

# 116 LOWER BAGGOT STREET, DUBLIN 2



## Prime Dublin 2 Georgian to Let

- ◆ Entire Building
- ◆ “Walk in” Condition
- ◆ 278 sq m (2,992 sq ft)
- ◆ Flexible Lease Terms

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### Location

No 116 Lower Baggot Street is located within Dublin's Central Business District. This proven office location forms part of Dublin's well established office region and benefits from the many amenities the city centre provides. The property is very close to both Merrion Square and St. Stephens Green, and has the benefit of many excellent hotels and restaurants locally.

### Transportation

Accessibility to the property is first rate with both the LUAS & DART serving the region. These transport amenities can be accessed from the following stations;

- LUAS Green Line – St. Stephens Green Station
- DART - Pearse Street Station
- All major city centre bus routes serving both the north and the south of the city

### Description

116 Lower Baggot Street comprises four storey over basement offices in a refurbished period Georgian building. The building is in excellent condition and ready for immediate occupancy. The property boasts Georgian period features including fireplaces and original cornice work.

The layout comprises of a mix of fine large period rooms and smaller offices ideal as meeting rooms/single person offices. The lay out of the building and the existing Cat 5 data cabling provides incoming occupiers with minimum of fit-out work and a saving on initial capital expenditure.

There is a kitchen and ample WC facilities throughout the property. No. 116 is also fitted with a fire and intruder alarm and also benefits from a fire escape to the rear.

### Accommodation

278 sq.m (2,992 sq.ft)

### Lease Terms

Flexible lease terms available

### Viewing

Strictly by appointment with sole letting agents Knight Frank

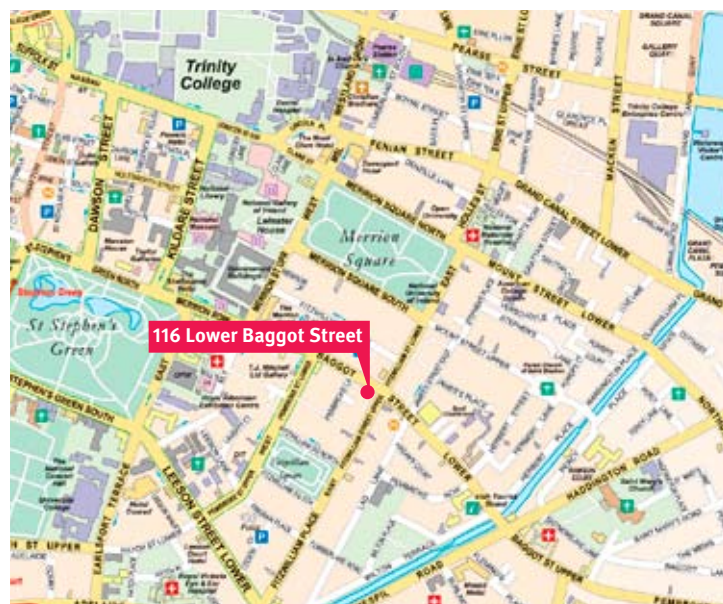
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