

114

LOWER BAGGOT
STREET

OFFICE TO LET

BER Exempt

114

LOWER BAGGOT
STREET

Superb own door
Georgian Building

Prime location in Dublin's
most sought after office district

Entire building extending
to approx. 294 sq m

Secure car parking
to the rear



LOCATION

Lower Baggot Street is one of Dublin's most sought after locations, as it is positioned in the heart of Dublin's commercial, administrative and cultural centre. 114 Lower Baggot Street is situated on the south side of the iconic street, a few doors up from Fitzwilliam Street, and a stone's throw from the bustling hub of Lower Baggot Street which stretches from St Stephens Green to Pembroke Street Lower.

A range of amenities are situated on the doorstep of this Georgian property; with fine dining restaurants such as F.X. Buckley's, Matt the Thresher, L'Ecrivain, Etto, The Unicorn and Restaurant Patrick Guilbaud, to name but a few. The area has exceptional dining options and a variety of iconic bars such as Doheny & Nesbitts, McGrattans and O'Donoghues.

The area boasts some of the most prestigious hotels Dublin has to offer with The Shelbourne, The Westbury and The Merrion Hotel all within a 10 minute walk.

114 Lower Baggot Street is without doubt situated at the heart of Dublin and offers unrivalled access to all that Dublin City has to offer.



DESCRIPTION

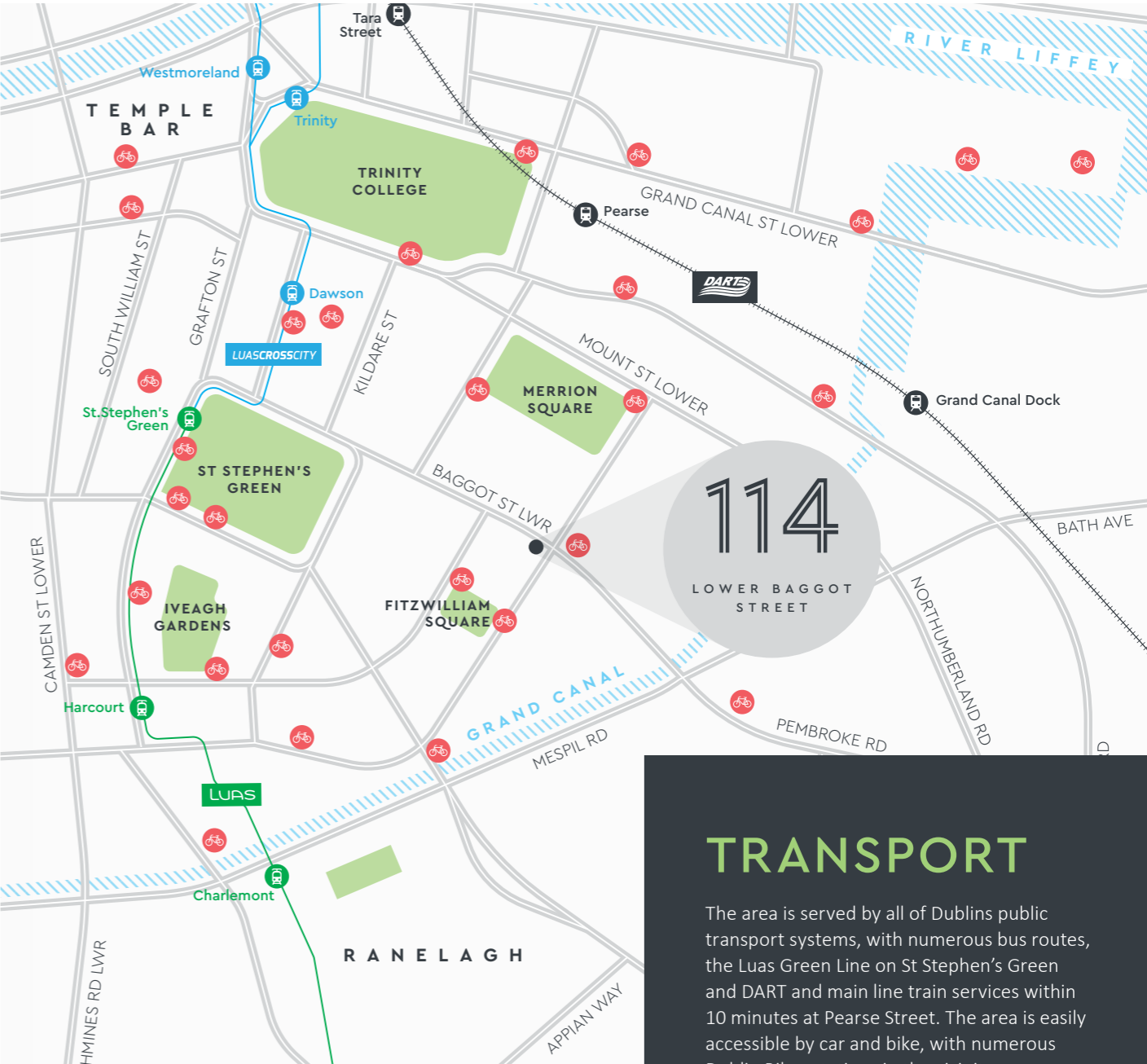
No. 114 Lower Baggot Street is a four storey over basement mid-terraced Georgian building extending to approximately 294.41 sq m (3,169 sq ft). The property, which has rear access off Baggot Court, has undergone an extensive refurbishment programme to provide the highest quality of finishes throughout.

