



Units 5/6, South Terrace Medical Centre, Infirmary Road, Cork. 80 sq m (861 sq ft)

- Superb ground floor medical/office unit situated within an established medical location
- Adjacent to the City General Hospital and near the South Infirmary Victoria Hospital and St. Finbarrs Hospital and in close proximity to Cork City Centre
- A self contained unit
- The property is available in one or two lots

Contact:

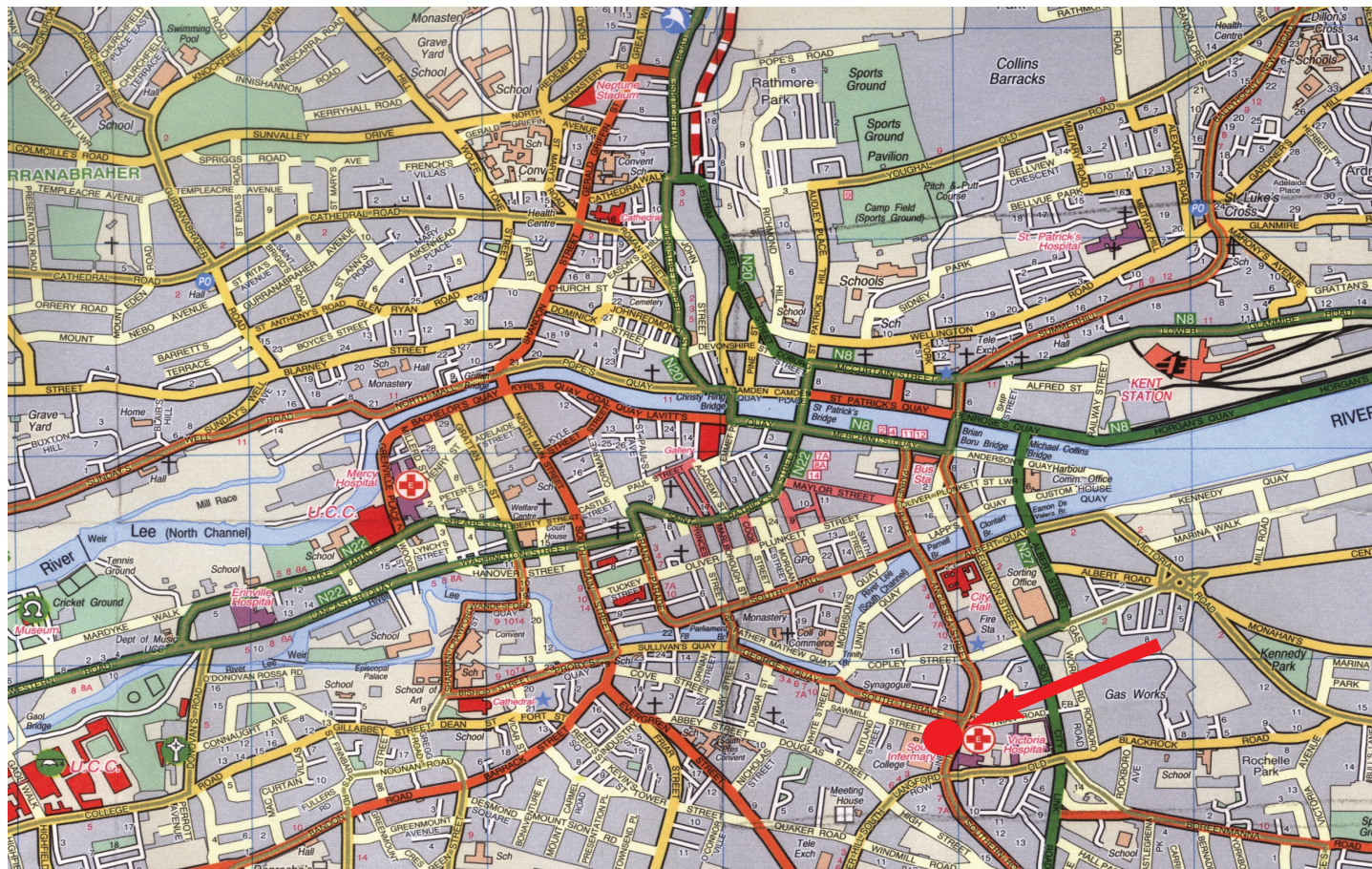
Philip Horgan
Seán Healy

Email: philip.horgan@dtz.ie
sean.healy@dtz.ie

DTZ Sherry FitzGerald
6 Lapps Quay,
Cork.

Tel: +353 21 4275454
Fax: +353 21 4277246
www.dtz.ie

Tel: +353 (21) 427 5454



Location

The subject property is located within the South Terrace Medical Centre, adjacent to the City General Hospital and directly opposite the Breast Check Southern Unit on Infirmary Road.

Description

The property comprises of two adjoining units which can be taken as a single unit or as two separate units. Comprises of two consulting rooms, offices, waiting rooms, kitchenette, storage and toilet.

Accommodation

The accommodation and appropriate floor areas are as follows:

	Sq M	Sq Ft
Unit 5:	47.8	515
Unit 6:	32.2	346
Total:	80.0	861

Guide Price

On application.

Viewing

By prior appointment with Sole Letting Agents.

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Conditions to be noted

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy

himself/herself by inspection or otherwise as to the correctness of each of them.

4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.

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