



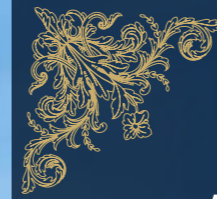
73

LOWER BAGGOT STREET



DUBLIN 2

FOR SALE



A UNIQUE OPPORTUNITY IN AN *UNRIVALLED* *LOCATION.*

73 Lower Baggot Street offers a prestigious Georgian building, with substantial mews site extending to approx. 0.08 acres and original coach house, accessed via Herbert Lane.





BRIGHT & SPACIOUS OFFICE ACCOMMODATION

This is a unique opportunity to acquire a Georgian property with large garden in an unrivalled city centre location. The offering comprises 73 Lower Baggot Street - a prestigious Georgian building, with substantial mews site extending to approx. 0.08 acres and original coach house, accessed via Herbert Lane.

73 LOWER BAGGOT STREET

73 Lower Baggot Street comprises a four storey over basement Georgian building extending to 3,978 sq ft (NIA). The building presents in excellent condition and features bright spacious office accommodation that retains many original period features including attractive cornicing, sliding sash windows, ornate fireplaces, ceiling roses and stained glass windows throughout. There is an attractive former carriage-arch, designed in the form of a triumphant arch to the side of the main building, with additional office space behind.



The ground floor includes a bright spacious entrance hallway with offices that interlink with the extension to the rear of the original carriage arch façade. The rear garden is accessed from the ground floor.

The first floor includes two large interlinking offices, which include original Rococo revived painting schemes, impressive chandeliers and original fireplaces.

The second and third floors include private offices with excellent floor to ceiling heights.

The basement includes a large canteen area, comms room, storage, male and female toilets, and shower facilities. The basement has the benefit of access to a small front yard as well as rear access to the garden.

The building is serviced by air-conditioning in part and electric storage heating on the remainder.



MEWS SITE

The substantial garden to the rear is 38 metres in length, extends to approximately 0.08 acres and includes the original stone-built coach house. Vehicular access to the coach house and rear garden is via Herbert Lane. There is also pedestrian access to the garden from Herbert Place.



SPECIFICATION

- Generous Floor to ceiling heights
- Air-conditioned in part
- Original cornicing, ornate fire places and decorative plaster work
- Plastered and painted walls
- Mixture of chandelier lighting and fluorescent lighting
- Sliding sash windows
- Electric storage heating
- Kitchen/canteen facilities
- Toilet facilities
- Shower facilities



Four storey over basement Georgian Office Building



Extends to approx. 369 sq. m. / 3,978 sq. ft.



Prominent city centre location, on the corner of Lower Baggot Street and Herbert Place



Large mews site extending to approximately 0.08 acres with development potential (SPP)

