

**TO LET**

**Unit 2.2 & 2.3 Village House,  
East Douglas Village, Cork**

OFFICE/ MEDICAL UNITS

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## ABOUT THE PROPERTY

Unit 2.2 approx. 13.2 Sqm (142 Sqft)

Unit 2.3 approx. 9 Sqm (96 Sqft)

Medical suites with communal reception/ waiting area

Convenient location in Douglas with easy access to South Ring Road network

Neighbouring occupiers include Oak Fire Pizza, Bitesize, Ramen, EBS and Karla Ladies Fashions

On site parking available

### LOCATION

East Douglas Village is centrally located in the heart of Douglas Village, a prime commercial area, which is approximately 5km South East of Cork City centre. The village is the commercial hub for a number of the surrounding suburbs, such as Rochestown, Passage-West, Grange, Donnybrook, Frankfield and Carrigaline. There are also two shopping centres in Douglas anchored by Dunnes Stores and Tesco with Aldi located close to the property.

### DESCRIPTION

The property comprises two adjoining office/ medical units located on the first floor of Village House, East Douglas Village. The property also includes a communal waiting/ reception area, a shared kitchen is also available as well as toilet facilities. The units are accessed by a stairwell from the ground floor.



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## ACCOMMODATION

Unit	Description	Sqm	Sqft
2.2	Office/ Medical suite	13.2	142
2.3	Office/ Medical suite	9	96
Total		22.2	238

## LEASE

New leases available

## RENT

Unit 2.2: €9,000 pa incl.

Unit 2.3: €5,200 pa incl.

Note: Inclusive of Service Charge, Insurance & Rates





There are two shopping centres adjacent anchored by Dunnes Stores and Tesco with Aldi close to the property.

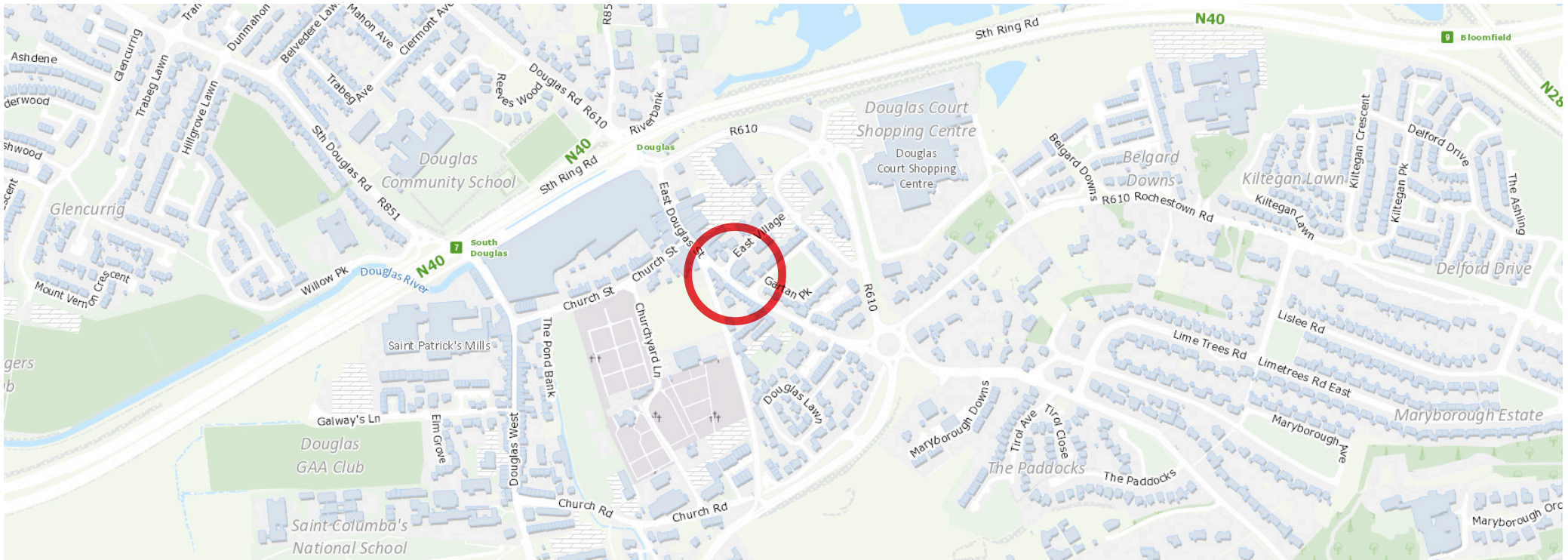
**BER INFORMATION**

**BER C2**

BER No. 800778011

EPI: 434.58 kWh/m2/yr

**LOCATION MAP**



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**For further information:**

**Michael Fitzpatrick: 021-4275079 | (087) 394 1263** [mfitzpatrick@lisney.com](mailto:mfitzpatrick@lisney.com)

**Margaret Kelleher: 021-4275079**

[mkelleher@lisney.com](mailto:mkelleher@lisney.com)

**Lisney Commercial Real Estate**

**1 South Mall, Cork, T12 CCN3**

**Tel: +353 (0) 21 427 5079**

**Email: [cork@lisney.com](mailto:cork@lisney.com)**

[lisney.com](http://lisney.com)



Viewing Strictly by appointment with the sole letting agent Lisney.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

