



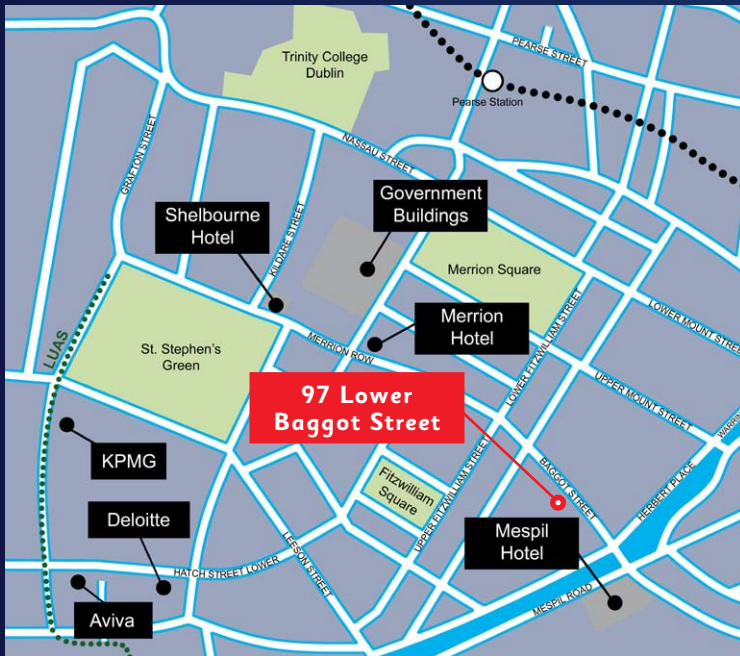
## Ground Floor Offices

97 Lower Baggot Street, Dublin 2

Well Presented Offices in Prime Location  
c. 45.9sq.m. / 495sq.ft.



**FINNEGAN**  
Menton



## Location:

97 Lower Baggot Street is situated on the South Side of Lower Baggot Street in Dublin's prime Central business district. Lower Baggot Street is located mid-way between the junction of Lower and Upper Fitzwilliam Street and close to Baggot Street Bridge 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 numerous bus routes serving the area.

## Description:

The available office space is at hall floor level which comprises of two interconnecting rooms c.495 sq.ft. which have recently been refurbished.

This bright and spacious office provide open plan space with high ceilings. Communal kitchen and toilet facilities are to the rear just off the entrance hallway and the office is being offered with the benefit of one car parking space.

This office space would be ideal for a growing Company looking for a City Centre office location.

## Accommodation:

	Sq.m.	Sq.ft.
Approximate Net Floor Area		
Ground Floor	45.9	495

## Lease:

New lease terms available.

## BER:

Exempt. (Protected Structure)

## Rent:

On Application.

## Viewing:

By appointment only with sole agents Finnegan Menton.  
Contact David Rowe or Nicholas Corson on 01 614 7900.



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