



To Let

Recently refurbished office accommodation located in the heart of Dublin's traditional CBD.

- Prime Dublin 2 location
- Fully fitted office accommodation
- Recently refurbished
- Wide range of amenities in the area
- 13 parking spaces
- BER B3

76 Lower Baggot Street, Dublin 2

76 Lower Baggot Street, Dublin, D02 EK81

8,048 to 16,226 sq ft

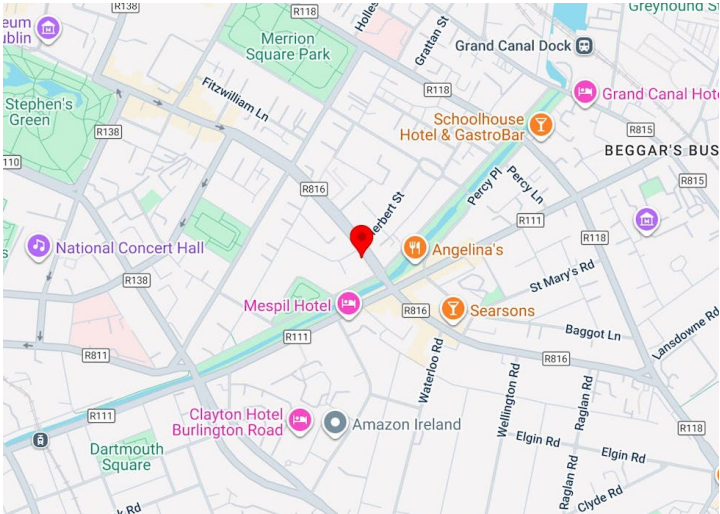
747.68 to 1,507.44 sq m

Reference: #132803

BER B3

76 Lower Baggot Street, Dublin 2

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Summary

Rent	€50 per sq ft
Rates Payable	€6.36 per sq ft based on 2024 valuation
Service Charge	€9.91 per sq ft Based on 2024 Budget
Car Parking	€4,000 per space / annum 14 spaces available
BER	B3

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 a generous floor plan and ample natural light, the 4th floor office offers a versatile layout that can be customized to suit your specific business needs. Other tenants within the building include Fitbit and Storyful.

Location

The property is located on Baggot Street which is one of the main arterial routes in to Dublin City Centre. There are ample bus routes serving the area as well as a Dublin Bike station while Charlemont Luas stop is located just 1km away. The area is home to many well established companies including LinkedIn, Amazon and IBEC. There are an array of food and beverage options in the area including Milano, Boojum, Angelinas and Saba to name but a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	8,178	759.76	Under Offer
2nd	8,048	747.68	Available
Total	16,226	1,507.44	

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