

TO LET

**Pharmacy Unit, Old Fort Road,
Ballincollig,
Cork**



**Pharmacy Unit, Ballincollig Primary Care Centre
97.5 Sq M (1,050 Sq Ft) approx.**

Property Highlights

- Superb Primary Care and Pharmacy Opportunity
- The pharmacy unit forms part of a substantial Primary Care Centre of 6,179 Sq M (66,510 Sq Ft) approx. with 3 GP practices, HSE Primary Care Services & Community Ophthalmology services and on site car parking
- Excellent pharmacy town centre trading location with strong profile and visibility to the busy Old Fort Road
- Town Centre location adjacent to Castlewest Shopping Centre (anchored by Dunnes), Barrack Square Office Campus. Tesco, Aldi, McDonalds, Ballincollig GAA & surrounding housing
- Ballincollig is one of Cork City's fastest growing suburbs
- Building completion - December 2021 / Operational Q1 2022
- Ground floor pharmacy unit 97.5 Sq M (1,050 Sq Ft)

Contact

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Ballincollig Primary Care Pharmacy Unit

The Location

Ballincollig is located at the western end of Cork City, 10km from the city centre. It is Cork's fastest growing suburb with a current population in the region of 18,000 people, with potential for further substantial growth. Excellent accessibility to the city centre and the surrounding catchment with the bypass, N40 and N22 all adjacent. The town benefits from a broad range of amenities and services including Shopping Centre, shops, bars, restaurants and eateries, range of schools, sporting clubs and facilities and major employers in the town include Dell, VM Ware and Core HR.

Lease Terms

The pharmacy unit is available on a 20-year FRI lease with 5 year rent reviews linked to CPI index. The tenant will be responsible for rent, rates, service charges, all outgoings and VAT.

We understand that the PCC will comprise the following;

Floor	Tenant	Sq M	Sq Ft
Ground Floor	Pharmacy Unit	97.5	1,050
Ground Floor	HSE Primary Care & Community Optimology	894.4	9,630
	Ovens/Ballincollig Medical group (currently 6 GPs with 9 consultation rooms fitted)	389	4,190
	Ballincollig Family Practice (currently 2 GP's and expanding, with 7 consultation rooms fitted)	308.6	3,320
First Floor	HSE Primary Care	1,670.4	17,980
Second Floor	HSE Primary Care	1,615.8	17,390
Third Floor	Dr Bogumila Rojek Practice (currently 2 GP's with 3 consulting rooms fitted)	113.8	1,225
	HSE Ophthalmology Offices	366.8	3,950

