

TO LET > MEDICAL & RELATED CONSULTANTS USE

2A Wellington Road Dublin 4

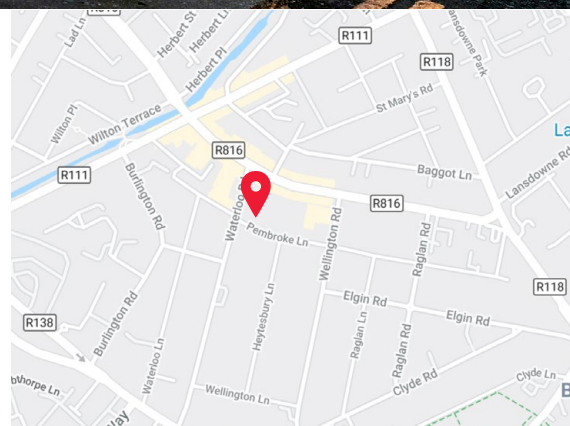


Description

2A Wellington Road, Dublin 4 is 2 storey period commercial building. The main entrance to the building is on Wellington Road, however there is also an entrance from the car parking area off Pembroke Lane. The building has Medical Use and is fitted out accordingly internally. The ground floor comprises reception/ waiting area, kitchen, toilets and a number of consult rooms. The first floor is fitted out entirely with consultants rooms/meeting rooms. The incoming occupier has the option to make the internal layout more open plan if need be and subject to landlords consent. The building extends to approximately 2,475 sq. ft. NIA in total and includes 2 car spaces.

Location

The subject property is located at the junction of Wellington Road and Pembroke Lane, approximately a 5 minute walk from Baggot Street Upper and 10 mins from the centre of Ballsbridge. The building is located in an area where there is plenty of on-street parking and is within close proximity of the city centre and Ballsbridge for Bus & DART.



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Accommodation:	2,475 sq. ft (230 sq. m.) NIA
Car:	2 cars
Lease:	New lease available
Rent:	€100,000 per annum

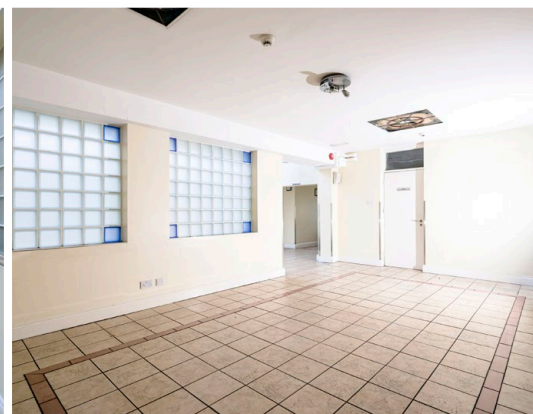
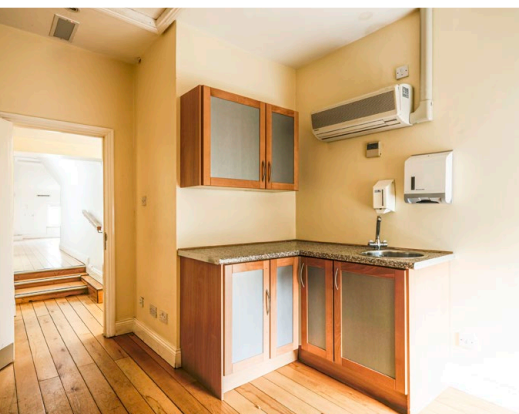
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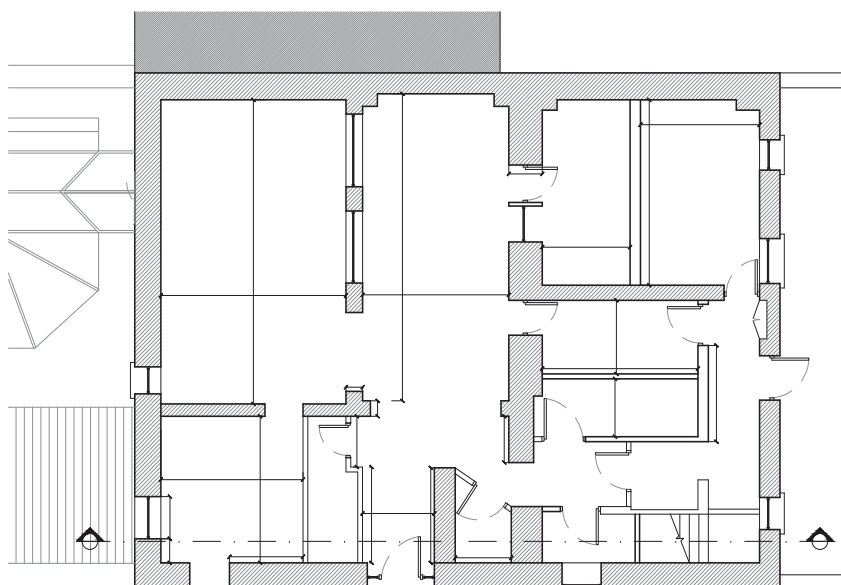
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Dublin 4



GROUND FLOOR



FIRST FLOOR

