

# 104 LOWER BAGGOT STREET DUBLIN 2



## OFFICE SUITES

Ground Floor c.44 sq.m. (c.474 sq.ft.)

Ground and First floor Mews c.207 sq.m. (c.2,230sq.ft.)

&

Second Floor Return c.18.6 sq.m.(200sq.ft.)



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## COMMERCIAL



### LOCATION

104 Lower Baggot Street is situated on the south side of Lower Baggot Street directly opposite Bank of Ireland Headquarters, in Dublin's prime central business district. Lower Baggot Street is located mid-way between the junction of Lower and Upper Fitzwilliam Street and Hebert Row and Pembroke Row in Dublin 2. It is ideally situated to benefit from the numerous facilities offered by the City Centre, with St. Stephens Green Luas within 10 minutes walk as well as the numerous bus routes serving the area. It is also within walking distance of both Pearse Street and Barrow Street DART Stations. Neighbouring occupiers include ESB, Bank of Ireland, and various other professional bodies.

### DESCRIPTION

The subject office suites are located within a four storey over basement mid terrace Georgian building. The suites are available to let in their entirety or floor by floor. They feature mainly plastered and painted walls throughout, carpeted floors and a mix of fluorescent strip and spot lighting and Cat V Cabling. The subject property is divided between the original Georgian building to the front and an interconnecting extension to the rear comprising a two storey mews. Internally the mews on the ground floor has been partitioned to include several meeting rooms, kitchenette, WC, shower facilities and access to the car parking spaces. The first floor is mainly open plan with one cellular office.

### ACCOMMODATION

Approximate Net Internal Floor Area:

	Sq.m.	Sq.ft.
Ground	44.0	474
Ground Floor Mews:	100.6	1,083
First Floor Mews:	106.6	1,147
Second Floor Return:	18.6	200

### RENT

On Application

### LEASE TERMS

Flexible lease terms

### CAR PARKING

2 car spaces available at €4,000 per space per annum.

### VIEWING

By appointment only with Sole Agents

FINNEGAN MENTON

Contact: Aidan Hora or Helen Byrne on (01) 614 7900.



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