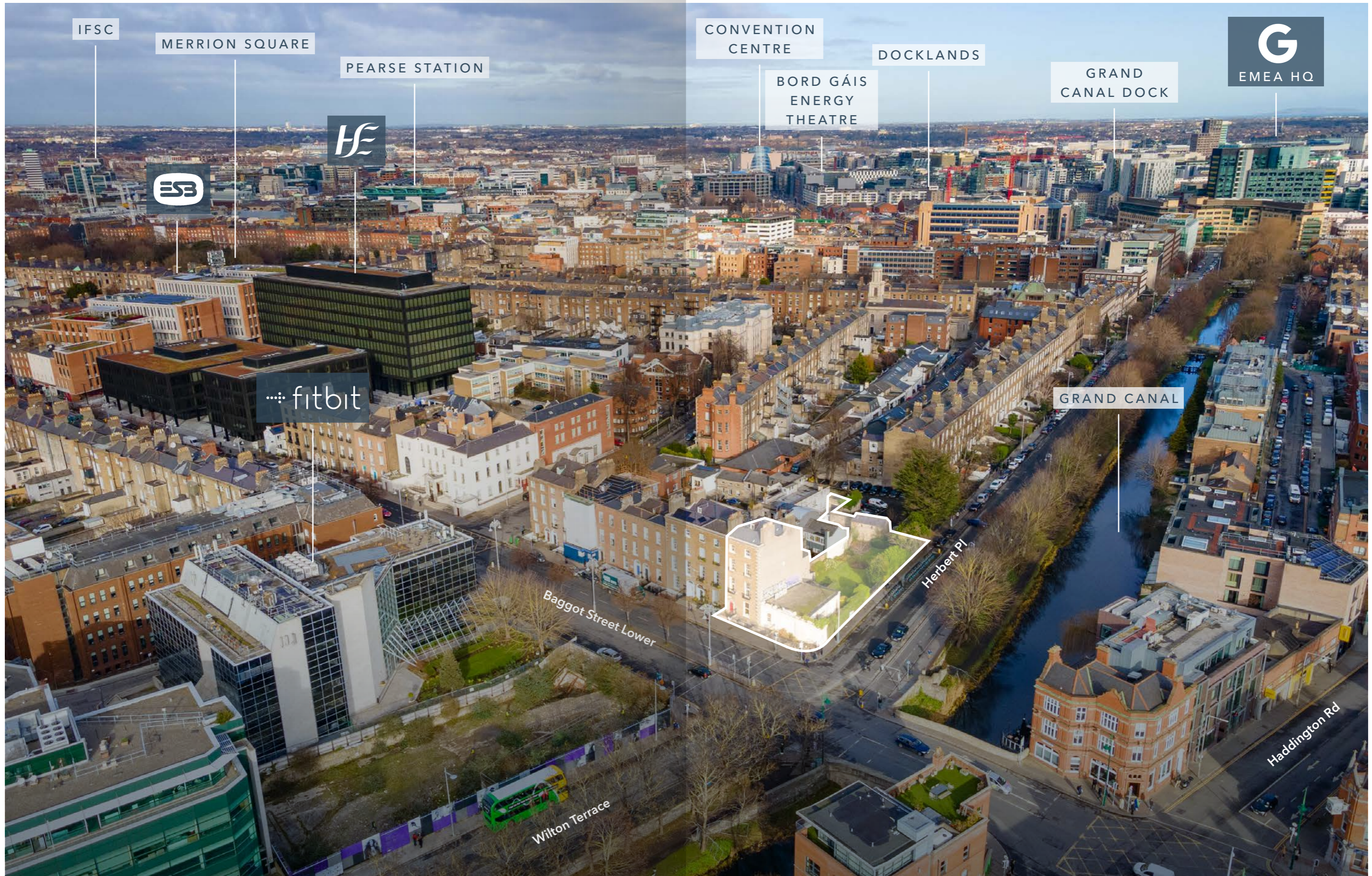


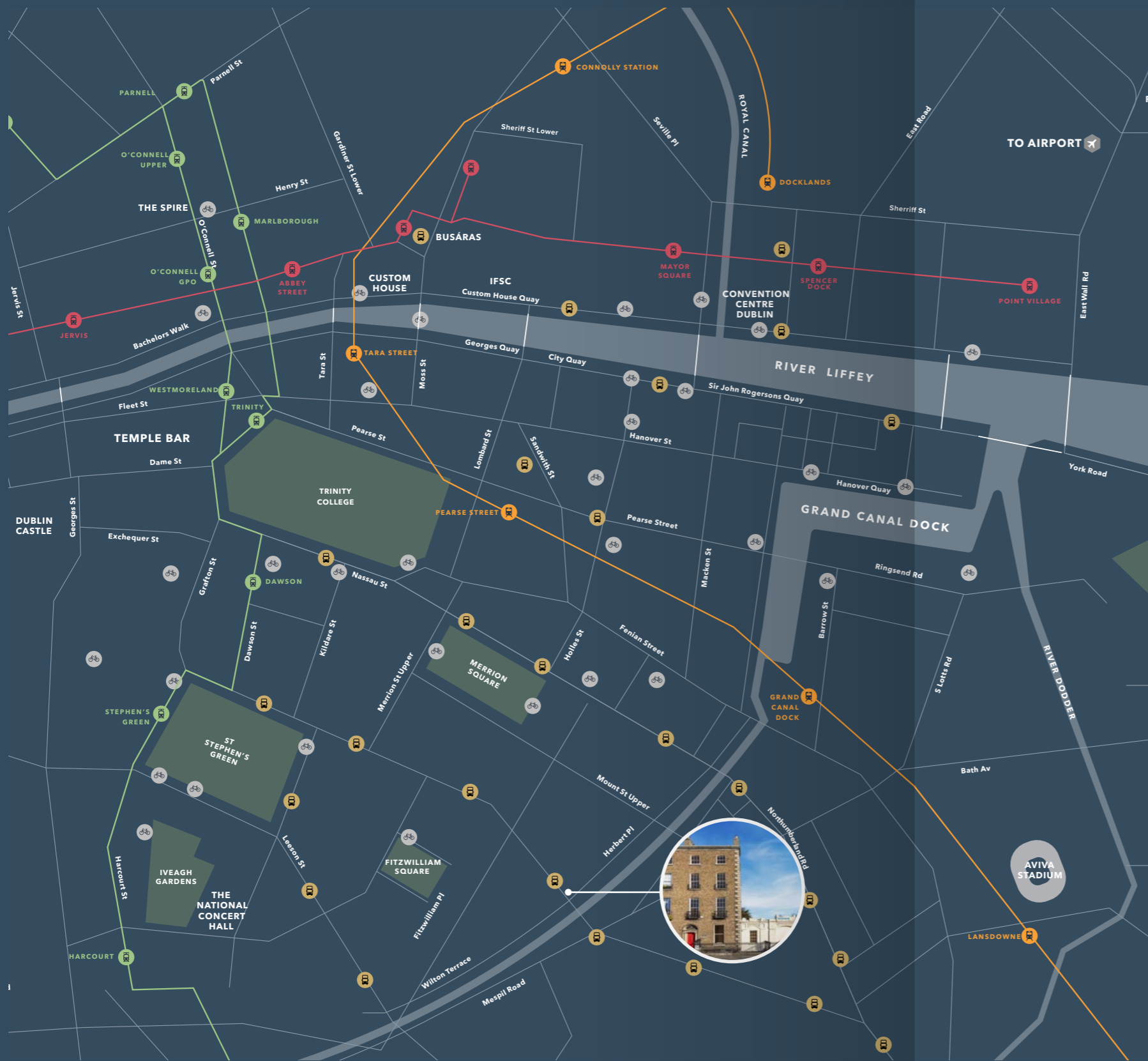
Previously in office use, the building is suitable for a variety of uses including, Embassy, Medical and Residential (SPP)



For sale with vacant possession







- DART 12 min walk
- DUBLIN BIKES 1 min walk
- DUBLIN BUS 1 min walk
- GREEN LUAS LINE 12 min walk



KEY OFFICE OCCUPIERS IN THE IMMEDIATE AREA



