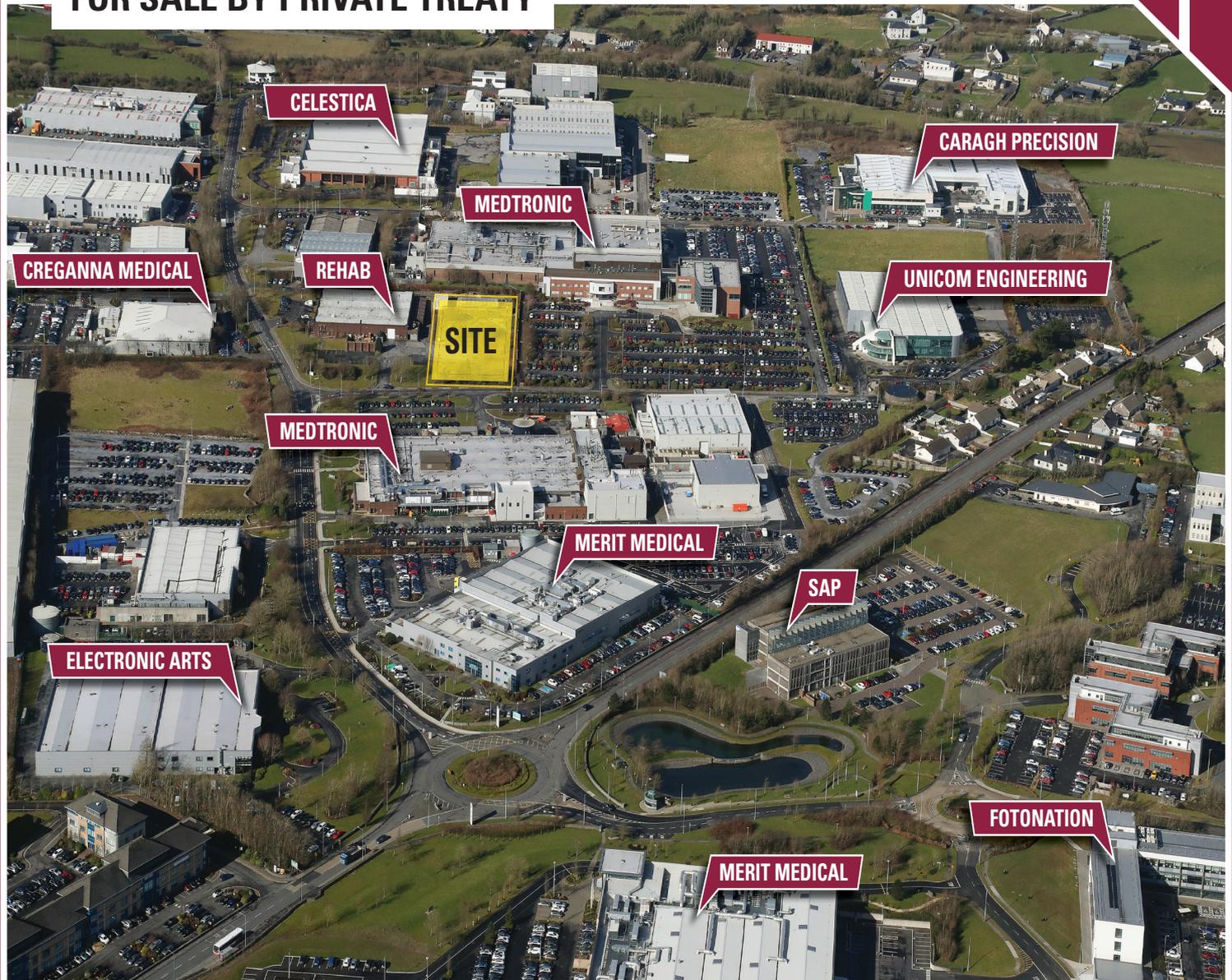


DEVELOPMENT SITE

0.44 Hectare (1.10 Acre) Site
IDA Business & Technology Park
Parkmore West
Galway

POWER PROPERTY

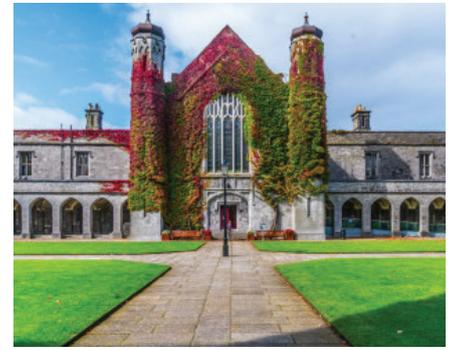
FOR SALE BY PRIVATE TREATY



- A unique opportunity to acquire a prime commercial development site (SPP), extending to 0.44 hectares (1.10 acres).
- Strategically located in Galway's leading Business Park, which is occupied by significant multinational corporate occupiers including; Creganna, Celestica, Medtronic, Electronic Arts and Merit Medical.
- Well established location within an IDA managed Park.
- Ideally suited for Industrial or Office Development (SPP).

tel: **+353 91 567 331**

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LOCATION

Galway, is one of Ireland's fastest growing cities and is the fourth largest city and the largest urban centre on the western seaboard of Ireland, with a population of almost 80,000 people. Galway is Ireland's student City. There are two third-level institutions in Galway, National University of Ireland (NUI) and Galway-Mayo Institute of Technology. The student population is 22,000 with circa 8,000 graduates each year.

