

## 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).

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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.

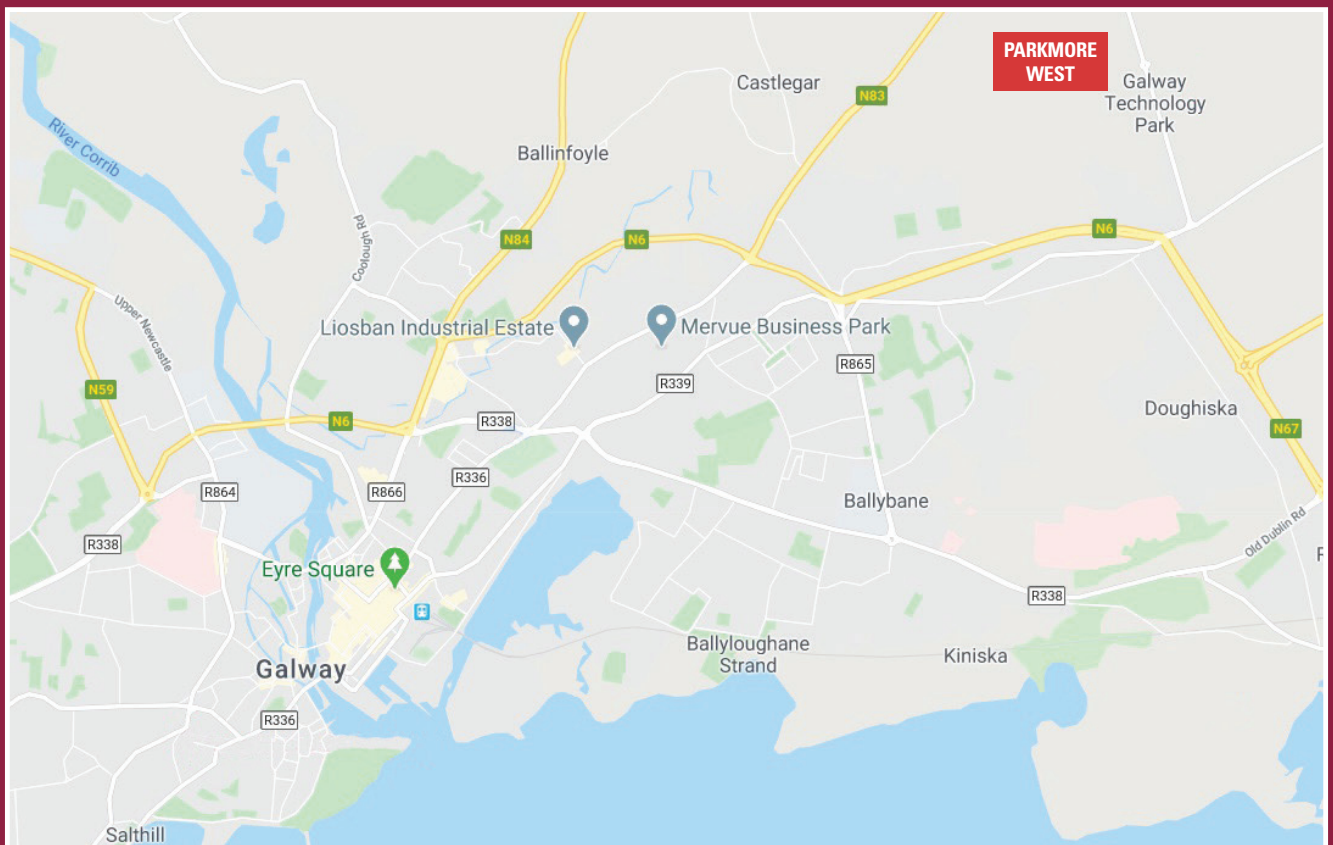
The subject site is located within a well-established and managed IDA Business Park on the eastern fringe of Galway city. Parkmore west is situated c. 6 km northeast of Galway city centre, 89 km from Shannon International Airport and 209 km from Dublin International Airport. Galway's principle train 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

## CONTACT

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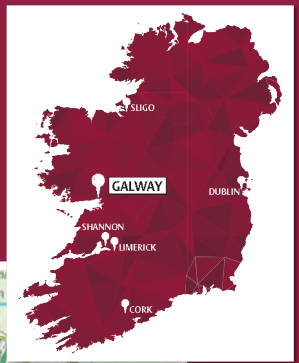
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#### **Disclaimer Policy:**

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PSRA Licence No. 001297



• Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

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