TRANSPORTATION

LUAS
The LUAS Green Line is accessible at Charlemont

DART
The DART is accessible at Grand Canal and Pearse Street

BIKES
Dublin Bikes are available at Herbert Place, Wilton Terrace and Herbert Lane

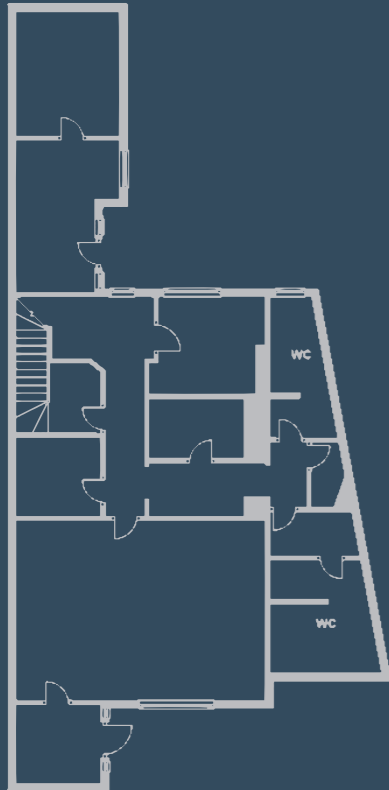
CAR
Ample on-street meter parking available on Lower Baggot Street, Herbert Place and Herbert Street