The building is accessed directly off Lower Baggot Street, with a grand entrance hall with ceiling rose and feature lighting leading to two large reception rooms. The building is currently laid out in typical Georgian style, with large, light filled, efficient rooms at each level. The building also provides a generous storage facility at Lower Ground floor level, and external courtyard for sole use of the occupiers.

The building retains many of its original Georgian features including fireplaces and decorative plasterwork. Modernised elements present an attractive working environment, such as being fully wired for power and CAT 5E cabling throughout, a modern fitted kitchen and fully appointed toilets including shower facilities and changing areas.

Facilities include a courtyard to the rear which is accessed from both the Georgian office space and the rear car parking off Baggot Court.

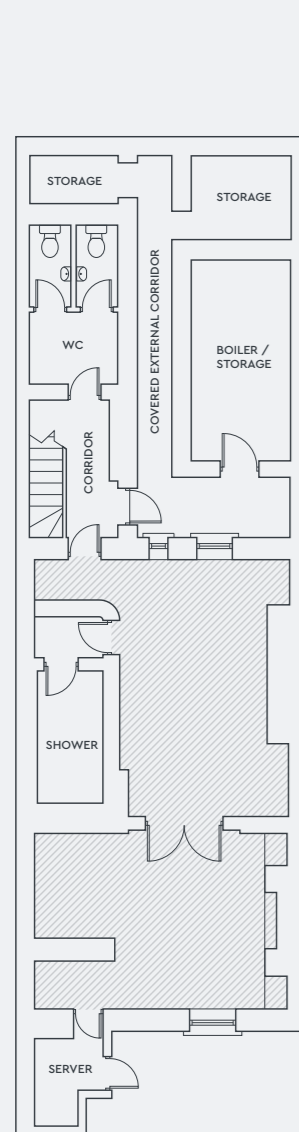
This unique building offers the very best of both the old and new.



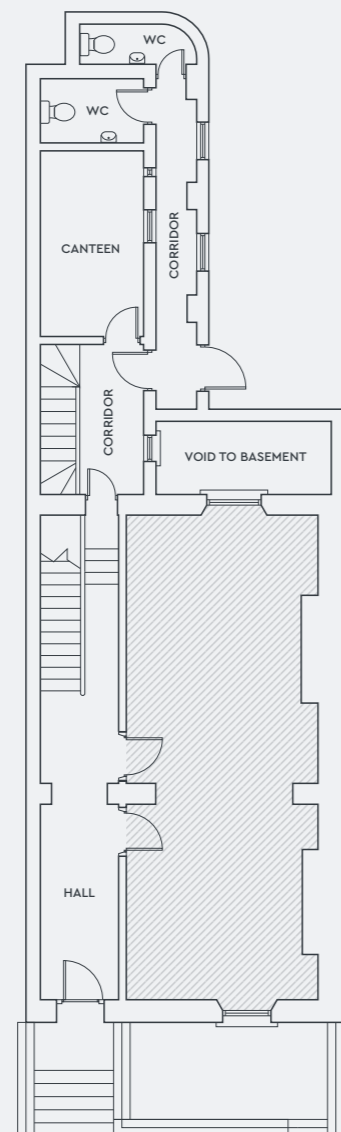
TRANSPORT

The area is served by all of Dublin's public transport systems, with numerous bus routes, the Luas Green Line on St Stephen's Green and DART and main line train services within 10 minutes at Pearse Street. The area is easily accessible by car and bike, with numerous Dublin Bikes stations in the vicinity.

