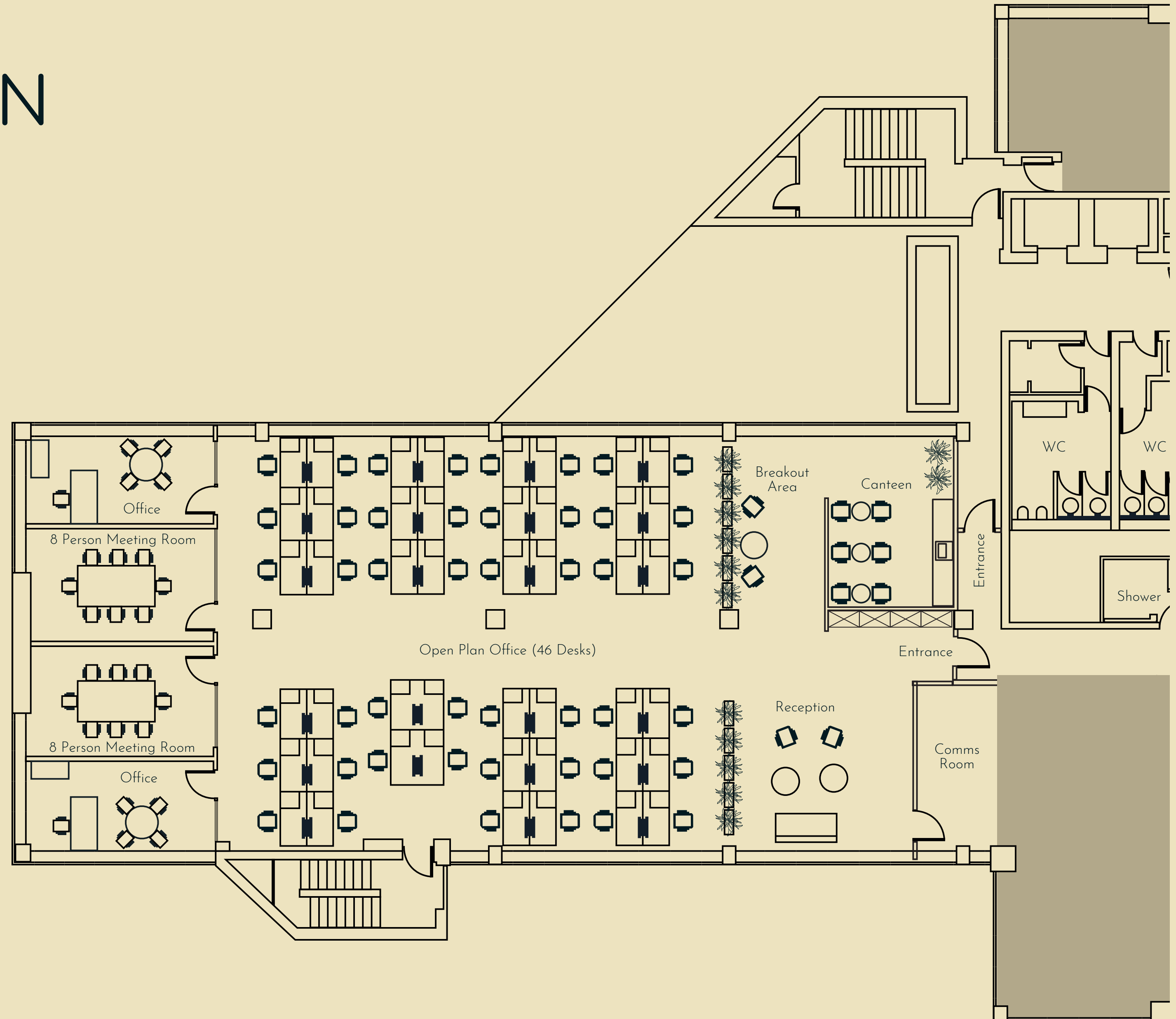


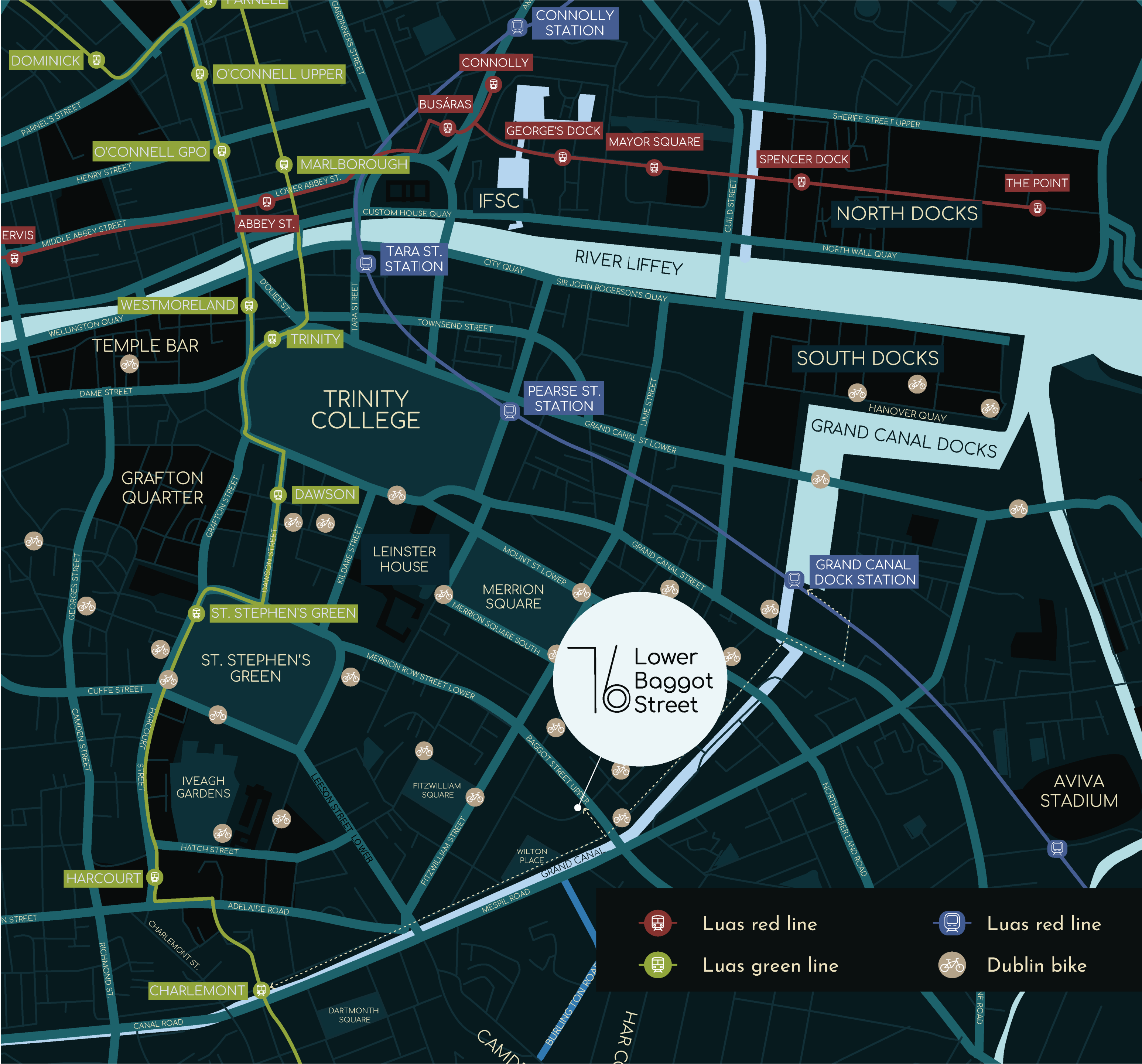
FOURTH FLOOR PLAN

SCHEDULE OF ACCOMMODATION

| FLOOR | SQ. FT. | SQ. M. |
|--------------|--------------|---------------|
| 4th | 4,334 | 402.64 |
| Total | 4,334 | 402.64 |

All intending Tenants are specifically advised to verify the floor areas and carry out their own due diligence.





TRANSPORTATION

Located in the vibrant city centre of Dublin, 76 Lower Baggot Street offers an unbeatable location with excellent access to a wide range of transportation options.

For commuters, the property is conveniently close to major transport hubs, including multiple bus routes and Dublin's extensive rail network. With nearby bus stops, traveling to your desired destination or connecting to other parts of the city has never been easier. The property is within close proximity to the Grand Canal Dock DART station and Charlemont Luas stop, ensuring effortless access for both employees and clients.

If you prefer driving, 76 Lower Baggot Street benefits from excellent road connections. It is conveniently located near the well-connected N11 and M50 motorways, providing convenient access to the entire Greater Dublin area.

Ample parking facilities are also available, allowing for a stress-free arrival.



LOCAL AMENITIES

76 Lower Baggot Street, situated in Dublin's Baggot Street area, offers a vibrant neighbourhood filled with various cafés, dining venues, convenient stores, and recreational parks.

Whether you prefer traveling by car, bike, or public transportation, this area provides convenience and connectivity. For the convenience of your team and visitors, essential services and amenities are within walking distance of 76 Lower Baggot Street.

With popular coffee shops such as Cool Hand Coffee Roasters and Coffee Angel, alongside well-known pubs including Searsons, O'Donoghue's and Toners, and dining options like Zakura Izakaya, Saba, Sprout and Tula Mexican Grill, there is a wide range of choices just a stone's throw from 76 Lower Baggot Street.

LEASE TERMS

Available by way of flexible lease terms.

ANNUAL RENT

On application.

AGENT



JLL, Styne House
Upper Hatch Street Dublin 2
PSRA No. 002273

CONTACTS

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INSPECTIONS

Strictly by private appointment through sole agents JLL.

BER

