



# Lower Baggot Street

DUBLIN 2

8,048 sq. ft / 747.68 sq.m



# 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 Fourth Floor office offers a versatile layout consisting of open plan areas, private offices and meeting rooms.

Other tenants within the building include Fitbit, Elkstone & BHSM.





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





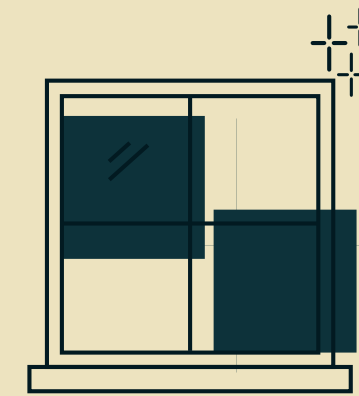
# SPECIFICATIONS



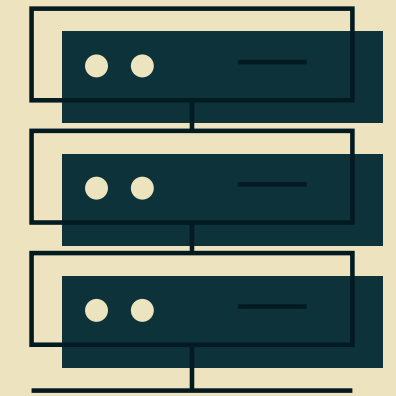
PRIME DUBLIN 2  
OFFICE BUILDING



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



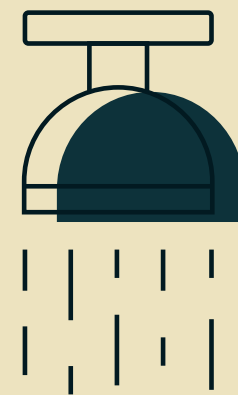
SUPERIOR QUALITY  
FINISHES THROUGHOUT



COMMS ROOM



