

**Unit 15 Lakeview Point
Claregalway Corporate Park
Claregalway
Co. Galway
H91 PX38**

RETAIL WAREHOUSE



622.45 sq. m. (6,700 sq. ft.)

- Modern retail warehouse extending to c. 622.45 sq. m. (6,700 sq. ft).
- 11 km from Galway City, 10 km from Oranmore and just 8 km from Ballybrit.
- Located within an established Corporate Park, close to the junction with the N17 / N84 Galway – Sligo Road.
- Close to all arterial routes including; N67 / M18 Galway – Limerick Motorway and M6 Galway – Dublin Motorway.
- Suitable for both retail warehousing, industrial and office use (subject to planning permission).



ENQUIRIES TO

Claire Glynn
+353 91 567 331
claire@ppg.ie
PSR: 001297 –005825

Andrew Carberry
+353 91 567 331
andrew@ppg.ie
PSR: 001297 –005386

TO LET | Modern Retail Warehouse

LOCATION

This property is located within an established corporate park, known as Lakeview Point, just off the Claregalway – Oranmore Road in Claregalway Village. The subject property is located just 11 km from Galway City, 10 km from Oranmore and 8 km from Ballybrit. The park adjoins a large national and secondary school. There is a second national school (Educate Together) under construction immediately to the rear of the subject property. The property is situated close to all main arterial routes including N83 / N67 / M18 Galway -Limerick Motorway and M6 Galway – Dublin Motorway.

DESCRIPTION

Constructed in 2007, Claregalway Corporate Park is a modern industrial park. Unit 15 extends to c. 622.45 sq. m. (6,700 sq. ft.) Gross External Area and has the potential for a mezzanine floor (SPP). Constructed of steel portal frame together with impressive glazed façade, the property is suitable for both retail warehousing, industrial and office use (SPP). The property enjoys generous eaves height of 7.4m. There is roller shutter (4.9m high) and pedestrian door to rear. Claregalway Corporate Park enjoys good occupancy levels together with a weekly Sunday Market. There is ample communal parking within the Park.

FEATURES

- Neighbouring occupiers include; The Master Lift Group, Galway Sports Medicine Centre, Aspect, Loughnane Meats, Galcom Security, John Mannion Truck Parts & Joyces Supermarket Depot to name but a few.
- Unit 15 comprises c. 622.45 sq. m. (6,700 sq. ft.) with an eaves Height of 7.4m.
- The Park is professionally managed.



Land Direct Map – Location of subject property Circled Red



LEASE

Flexible lease terms available.

BER RATING

BER E1

BER No. 800604753 /
Energy performance Indicator:
2013.51 kWh/m²/yr

RATEABLE VALUATION

Not currently rated.

QUOTING PRICE

Details available on application

SERVICE CHARGES

Details available on application

VIEWING

Strictly by appointment with the agents Power Property

ENQUIRIES TO

Claire Glynn or
Andrew Carberry on
+353 91 567 331

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. **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.