

**TO LET | FITTED OFFICE ACCOMMODATION**

# 142-143

## BAGGOT STREET LOWER, DUBLIN 2

Approx. 2,500 sq.ft. to 6,200 sq.ft.



# EXECUTIVE SUMMARY

1ST AND 3RD FLOOR FITTED  
OFFICE ACCOMMODATION

STRATEGICALLY LOCATED IN  
THE HEART OF DUBLIN'S CBD

AVAILABLE SPACE RANGING  
FROM APPROX. 2,500 SQ.FT.  
TO 6,200 SQ.FT.

OWN DOOR ACCESS

EXCELLENT PUBLIC TRANSPORT  
LINKS AND LOCAL AMENITIES

FLEXIBLE NEW LEASE TERMS  
AVAILABLE





# LOCATION

142-143 Baggot Street is situated on the south side of Baggot Street Lower, just a short distance east of its intersection with Merrion Street Upper. This area is a highly sought-after office location, with notable neighbours including the Department of Finance, Department of Health, Bank of Ireland, ESB, and the OPW, among others.



An Roinn Airgeadais  
Department of Finance



An Roinn Sláinte  
Department of Health



Energy for  
generations



OPW

Oifig na  
nOibreacha Poiblí  
Office of Public Works

The vicinity boasts a wide range of amenities, including several prominent pubs, restaurants, cafes, and hotels.

The building is well connected to a variety of amenities:



DUBLIN BUS ROUTES 2 mins 



ST STEPHEN'S GREEN 3 mins 



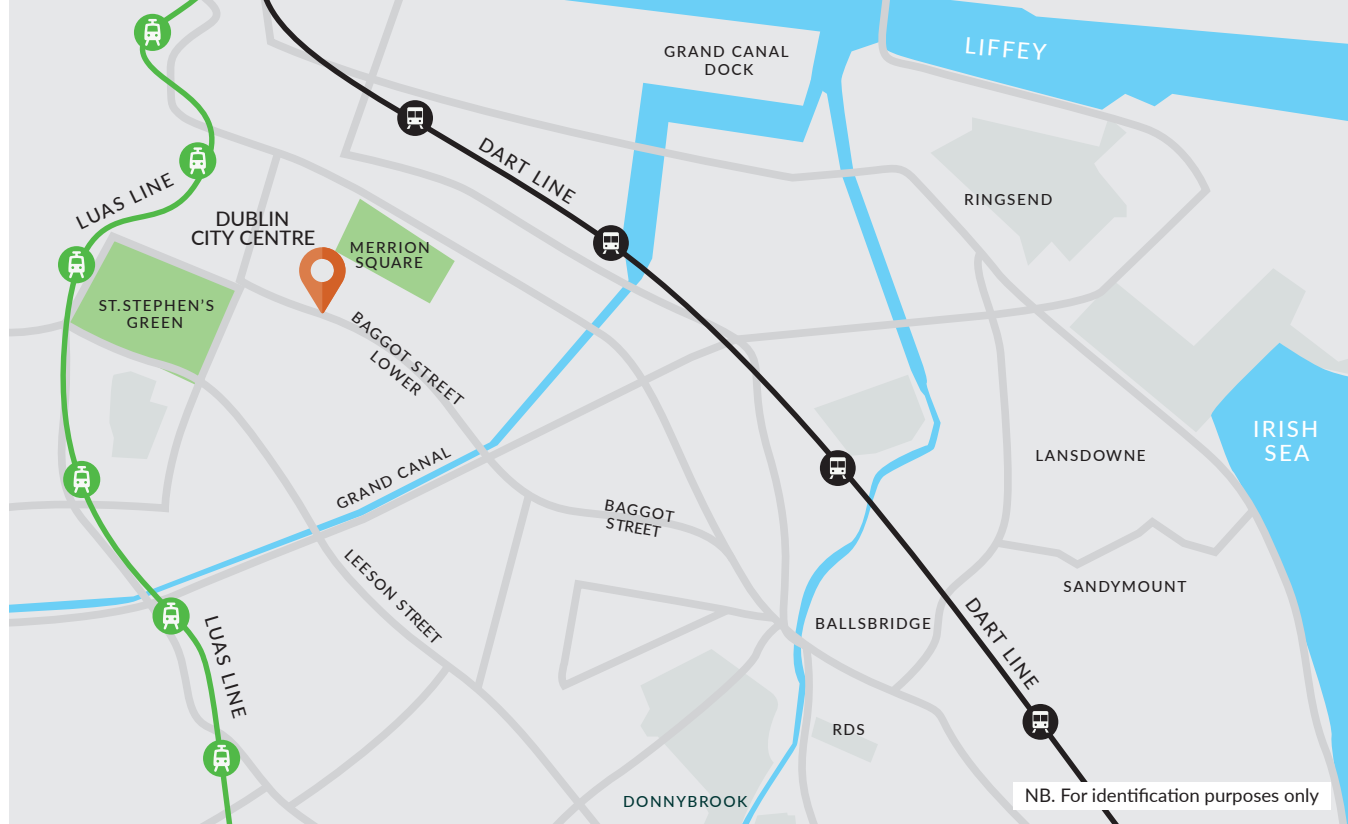
MERRION SQUARE 4 mins 



ST STEPHEN'S GREEN LUAS STOP 5 mins 



PEARSE STREET DART 12 mins 





# DESCRIPTION

142-143 Baggot Street Lower consists of three floors of office space within a prominent end-of-terrace building. The upper floors have independent access from both Baggot Street Lower and Roger's Lane.

