

REA

Eoin Dillon



COMMERCIAL OFFICE BLOCK/DAY CARE CENTRE
G.I.A 480.48 sq. m. (5,172 sq. ft.)

TO LET

Hayfield Manor
Thurles
County Tipperary
E41 FA33

POA

BER B3

DESCRIPTION

Bright and modern office block to let, offering spacious offices ranging in size from 14.2 sq.m. to 38.6 sq.m. Suitable for a number of uses including health centre, doctors surgery etc. The property has full planning permission for a day care centre but was designed and used as offices. It is fitted out to an extremely high standard and has recently been redecorated and refurbished.

The ground floor measures 218.03 sq.m. (2,347 sq.ft.) consisting of a main reception area with double height ceiling with roof lights, six individual offices, coms room, canteen and ladies and gents toilets. The first floor comprises of 192.86 Sq. (2,075 Sq.Ft.) and can be accessed by two stairwells at either end of the building and consists of a conference room, six offices and coms room. There is a storage area on the second floor measuring 71.60 sq.m. (770 sq.ft.). The building in its entirety measures 480.48 sq.m. (5,171 sq.ft.) GIA.

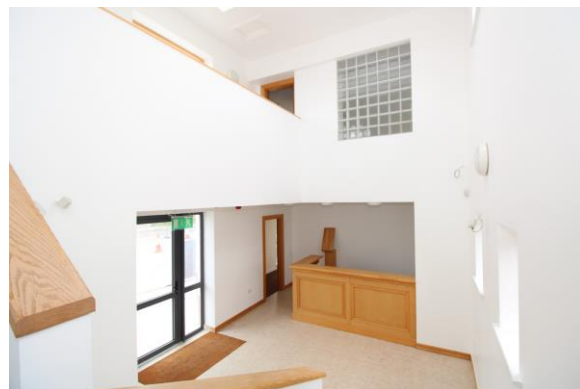
This office/day care centre is located just walking distance to Thurles town centre and a ten minute drive to the M8 Cork to Dublin motorway at junction 5.

Planning is currently in place for the building to be used as a day care centre. Planning would have to be applied for to change the use back to offices or medical centre but we are confident that planning for same should be easily achieved.

Viewing is recommended.

FEATURES

- Modern office block/daycare centre measuring 480.48 sq.m. (5,172 sq.ft.).
- Located close to Thurles town centre.
- Just ten minute drive from Junction 5 of the M8 Cork to Dublin motorway.
- 14 car parking spaces.
- Suitable for a wide variety of uses including health centre, doctors surgery, day care centre etc.



ACCOMMODATION

Ground Floor

- Reception / Foyer 33.0 Sq.M Double doors at the entrance with a tiled floor and fully fitted reception desk. Turn stairs to the first floor Vaulted ceiling with roof lights.
- Office 1 14.2 sq.m. Carpet floor, interconnecting door with reception area.
- Office 2 17.5 sq.m. Carpet floor.
- Office 3 Carpet floor.
- Office 4 Carpet floor.
- Office 5 Carpet floor.
- Kitchen area Laminate wood flooring and built in kitchen units.
- Ladies & Gents Toilets Fully fitted with tiled floors.