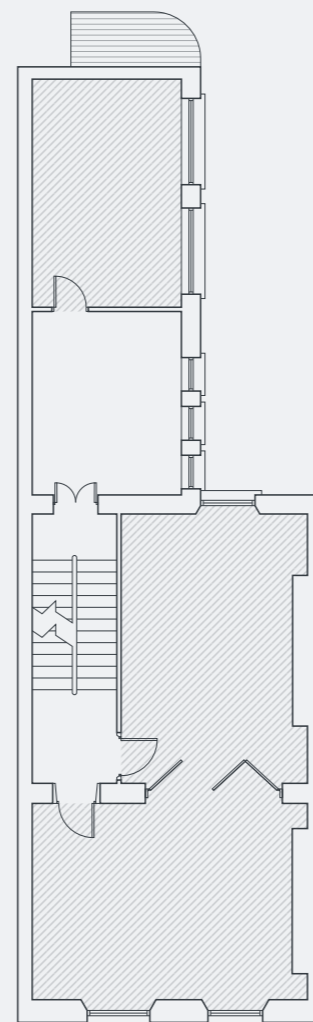




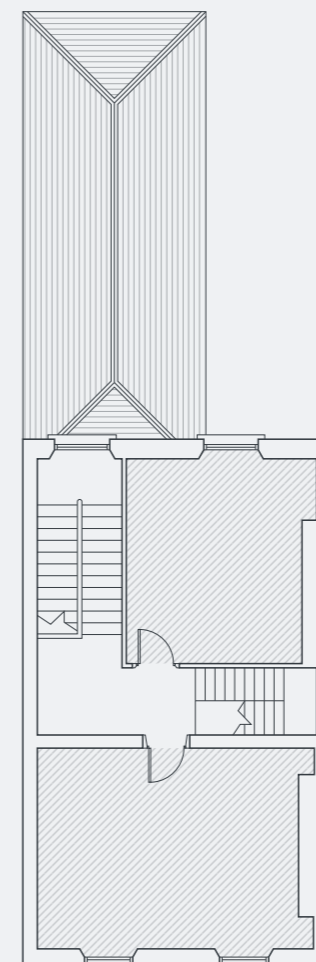
BASEMENT



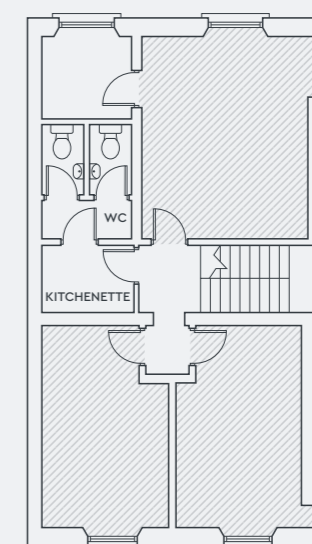
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SPECIFICATION

- Entire Georgian Building
- Rear access with car parking
- Courtyard / Garden Area
- Fully refurbished to include repainting and re-carpeting throughout
- Refurbished kitchen facilities
- Eurosmart intelligent heating control system for intelligent heat management
- Excellent storage
- Feature lighting to entrance hall/ first floor formal rooms
- Basement entrance off street level

ACCOMMODATION

The approximate net internal floor areas of the available office accommodation is 294.41 sq m / 3,169 sq ft, along with car parking to the rear.

RENT

On application.

LEASE TERM

Available to let under a new lease directly from the landlord.

VIEWING

Strictly by prior appointment with the sole letting agent Knight Frank.

BER DETAILS

BER Exempt.



20-21 Upper Pembroke Street
Dublin 2

+353 1 634 2466

LRN: 001266

www.knightfrank.ie

CONTACT

Paul Hanly

+353 1 634 2466

paul.hanly@ie.knightfrank.com

Harry Dawson

+353 1 634 2466

harry.dawson@ie.knightfrank.com

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