

**SUITES 4,5 & 6 THE AVENUE, BEACON COURT,
SANDYFORD, DUBLIN 18, D18 DE43.**

INVESTMENT



Details:

Modern Ground Floor Medical/Office Suite.
Adj. Beacon Hospital and Consultants Clinic.
Fully Fitted to a very High Specification to
include heating and air-conditioning.

Large range of on-site facilities incl. cafes, restaurant &
visitor parking.

Well serviced by Luas and Bus services.

24 hour Security & Creche on-site.

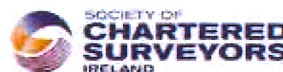
Adj. M50 and close to N11.

Floor Area:	NIA 235.5 Sq. M.
Parking:	5 spaces
Tenant:	Seapoint Clinic Limited
Lease Terms:	20/5 lease term Break Option: Yr 7
Income:	€68,500 p.a.
Price:	On request
BER Rating:	C1
Note:	NO VAT

Contact: John Agar - jagar@agar.ie - 086 2562359

Subject to Contract

VIEWING BY APPOINTMENT



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ACQUISITION & DEVELOPMENT ADVISERS

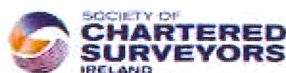
Suite 12 The Mall
Beacon Court
Sandyford
Dublin 18 D18 DX56
T: +353 1 213 7777
E: info@agar.ie
W: agar.ie



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