

To Let

Ground Floor & Second Floor Offices

97 Baggot Street Lower

Dublin 2

**McNally
Handy**

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Description

McNally Handy are delighted to present the ground floor and second-floor office, totalling 105.91sqm (1,140.04sqft) located on Baggot Street Lower. The accommodation on each floor briefly comprises of a large bright front office along with a rear office space with feature bow window. There is communal access to a kitchenette, ladies and gent's toilets. The specification includes electric heaters, wall mounted cabling and intercom entry system.

Ground Floor	SQ M	SQ FT
Front Room	18.57	199.88
Rear Room	28.37	305.37
Total	46.94	505.25
Second Floor	SQ M	SQ FT
Front Room	30.60	329.42
Rear Room	28.37	305.37
Total	58.97	634.79

Lower Baggot Street is situated on the south-western side of lower Baggot Street between its junctions with Lad Lane and Pembroke Row. The immediate surrounding area comprises of Georgian Dublin and the traditional central business district around St. Stephens Green, Merrion Square and Fitzwilliam Square. Nearby occupiers include Bank of Ireland, Miesian Plaza, and IBEC. Notable nearby amenities include The Grand Canal, The Gaiety Theatre, The National Concert Hall & The National Museum of Ireland. The immediate area has abundant retail, dining and service options as well as renowned local eateries.

Viewing

By appointment only through sole agents McNally Handy & Partners.

Contact

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BER Details

Exempt

Quoting Rent

€38,500 per annum

Insurance 2026

Approx. €1,430

Rates 2026

Approx. €4,715.04

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA No.002226