



To Let

Fitted renovated Georgian building available by way of new lease.

- Renovated building
- Fitted accommodation
- Prime location
- Private patio area
- Car parking available
- BER Exempt

67 Baggot Street Lower

Dublin 2, D02 HD83

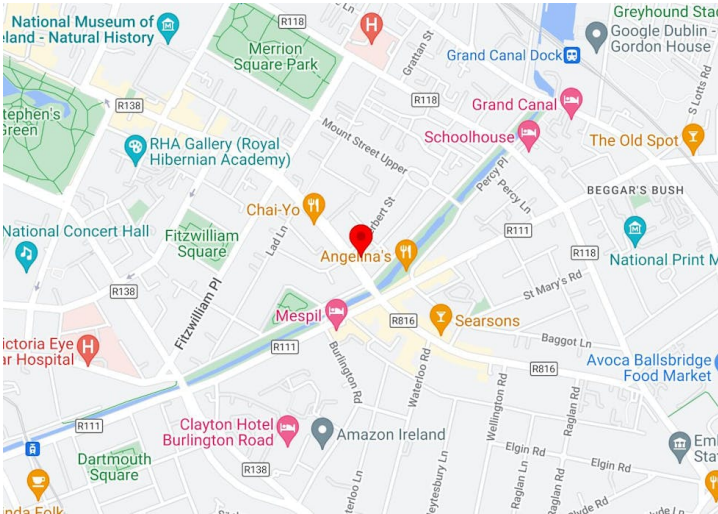
3,590 sq ft

333.52 sq m

Reference: #188041

67 Baggot Street Lower

Dublin 2, D02 HD83



Summary

Rent	€200,000 per annum
Rates Payable	€3.83 per sq ft based on 2024 valuation
BER	BER exempt - Listed building

Description

We are excited to introduce you to the stunningly high end renovated office space at 67 Baggot Street Lower, Dublin 2. Boasting a prime location in the heart of one of Dublin's most vibrant neighbourhood's, this newly improved property is now available by way of new lease terms.

Thoughtfully designed interiors: This highly-desired address now boasts an upgraded, stylish and modern workspace designed to drive team productivity, creativity, and house innovation amidst stunning architectural details. Its meticulously planned interiors, not-to-be-missed period features, and contemporary finishes offer an unmatched office ambiance to leave a lasting impression.

Contemporary Amenities: 67 Baggot Street Lower is equipped with in-demand amenities to ensure a seamless work experience. With high-speed internet, communications room & modern shower facilities, the building has everything you need to thrive in the modern business world. External amenities for the accommodation include a private patio area and designated car parking.

Prime Location: Situated in the heart of Dublin, 67 Baggot Street Lower offers excellent connectivity and convenience. You'll find an abundance of amenities, including cafes, restaurants, retail shops, and

Historic Site: Situated within a Conservation Area, the building at No.67 Baggot Street Lower in Dublin holds significance as it is listed on Dublin City Council's register of protected structures. This was once the residence of Thomas Osborne Davis, a notable figure in Irish history known for his roles as a writer, poet, and organizer of the Young Ireland movement and a plaque has been placed on the exterior of the building in commemoration.

Location

The building is easily accessible, providing both employees and clients with several transportation options, including nearby Dublin bus stops, Grand Canal DART station, and Dublin's Green Line LUAS for time-efficient commuting. Car parking spaces is also available, offering the perfect blend of convenience and functionality.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,590	333.52	Under Offer
Total	3,590	333.52	

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