

**Suite 1A, Block A, Harley Court Medical Centre,  
Sarsfield Road, Cork. T12 CV61.**

FOR IDENTIFICATION PURPOSES ONLY



**021 427 77 17**

> [www.cohalandowning.ie](http://www.cohalandowning.ie)

No. 1A Harley Court is an excellent first floor suite which is suited to a variety of Medical/ Consultation style uses and forms part of a larger block of similar units.

This immaculately presented 'own door' suite has natural light pouring in on 3 sides and is available with vacant possession having previously operated as a consultant psychiatrist practice for almost 20 years.

The property extends to some 650 sq ft/ 60 sqm at first floor level with ample on site car parking.

The light filled accommodation incorporates a reception/ patients waiting area, 2 x consulting rooms, store room, staff kitchenette, and WC with WHB and shower.

Upgrades include Windows, Front Door, Electric Heating, Security Alarm and LED Lighting.

Harley Court is an established medical location situated on the southern side of the N40 South Ring Road to the west of Sarsfield Road and in immediate proximity to Cork University Hospital and Wilton Shopping Centre.

Neighbouring occupiers include a host of various other medical consultants.

**Viewings Strictly By Appointment With Sole Agents**

**FOR SALE**



**LOCATION MAP — FOR IDENTIFICATION PURPOSES ONLY**



**Viewing:**  
 Strictly by prior appointment with Sole Agent;  
**Rob Coughlan Mob: 086-3264320**  
**E-mail: rcoughlan@cohalandowning.ie**

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.  
 LICENCE NO. 001641