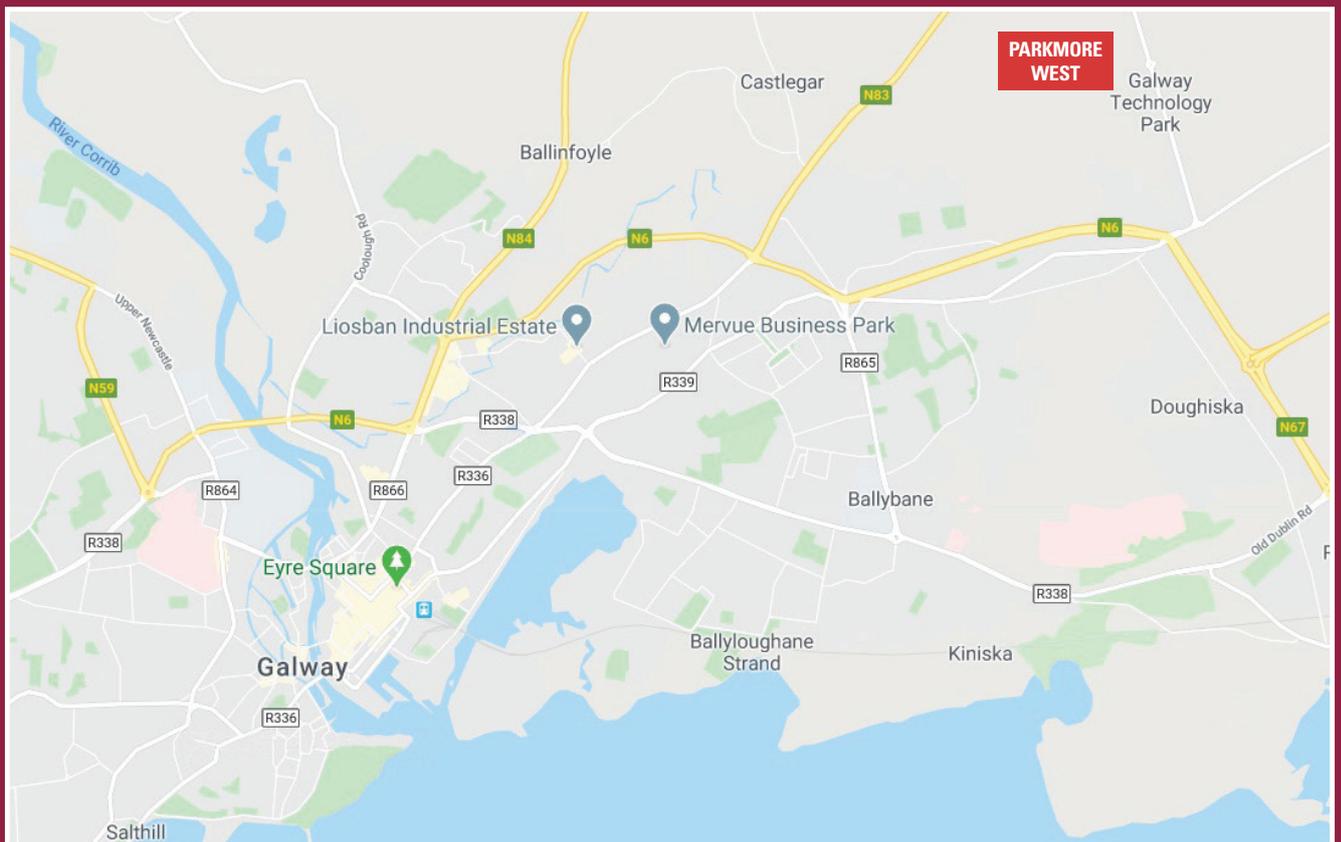
The subject site is located within a well-established and managed IDA Business Park on the eastern fringe of Galway city. Parkmore west is situated c. 6 km northeast of Galway city centre, 89 km from Shannon International Airport and 209 km from Dublin International Airport. Galway's principle train station (Ceannt Station) is located in Galway city centre and serves Oranmore, Athenry, Athone, Tullamore and Dublin city.

Parkmore West is well connected to the city centre by road, regular bus services and cycle lanes.

Parkmore is also located within easy access of the M6 (Galway - Dublin Motorway), the M17/M18 (Galway - Limerick) Motorway networks, as well as the N83 Galway - Tuam Road.

The area benefits from a host of excellent amenities including; the Galway Racecourse, the Clayton Hotel, and multiple gym operators. Retail and restaurant facilities are available at Briarhill Business Park (1.5 km) and Briarhill Shopping Centre (1.9 km) which is anchored by Dunnes Stores.

This very successful Business Park is home to numerous international business occupiers including; Electronic Arts, Celestica, Lake Region Medical, Unicom Engineering and Merit Medical. Adjoining occupiers include; Creganna and Medtronic.





DESCRIPTION

The subject property comprises a prime development site which extends to approximately 0.44 hectares (1.10 acres). The site is rectangular in profile and is relatively level in topography. The site has a frontage of c.47 meters onto Parkmore West Road.

TITLE

We understand that the subject property is held under long leasehold title and is subject to user restrictions in line with IDA Business Parks generally.

GUIDE PRICE

On Application to sole selling agents Power Property.

POWER
PROPERTY

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Disclaimer Policy:

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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.

PSRA Licence No. 001297



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