

TO LET

Prime Retail / Café Unit

Baggot Street Upper, Dublin 4



- Completely refurbished and available immediately
- Flagship location with exceptional profile onto bustling Upper Baggot Street
- Open plan ground floor and basement ready to receive fitout
- Outdoor seating area (subject to consent)

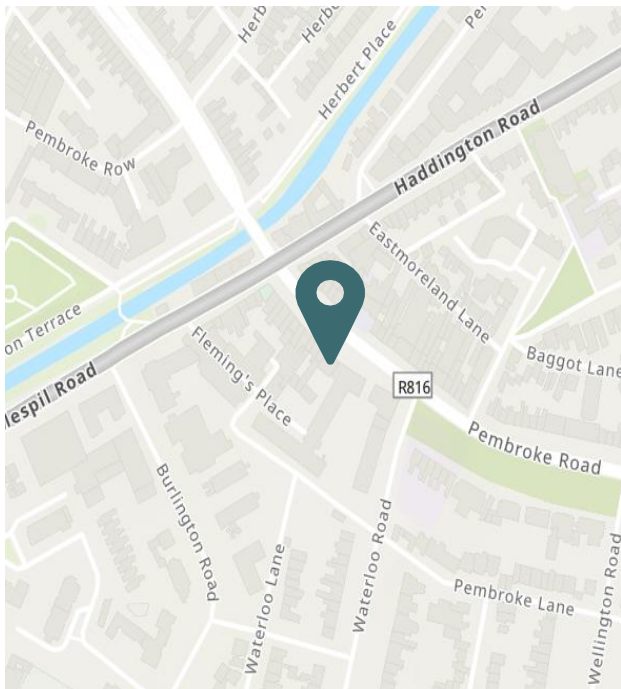
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PSRA No: 002233



Location

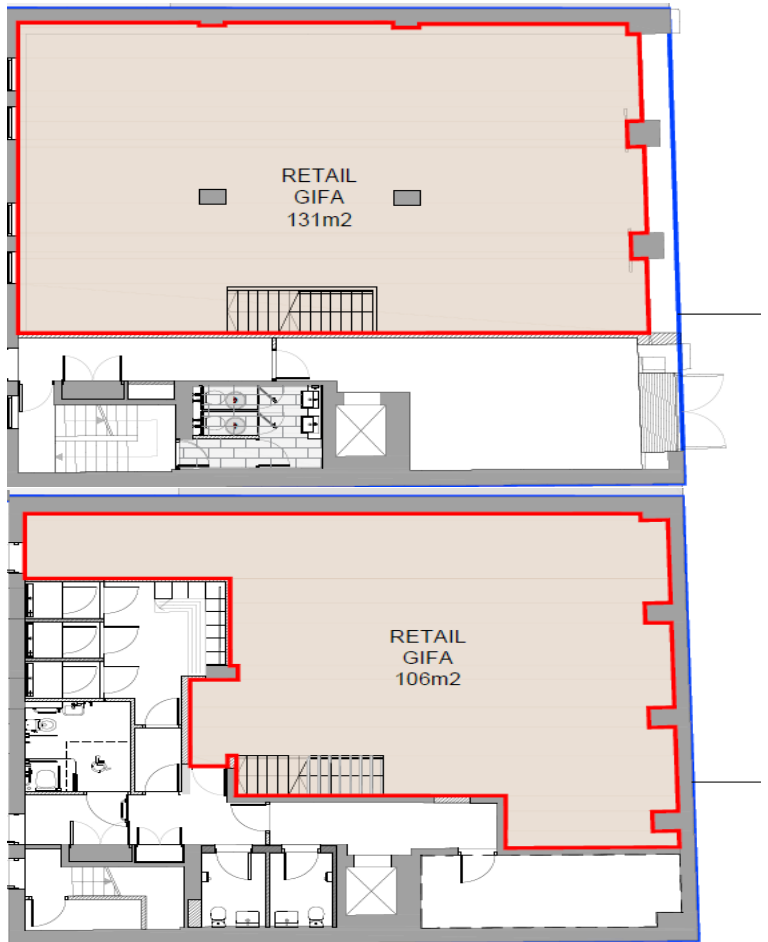
Adjacent to Leeson Street and immediately convenient to Donnybrook, Ballsbridge, Grand Canal and Ranelagh, Lumen occupies a coveted and proven trading location. Nearby F&B occupiers include, Bunsen, Starbucks, Saba, COCU, Sprout & Co, Boojum, Milano, Rockets and Donnybrook Fair.

The location is highly accessible and a short distance from St. Stephens Green / Charlemont Luas stops while also convenient to a host of dedicated cycle ways.

Accommodation Schedule

Floor	Sq. M	Sq. ft
Ground Floor	131	1,410
Basement	106	1,140
Total	237	2,551

All intending tenants are specifically advised to verify the floor areas provided and undertake their own due diligence in is regard



Description

Occupying part of the ground floor of Lumen, a high quality office building which has undergone a complete programme of refurbishment, the café/ F&B unit. Lumen is a landmark office building occupying a pivotal location in Dublin's south city centre.

Lease

A new long-term lease is available.

Guide Rent

Price available upon application

Commercial Rates/ Landlord Insurance

TBC

BER Details

B2

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