

TO LET | First Floor 14 Briarhill Business Park

**POWER
PROPERTY**

Limerick | Galway | Athlone

First Floor 14 Briarhill Business Park Briarhill Galway H91 YC61

RETAIL / OFFICE



279 Sq. M. (3,003 Sq. Ft.)

- Located within an established retail park on the edge of Galway City.
- Good profile onto the N6 (Bothar na dTreabh)
- Highly accessible location within close proximity to Galway City, the M6, M17, N17, M18 national primary routes.
- Neighbouring occupiers include N17 Electrical, SNAP Printing, Pet World, Tubs & Tiles, Acorn Life, DID Electrical and Curley Furniture.
- First floor space extending to c. 279 sq. m. (3,003 sq. ft.)



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LOCATION

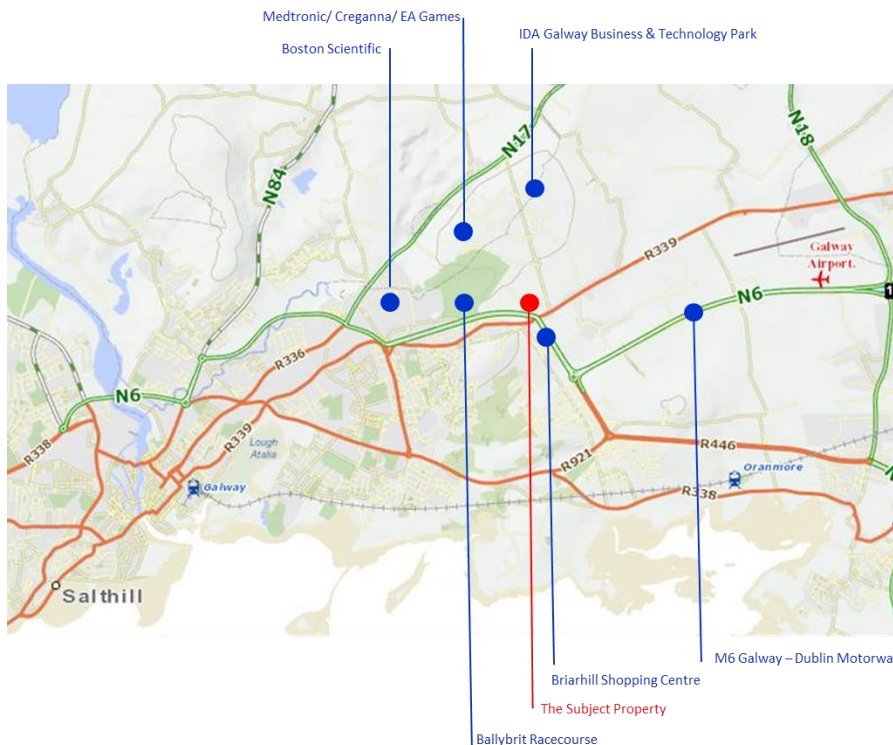
Briarhill is approximately 3.5 km east of Galway City Centre and is in a highly accessible location to the main arterial routes to and from Galway City including the M6 Motorway, M17, N17 and M18. Briarhill Shopping Centre is located in close proximity to Briarhill Business Park which is anchored by Dunnes Stores. Neighbouring occupiers in Briarhill Business Park include DID Electrical, Pet World, Meubles Furniture, Cash & Carry Kitchens, Tubs & Tiles, Acorn Life and Pat McDonnell Paints.

DESCRIPTION

The subject property comprises of approximately 279 sq. m. (3,003 sq. ft.) of first floor accommodation. The property would be suited for a variety of uses (subject to planning permission). Currently the property is laid out to include 2 no. modular offices, an open plan workspace, a fully fitted canteen, storage room and male and female toilets.

FEATURES

- The subject property is first floor accommodation.
- The property would be suited for a variety of uses (subject to planning permission).
- There is ample free car parking to the front and rear of the property.



OTHER DETAILS SECTION

Briarhill Business Park a mixed use business park which is now home to three of the main car dealerships, Audi, Mercedes Benz and Volkswagen.

Briarhill is located in a large residential catchment area and is in close proximity to the IDA Galway Business and Technology Park known as Parkmore. Parkmore is home to multinationals such as Medtronic, EA Games, Merit Medical, Creganna and Boston Scientific.

LEASE

Flexible lease terms available.

BER RATING

Available on request

RATEABLE VALUATION

The property has not been valued for commercial rates.

QUOTING PRICE

€18,000 per annum exclusive

SERVICE CHARGES

Available on request

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

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