

Office

(First Floor) Unit 39A & B
Briarhill Business Park
Briarhill
Galway

POWER
PROPERTY

TO LET



BER G

Modern fully fitted office space each extending to 173 sq. m.

Established mixed use Retail Park just East of Galway City Centre.

Neighbouring occupiers include Cantec, Megadale, Acorn Life, DID Electrical, Curley Furniture, Tubs & Tiles and Pat McDonnell Paints.

Flexible lease terms available.

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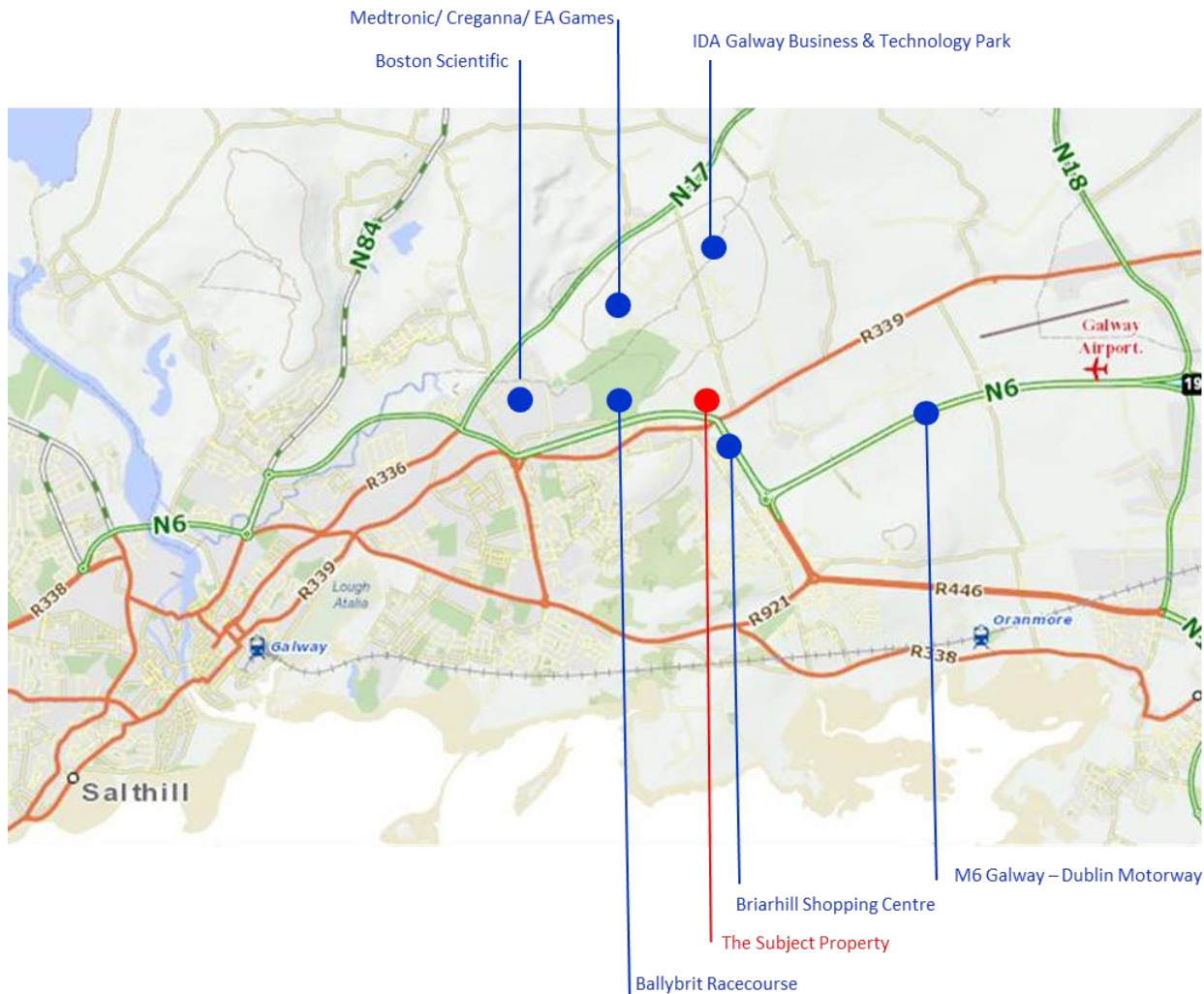
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LOCATION

Briarhill is situated c. 3.5 km east of Galway City and is in a highly accessible location close to the main arterial routes to and from Galway City including the M6 Motorway, M17, N17 and M18.

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 in close proximity to the IDA Galway Business and Technology Park known as Parkmore which is home to multinationals such as Medtronic, EA Games, Merit Medical, Creganna and Boston Scientific.

Briarhill Business Park is situated adjacent to the Briarhill Shopping Centre which is anchored by Dunnes Stores. Neighbouring occupiers within Briarhill Business Park include; DID Electrical, Pet World, Meubles (Furniture), Cash & Carry Kitchens, Tubs & Tiles, Acorn Life and Pat McDonnell Paints to name but a few.



DESCRIPTION:

Modern fully fitted office available to let. This office space is fitted to a high standard and offers excellent natural lighting. The offices have been amalgamated extending to c. 173 sq. m. (1,862 sq. ft.)

Fit out includes; carpet flooring, glass partition panels, painted and plastered walls, CAT 5 cabling, suspended ceilings with integrated florescent lighting and a heating and cooling system.

The offices are accessed via a stairwell. There is a welcoming communal lobby at the top of the stairs. There is also a communal kitchenette together with male and female toilet facilities.

Unit 39A comprises of 4 no. modular offices, while Unit 39B comprises of a mix of open plan space and modular office which has now been combined to create one large office space.

ACCOMMODATION:

The approximate Net Internal Floor Areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Unit 39A	Office	84	904
Unit 39 B	Office	89	958
Total:		173	1,862

BER RATING

BER G BER No. 800455461

Energy performance Indicator: 808.87 kWh/m²/yr

RATEABLE VALUATION

Unit 39A - €1,887 (Annual rates liability for 2017)

Unit 39B - €2,160 (Annual rates liability for 2017)

RENT

On application

VIEWING

Strictly by appointment with the agents

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SERVICE CHARGES:

To be confirmed.

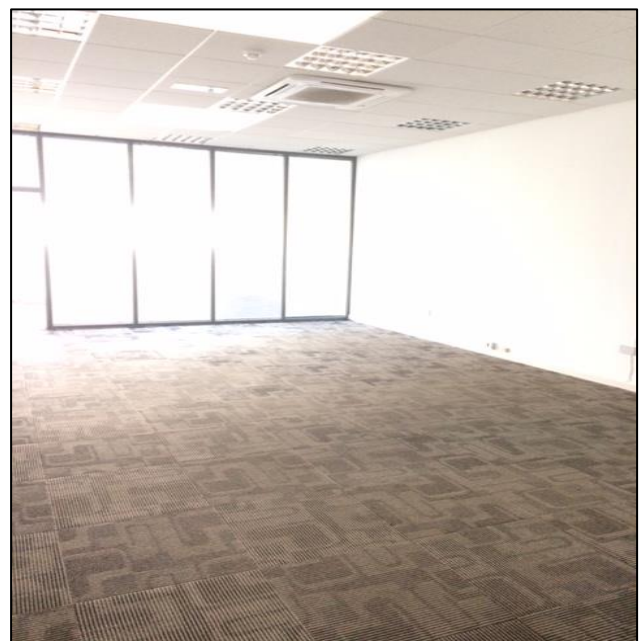
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Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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