BUS
Numerous Dublin bus routes serve the immediate area - The 37, 38, 38a, 38B and 38D all stop outside the building on Lower Baggot Street

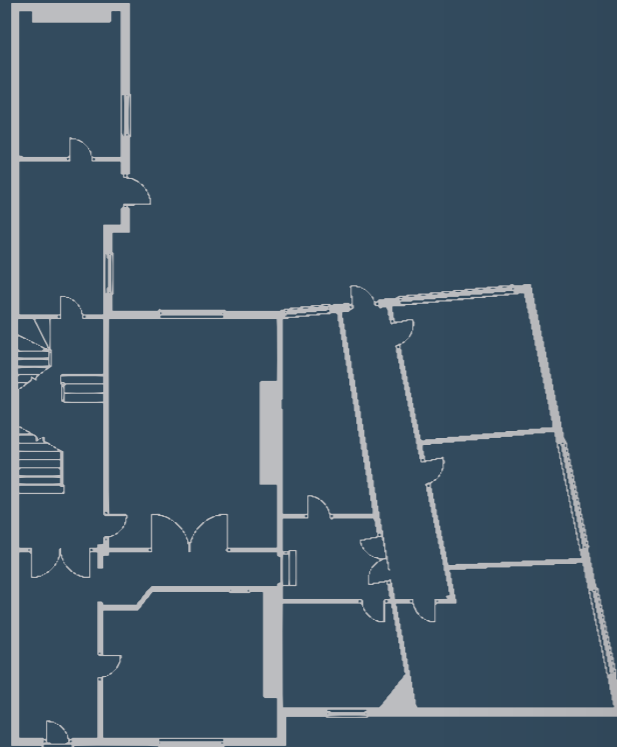
The property is located on Lower Baggot Street in the heart of the traditional Central Business District, which is widely viewed as Dublin's finest and most sought after office location. The immediate area is home to a vast array of best in class amenities including a number of cafés, bars, restaurants and hotels. Public transport links are excellent with Grand Canal DART Station, the Luas Green Line at Charlemont and numerous Dublin Bus routes serving the area all within a short walk. The nearest Dublin Bikes stop is conveniently located on Herbert Place.

This is a prime CBD location, and a host of well known and high profile occupiers are located nearby including, LinkedIn, HSE, Bank of Ireland and Cairn Homes.

GARDEN LEVEL



GROUND LEVEL



FIRST RETURN



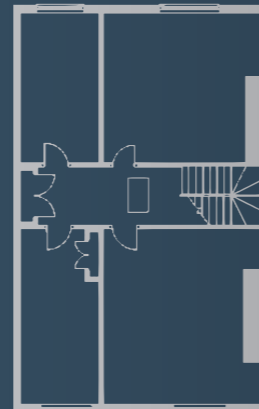
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



73 LOWER BAGGOT STREET

Basement	66 Sq M	710 Sq Ft
Ground Floor	142 Sq M	1,527 Sq Ft
First Floor	55 Sq M	592 Sq Ft
Second Floor	46 Sq M	494 Sq Ft
Third Floor	61 Sq M	655 Sq Ft
Total (NIA)	370 Sq M	3,978 Sq Ft

COACH HOUSE

Ground Floor	20 Sq M	215 Sq Ft
Total (GIA)	20 Sq M	215 Sq Ft

Approximate floor areas of the building.
Intending purchasers should satisfy themselves as to their accuracy.





TITLE

Freehold

BER

BER EXEMPT

PLANNING AND ZONING

73 Lower Baggot Street is zoned Z8 Georgian Conservation Area which is defined as "to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective" under the Dublin City Development Plan 2022-2028.

DATASITE

<https://73lowerbaggotstreet.com/>

Colliers

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