



BEECH ROAD  
**BUSINESS / MEDICAL CENTRE**

MUSKERRY EST, BALLINCOLLIG

**TO LET 199SQ.M. / 2,142 SQ.FT.**

GROUND FLOOR UNIT

**FEATURES**

NEWLY RENOVATED TO THE HIGHEST STANDARDS

SUITABLE FOR OFFICES, MEDICAL CENTRE, RETAIL

STRATEGIC LOCATION IN THE HIGHLY POPULTATED  
TOWN OF BALLINCOLLIG

CAR PARKING, EXCELLENT FRONTAGE

**BER B3**

## LOCATION:

The property is situated in the established residential Muskerrey Estate just West of Ballincollig Town Centre. It has the benefit of good road frontage. VM Ware is situated just to the North East of the property and EMC Is situated to the West.

## DESCRIPTION:

Recently refurbished ground floor suite extending to 199m<sup>2</sup> (2,142sq.ft). Laid out with reception hall, six room of various sizes, canteen, ladies and gents toilets, landscaped gardens, patio and parking.

## SPECIFICATIONS:

Category 6 cable and fibre optic connectivity throughout office floor to ceiling of up to 2.6m.  
High quality suspended ceiling.  
New thermostatic control zoned gas heating.  
Intercom and key code access, alarmed.  
Landscaped garden and patio area to rear with bicycle parking.

## ACCOMMODATION:

<i>Floor</i>	<i>Use</i>	<i>Sq.m</i>	<i>Sq.ft.</i>
Ground	General Business	199	2,142

## LEASE DETAILS:

Negotiable

## BER INFORMATION:

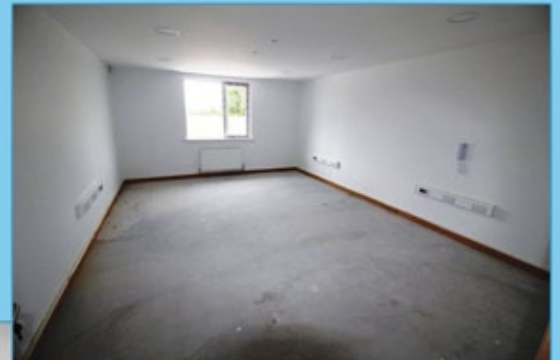
Ber: B3.

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EPI: 255.51 KWH/m<sup>2</sup>/yr.

## GUIDE RENT:

€40,000 per annum exclusive.



## FURTHER INFORMATION:

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