

FULLY FITTED SURGERY / MEDICAL SUITE
UNIT 3, THE VILLAGE COMPLEX, STEPASIDE VILLAGE, DUBLIN 18

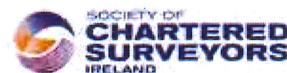
TO LET



- * Extensively fitted, and in walk in condition.
- * Ground Floor Unit total approx. 90.93 Sq. Metres (approx. 978 Sq. Ft.) comprising 5 individual surgery rooms, reception, office, kitchen, toilet.
- * New long term lease - available immediately.
- * Inspection highly recommended.

Subject to Contract

VIEWING BY APPOINTMENT



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Stepaside Village is located in South Co. Dublin, approx. 13km from the City Centre, with numerous established and new residential developments being located in the immediate vicinity.

The property has been extensively fitted throughout, including air conditioning units, alarm and roller shutters.

BER: D1 – BER No. 800988347

Service Charge: Approx. €1,000 per annum plus VAT.

Rates: Approx. €4,500 for 2025.

Rent: €55,000 per annum exclusive, plus VAT, to be paid quarterly in advance.

Terms: New long term repairing lease - incoming tenant liable for payment of local authority rates, service charge and landlords insurance.

To view or for additional information-

Contact: Ben Pearson - bpearson@agar.ie - 087 981 5200

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VIEWING: BY PRIOR APPOINTMENT ONLY



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