

Medical Suites TO LET

12 Berkeley Road, Dublin 7



Property Highlights

- Three first floor medical consulting rooms TO LET.
- Unit 4 extends to approx. 9.4 sq.m (101.3 sq.ft.).
- Unit 5 extends to approx. 10.7 sq.m (115.2 sq. ft.).
- Unit 6 extends to approx. 11.7 sq.m (125.9 sq. ft.) .
- Located within close proximity to the North Circular Road, the Mater Hospital, Blessington Street Park (The Basin) and the Royal Canal.
- Well serviced by Dublin Bus and the LUAS green line.

Contact

Peter Love

Email:

Peter.Love@cushwake.com

Tel: 01 639 9612

Caroline O'Connor

Email:

Caroline.Oconnor@cushwake.com

Tel: 01 639 9203

Cushman & Wakefield

164 Shelbourne Road

Ballsbridge,

Dublin 4

Ireland

Tel: +353 (0)1 639 9300



Medical Suites TO LET

12 Berkeley Road, Dublin 7

Description

Newly refurbished medical suites extending from approx. 9.4 sq.m (101.3 sq.ft.) to 11.70 sq. m (125.9 sq. ft.), with a communal waiting area. The suites are all located on the first floor and available individually or together. The consulting rooms are suitable for various medical uses and are available immediately in turn-key condition. The property comprises a total of six medical suites. Current tenants include Berkeley Hearing Centre, Dublin Audiology, the Moran Private Clinic and various ENT specialists

Schedule of Accommodation

Unit	Sq M	Sq Ft
4	9.4	101.3
5	10.7	115.2
6	11.7	125.9



Location

12 Berkeley Road enjoys a superb location just 2km North of Dublin City Centre, within the trendy Phibsborough district. Phibsborough boasts character being known for its red brick Victorian architecture, historic background and its proximity to some of Dublin's top tourist destinations. Berkeley Road is within minutes to the Mater Hospital, Blessington Street Park and Croke Park.

The subject property is easily accessible due to its proximity to the North Circular Road, the LUAS green line and various Dublin Bus routes. Dublin Bike stations also located in the immediate vicinity.

Viewing

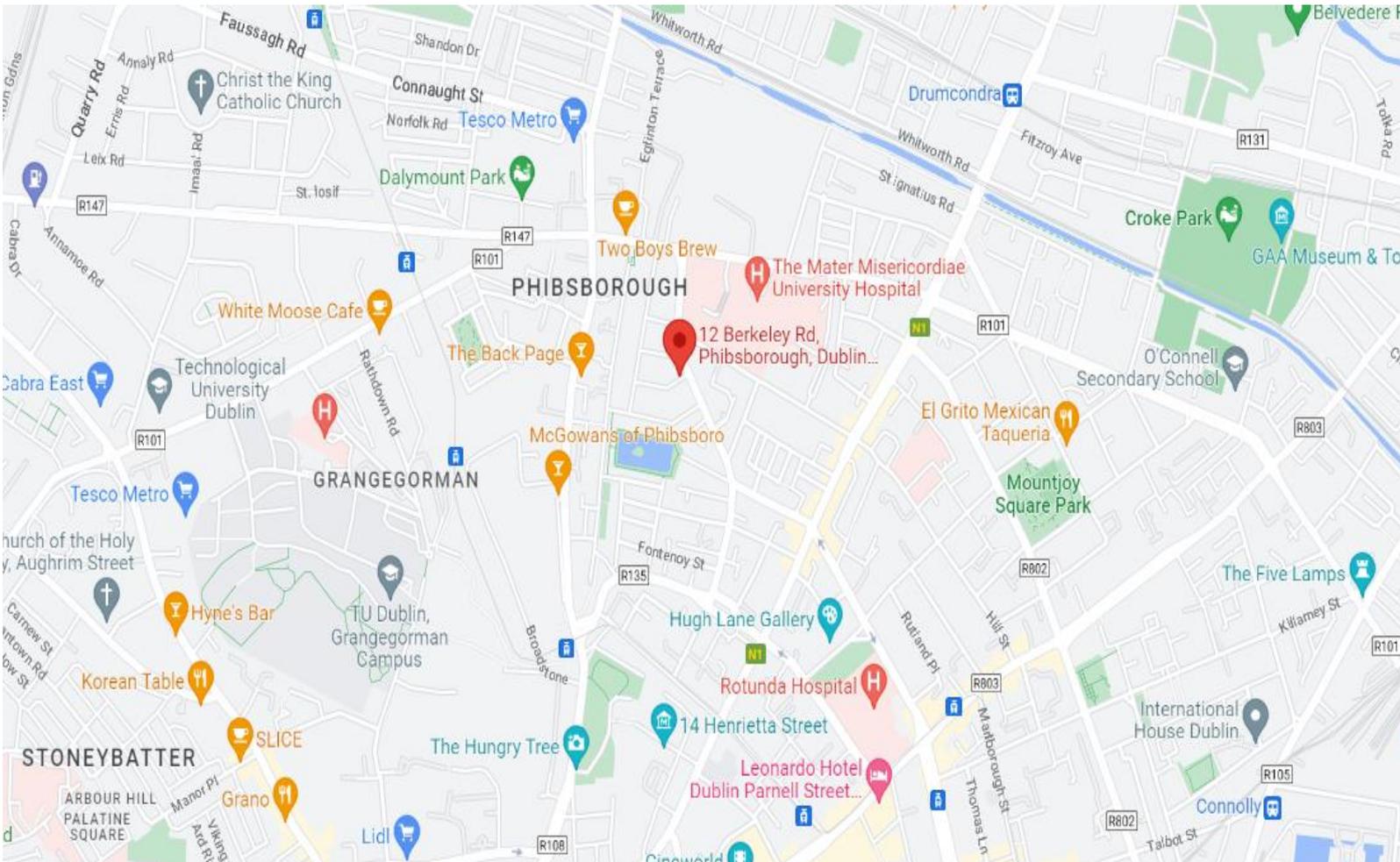
Strictly by appointment only.

Term

The subject units are available on flexible lease terms

Quoting Rent

Price on application.



BER Details

BER: F
BER No: 800893067



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