

TO LET

Medical Unit

Belvedere Court, Douglas Road



- **Own door, Ground Floor medical unit suitable for medical/paramedical use**
- **Unit extends to approximately 63.82 sq m (687 sq ft)**
- **Well located unit on the Douglas Road with direct access off the Belvedere Lawn**
- **Benefits from the use of shared off-street parking**
- **Good condition throughout**
- **Available immediately - flexible terms available**



LOCATION

The building is well located on the Douglas Road with direct access off the Belvedere Lawn. Benefiting from a dual aspect onto the Douglas Road and Belvedere Lawn. Belvedere lawn links the Douglas Road to the South Douglas Road.

There is a small strip of commercial units in close proximity to the subject property which front the Douglas Road and include a Pharmacy, Carry-Out off license and a dry-cleaners along with off street parking. The Douglas Road is one of Cork's premier residential suburbs situated south of Cork City Centre connecting the City Centre to Douglas Village.

DESCRIPTION

The property is a ground floor self-contained unit within a two-story mixed use building containing two medical units. The other unit is currently in use as a dental practice. The unit is currently partitioned as four treatment rooms, with a main waiting/reception area, storage room and toilets however the layout is flexible subject to requirements.



FLOOR	AREA Sq.m.	Area Sq.ft.
Ground	63.78	687
TOTAL	63.78	687



LEASE TERMS

Available on request



RENT

On Application



BER RATING



Further Information

Available from Letting Agents



Savills

11 South Mall, Cork.

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