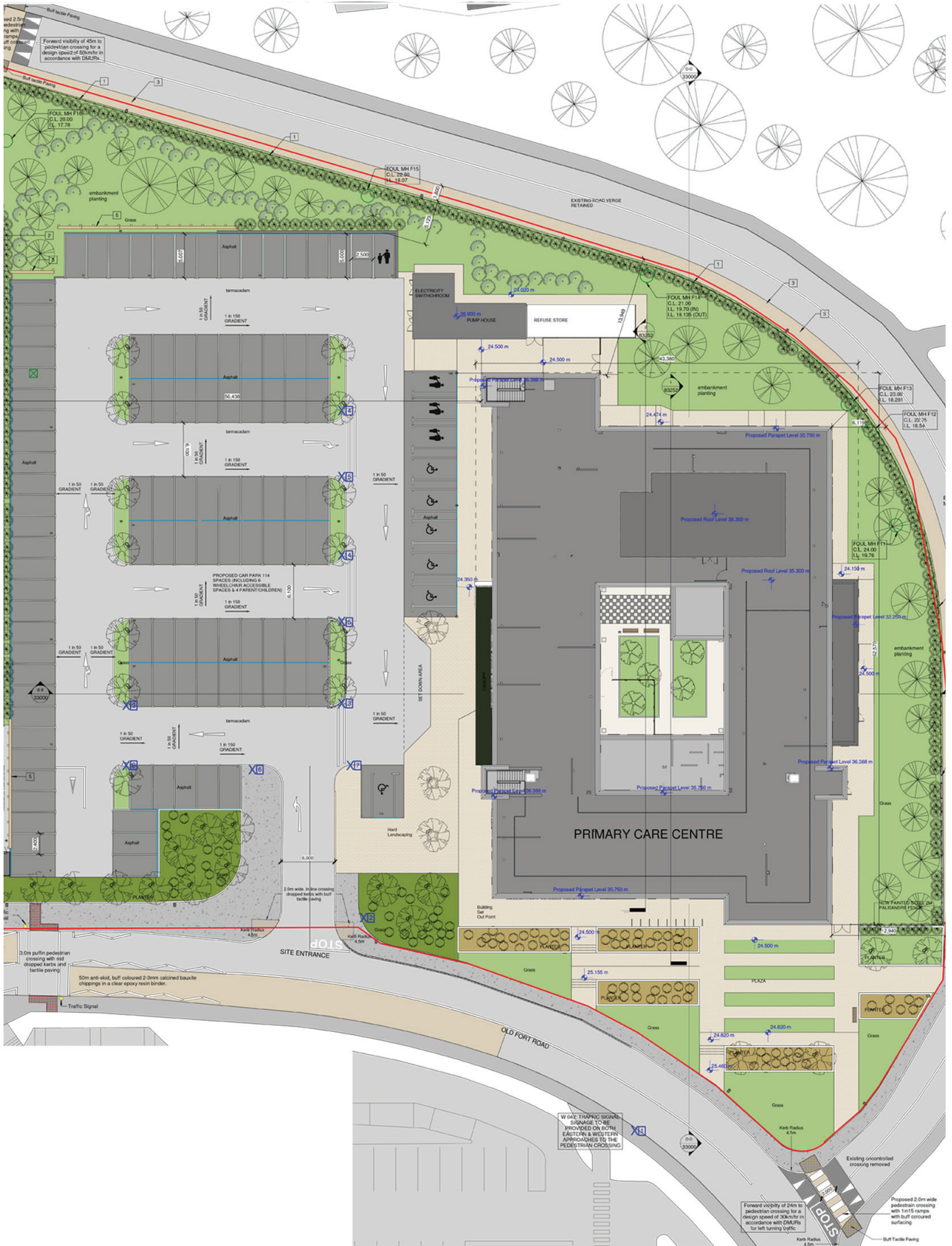
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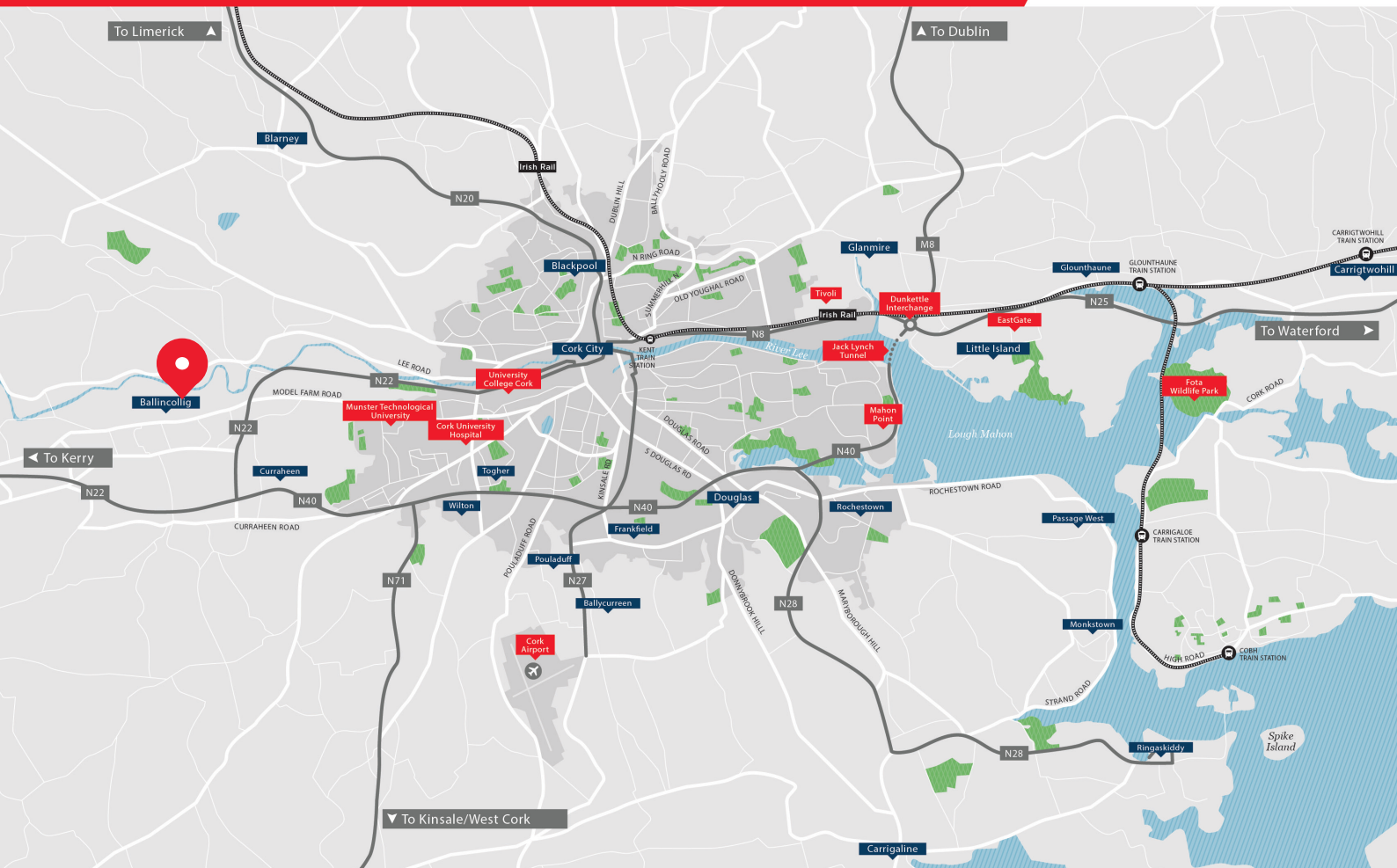
Ballincollig PCC comprises a high specification purpose built detached four storey facility that extends to 6,179 sq m (66,510 sq ft) and has 123 on site car spaces to service the building. The pharmacy unit comprises an own door premises that occupies a pivotal position adjacent to the PCC main entrance and also strong profile and visibility to Old Fort Road. The unit extends to 97.5 sq m (1,050 sq ft) and is finished internally to developers shell and core specification. The tenant will be responsible for Internal fit out and regulatory compliance.

Ballincollig PCC

We understand that the HSE Primary Care element will comprise Nursing, Physio, Occupational Therapy, Speech & Language, Dentistry, Podiatry, Orthotics, Home Support, Dietetics, CAHMS, Mental Health & provision for other services.

Site Plan





Rent

On application.

Viewing

Strictly by prior appointment with the sole agents Cushman & Wakefield.

BER details

Available on request.

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