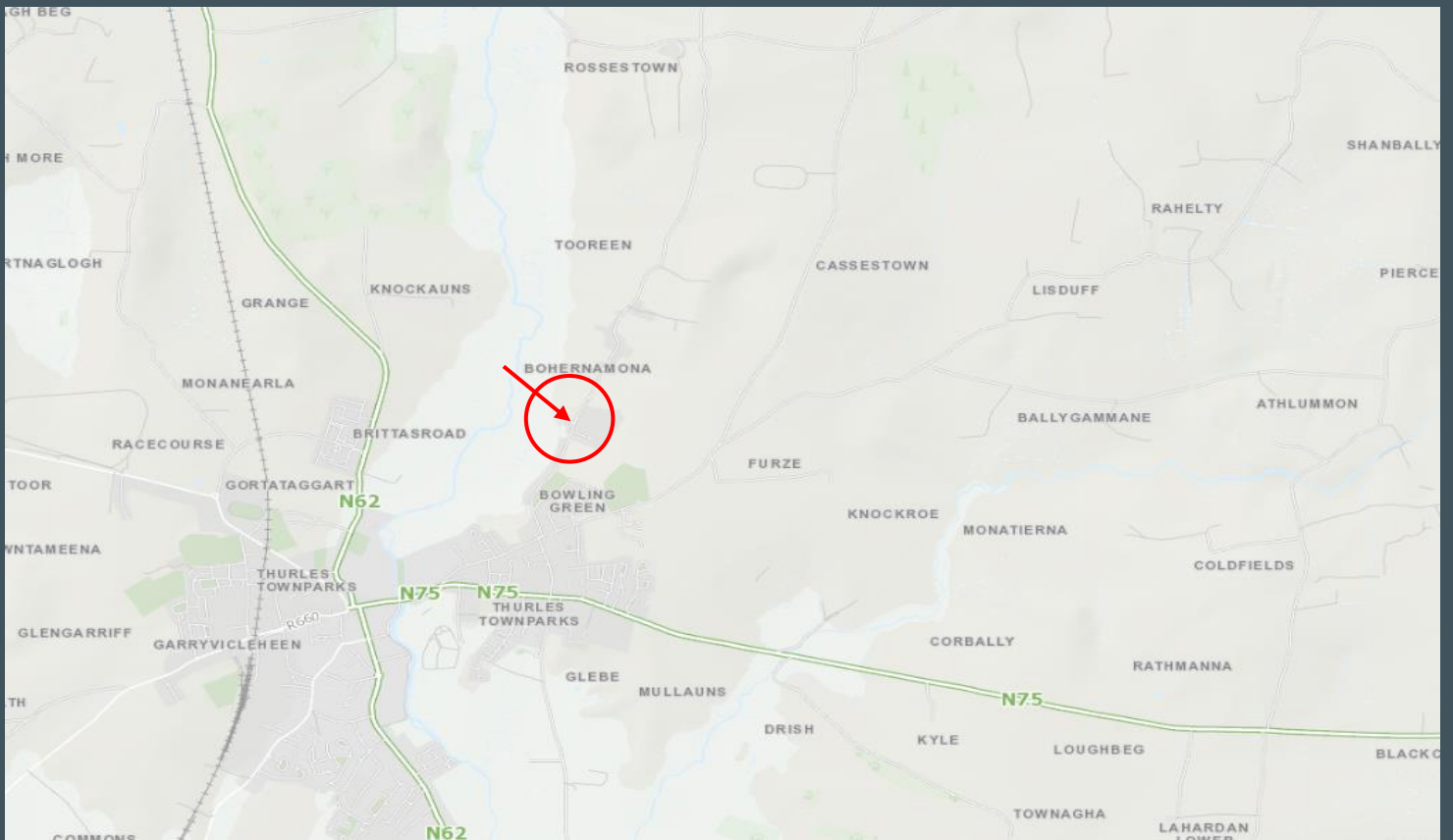
First Floor

- Conference Room Carpet floor
- Office 6 Carpet floor,
- Office 7 Carpet floor,
- Office 8 Carpet floor.
- Office 9 Carpet floor.
- Office 10 Carpet floor

Second Floor

- Store Room 71.6 sq.m. Carpet floor





PRICE

POA

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Liberty Square take the N75 towards M7 Motorway. At the roundabout take the left turn onto Mitchell Street. Continue for 500m and take the left turn onto Bohernamona Road. Continue for 600m and the property is on the left hand side, indicated by our to let sign.

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 800401820

Energy Performance Indicator: 193.49 kWh/m²/yr



the mark of
property
professionals
worldwide



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