

Suite 19, Beacon Consultant's Clinic, Beacon Hospital, Dublin 18

Superb Own-Door Medical Suite

For Sale



- Suit Owner-Occupier or Investor
- Vacant Possession
- High-Spec Medical Suite
- Established Location
- Leading Private Hospital Campus
- Excellent Transport Links & Infrastructure

86-88 Leeson Street Lower, Dublin 2.

Joe O'Donoghue

Lambert Smith Hampton

Email Address: jodonoghue@lsh.ie

John Barnewell

Lambert Smith Hampton

Email Address: jbarnewell@lsh.ie

**Lambert
Smith
Hampton**

01 673 1400
www.lsh.ie

Suite 19, Beacon Consultant's Clinic, Beacon Hospital, Dublin 18

Location

Suite 19 is located within the prestigious Beacon Consultant's Clinic which forms part of the Beacon Private Hospital campus in Sandyford, Dublin 18. It is accessed from Blackthorn Drive where adjoining operators include AUDI Centre, Beacon Hotel, Bracken Business Park and TESLA.

The hospital enjoys an exceptional location, being only minutes from the M50, Stillorgan, Dundrum and the N11, whilst the LUAS is less than 10 minutes' walk away.

Description

Suite 19 comprises a fully fitted medical suite located on the First Floor of the Clinic. The Beacon Consultant's Clinic is a purpose-built four-storey development which includes approximately 90 private medical suites. The property has been designed to a high standard and features a full length glazed façade.

This suite has been completed to a high standard including carpeted and raised-access floors throughout, plastered and painted walls, suspended ceilings, diffuser lighting and tinted double glazing.

The accommodation comprises: Consultation room, treatment area, waiting area and administration section.

The property is being sold with the benefit of vacant possession upon closing.

Accommodation

Unit No/Floor	Use	Sq M	Sq Ft
First	Medical	44	473
Total		44	473

Intending purchasers are advised to verify all details including floor area and to note disclaimer below.

Title

We understand that the property is held under a Long Leasehold

VAT

We understand that VAT is not applicable to this sale

Service Charges

We understand that the service charges are approximately €11,500 per annum

BER

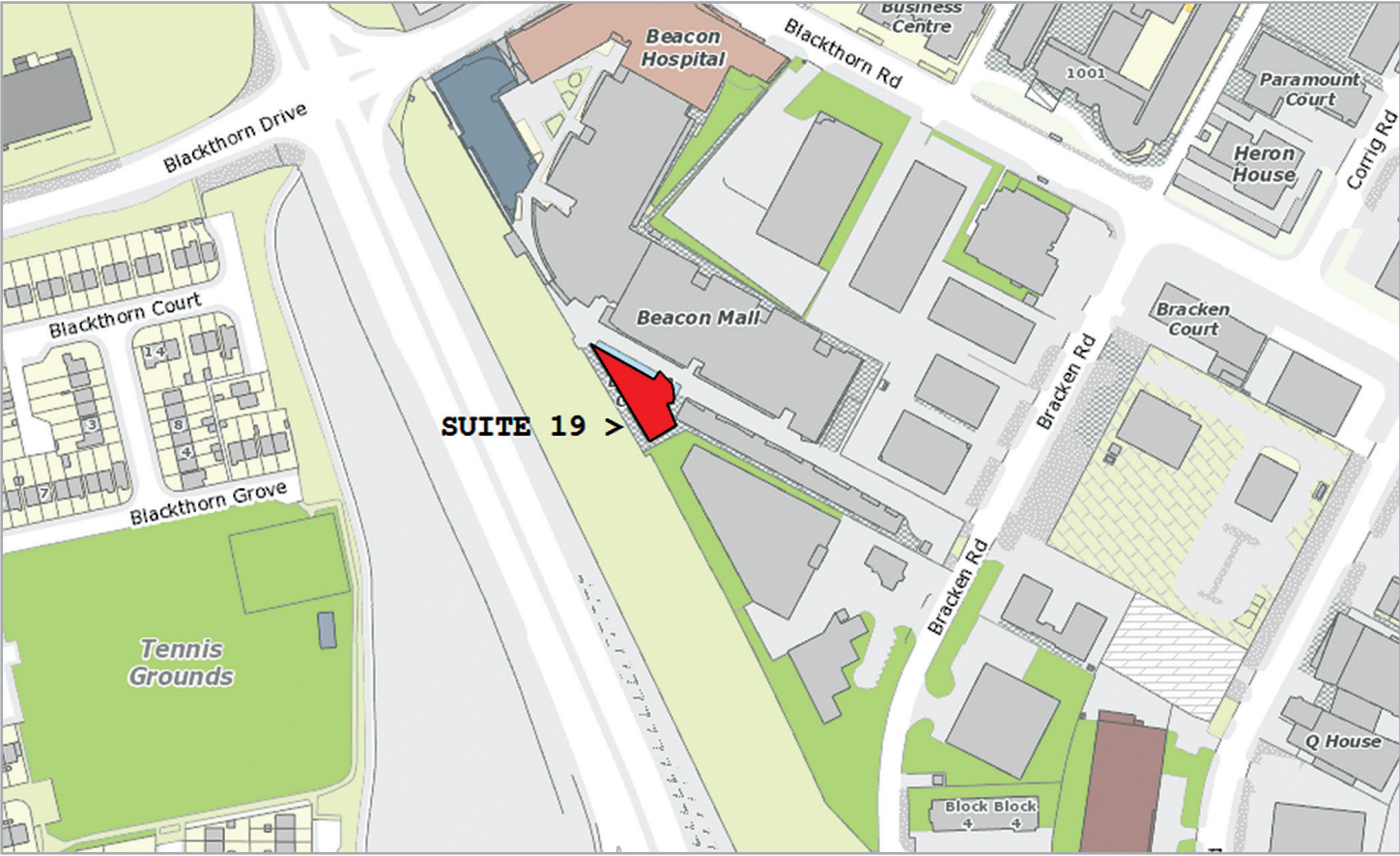
BER D1

BER No. 800406829

Energy Performance Indicator: 610.56 kWh/m2/yr

Viewing

Strictly and only by prior appointment through the sole letting agents.



© Lambert Smith Hampton (LSH) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of LSH or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) LSH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of LSH has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) LSH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.