



**TO LET**  
by way of Sub-Lease

**96 Baggot Street Lower,  
Dublin 2**

# DESCRIPTION

96 Baggot Street Lower is a four storey over basement Georgian office building. The building has all the features one would expect of a Georgian property with high ceilings, large sash windows and ornate original features throughout.

The office accommodation comprises various sized rooms on each level, together with boardroom and break out space, kitchen facilities, w.c.'s and co-working spaces. Additionally, occupiers will benefit from secure car park to the rear.

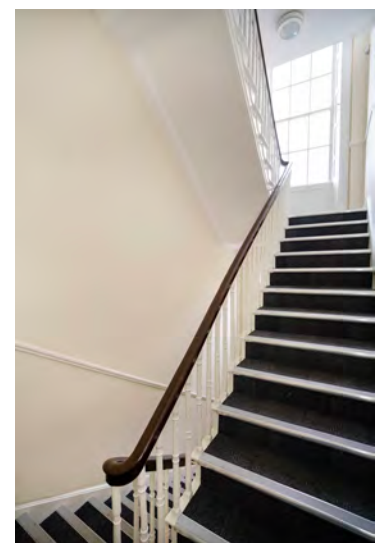
## SPECIFICATION

- Original Georgian features throughout
- Fluorescent lighting and feature lighting
- Perimeter trunking
- Painted and plastered walls throughout
- Tea stations
- Kitchen/break out area
- Boardroom



## SCHEDULE OF ACCOMMODATION

Area	Area (sq m)	Area (sq ft)
Basement	49	527
Ground	56.5	608
First	57	614
Second	57	614
Third	57	614
<b>Total</b>	<b>276.5</b>	<b>2,977</b>



*Parties should satisfy themselves as to the accuracy of the above floor areas*

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# LOCATION

The subject property is located on the southern side of Lower Baggot Street in the heart of Dublin City Centre. The subject property occupies a high-profile location and is approximately halfway between Fitzwilliam Street Upper and the McCartney Bridge. It is just a 10-minute walk to St. Stephen's Green, Grafton Street, and its environs. Occupiers can benefit from a wide selection of amenities, including cafes, bars, hotels, retail outlets and many restaurants.

The area boasts excellent transport facilities with numerous bus routes serviced within the immediate vicinity, as well as Pearse Street Dart Station, which is a short walk from the property. Occupiers also benefit from proximity to the recreational garden of Wilton Park. Neighbouring occupiers include Indiepics, Hayes McGrath LLP, 2GoCup, Acer Networks, Walsh O'Brien Harnett, Kerna Communications Limited, Sherry & Associates and Phelim O'Neill, to name but a few.



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## KEY DETAILS

### Rates

Local Authority rates payable for 2023 are €11,011.40

### Lease Terms

Available by way of Sub-Lease to February 2028

### Rent

On application

### BER

BER Exempt

### Viewing

By appointment through sole agent Bannon



## CONTACT

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