

2nd Floor Office Suite

Corbett House

Edward Square

Shoemaker Lane

Galway

OFFICE



132 Sq. M. (1,421 sq. ft.)

- Prime office suite located on second floor – Edward Square.
- Office area extending to c. 132 sq. m. (1,421 sq. ft.)
- Lift access available within building.
- Flexible lease terms available.



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TO LET | Prime Office Suite | Corbett House

LOCATION

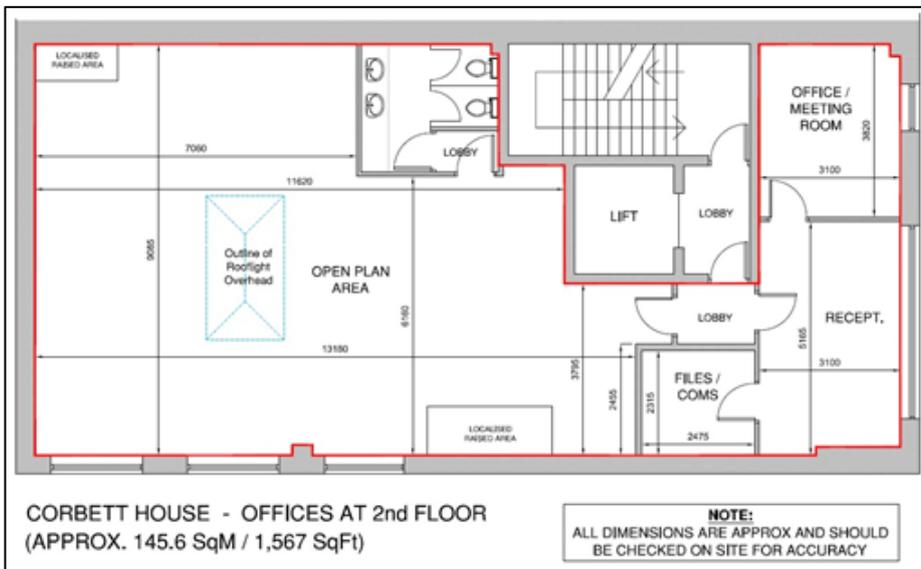
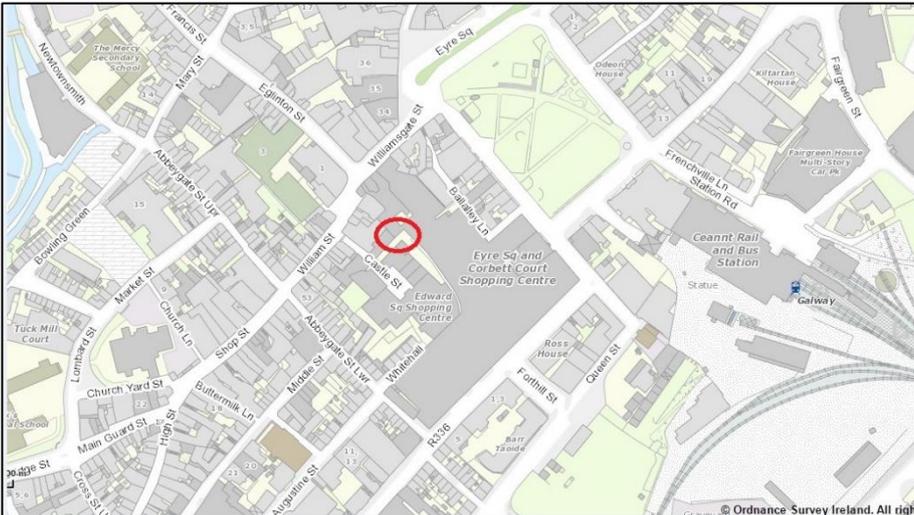
The property is located in the heart of Galway City Centre at Edward Square, connecting the Eyre Square and Corbett Court Shopping Centre. The offices are adjacent to William Street and Shop Street in Galway City Centre.

DESCRIPTION

This property comprises 132 sq. m. (1,421 sq. ft) offices at second floor level in the heart of Galway City. The office is currently laid out with reception area, back office / boardroom, comms room, toilet accommodation, a kitchenette and large open plan room / office. The finish includes, painted and plastered walls, carpeted floors, suspended ceilings with integrated lighting. Heating is by means of modern electric heaters.

FEATURES

- The property is located in the heart of Galway City.
- The office space also benefits from excellent natural light
- Open Plan Fitout



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LEASE

Flexible lease terms considered.

BER RATING

BER C1

BER No: 800122681

Energy performance Indicator:
943.64 kWh/m²/yr

RATEABLE VALUATION

€2,540.60 (2019)

QUOTING RENT

€16,500 per annum

SERVICE CHARGES

€4,257.31 (2019) per annum

INSURANCES

€2,152.90 (2019) per annum

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

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