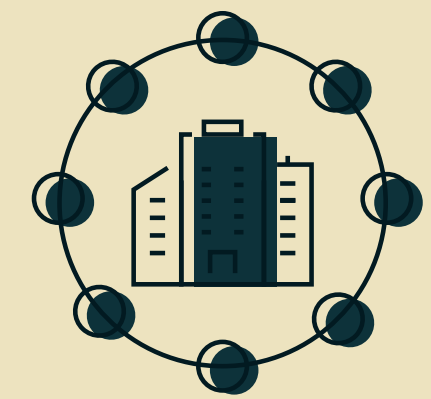
KITCHENETTE



END OF TRIP FACILITIES  
INCLUDING SHOWER  
ROOMS & BIKE STORAGE



13 PARKING SPACES



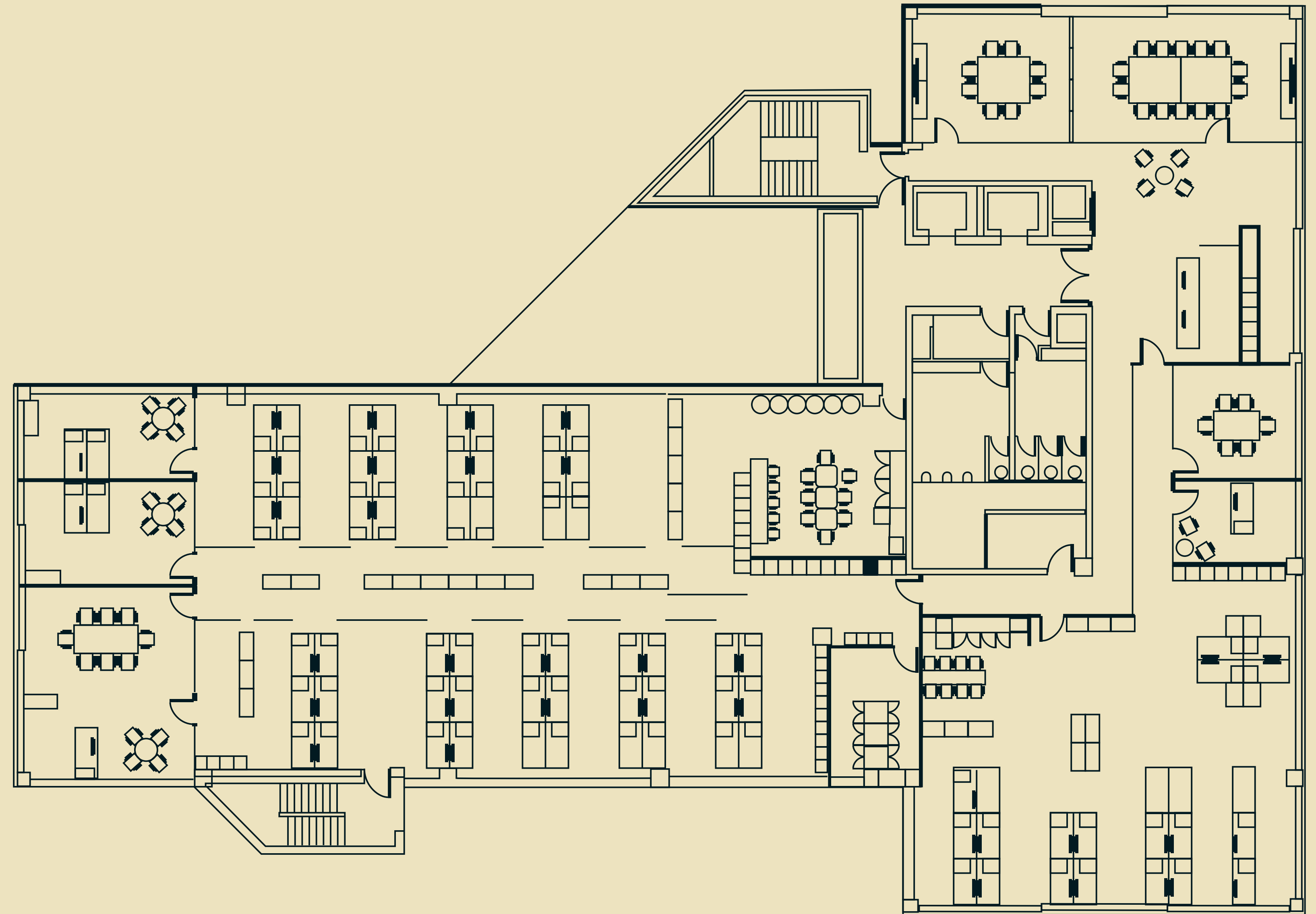
WIDE RANGE  
OF AMENITIES  
IN THE AREA

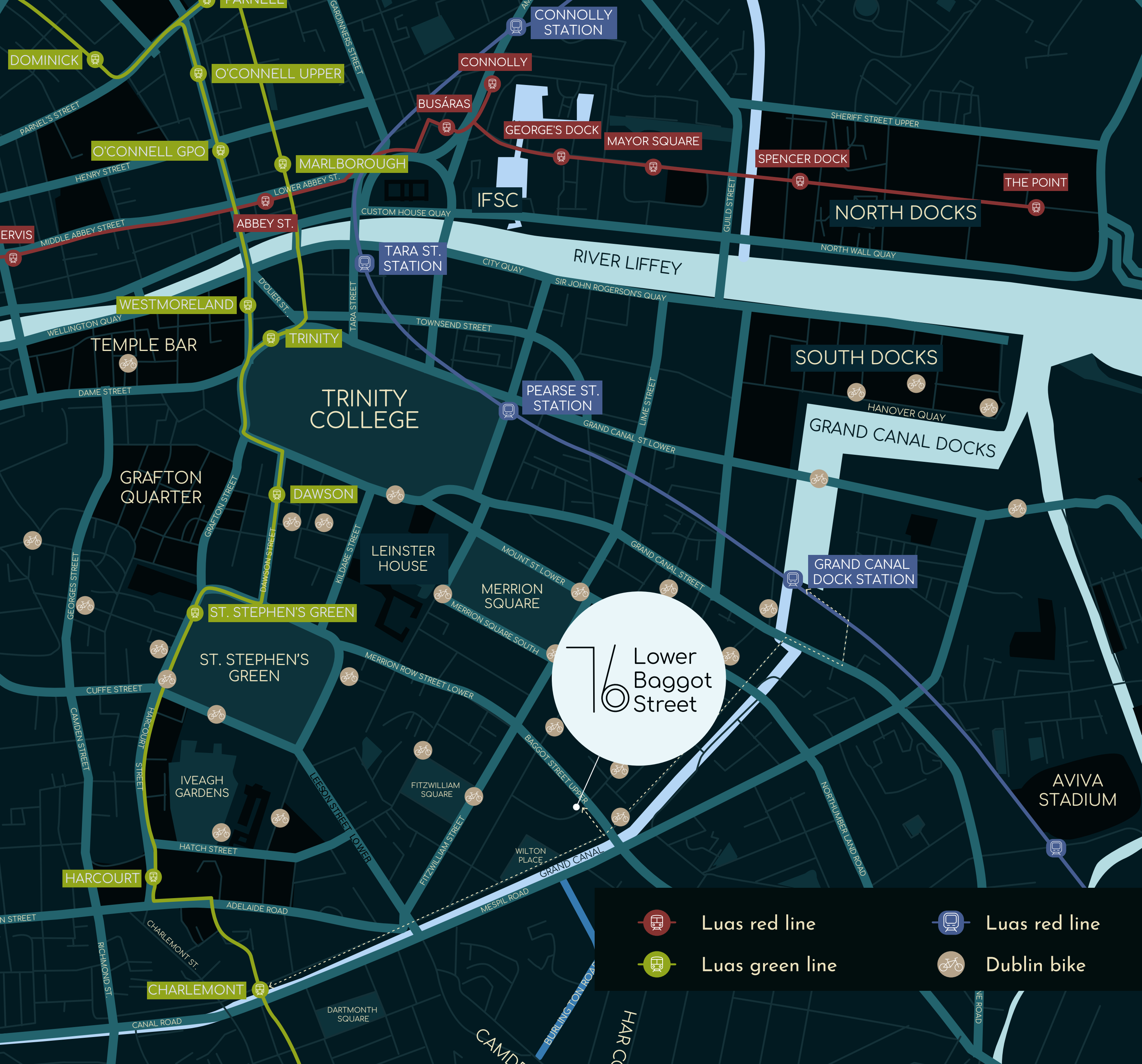
# FLOOR PLAN

## SCHEDULE OF ACCOMMODATION

FLOOR	SQ. FT.	SQ. M.
2nd	8,048	747.68
Total	8,048	747.68
Car Parking	13 spaces	

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 like Angelina's Deli & Coffee to Go and dining options such as La Peniche & Bloom Brasserie, there is a wide range of choices just a stone's throw away 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