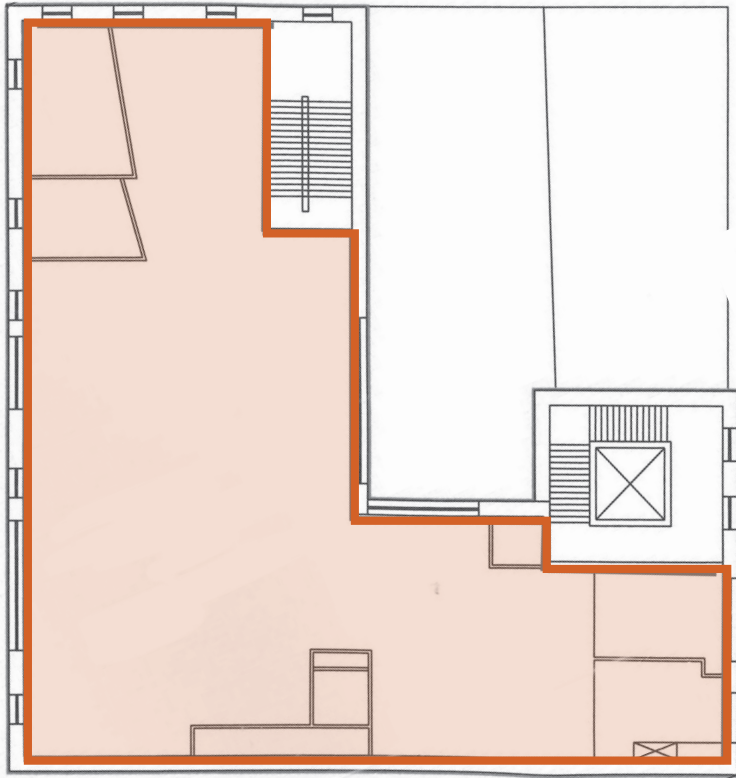
The first and third floors, which are available for lease, come fitted and feature a mix of open-plan and private office spaces, with kitchen facilities on each floor. The specifications include fluorescent lighting, plaster and painted ceiling, raised access floors, carpeted flooring and air conditioning.

# SCHEDULE OF ACCOMMODATION

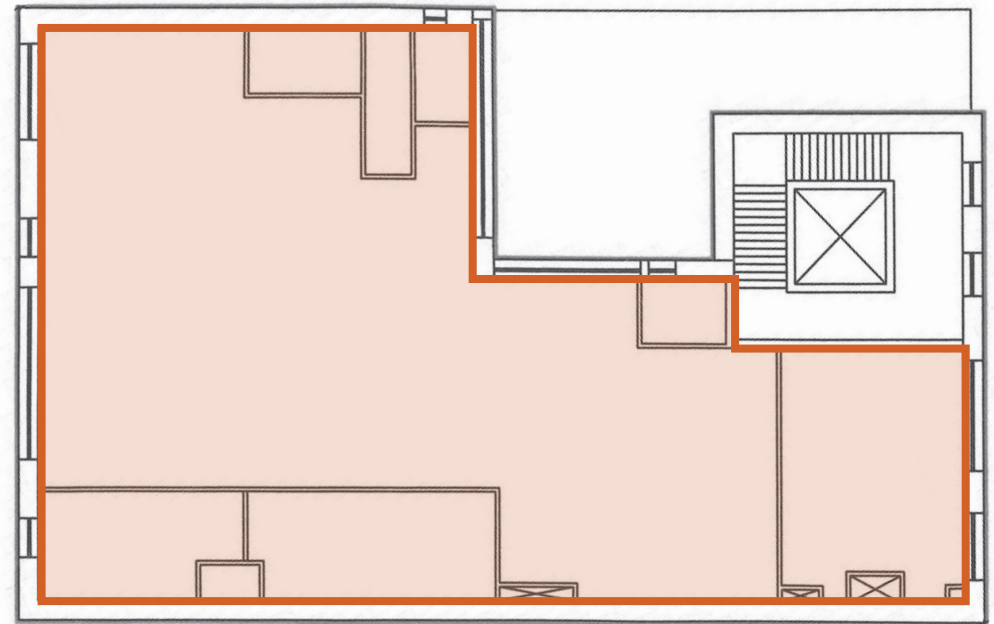
Floor	Accommodation	NIA sq.m.	NIA sq.ft.
First	Office	340	3,660
Third	Office	238	2,562
Total		578	6,222



# FLOOR PLANS



FIRST FLOOR



THIRD FLOOR



## QUOTING RENT

POA.

## LOCAL AUTHORITY RATES

Approximately €4.63 per sq.ft.

## LEASE TERMS

Available by way of new lease agreement.

## BER



## VIEWING

All viewings are strictly by appointment through the sole letting agent.

## AGENT DETAILS

QRE Real Estate Advisers

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PSRA Registration No. 003587.

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