

**Modern Fully Fitted Office Space**  
**Woodquay Court**  
**Woodquay**  
**Galway**  
**H91 XW5A**



**An opportunity to be located in a recently fitted office with excellent profile in Galway City Centre**

**c. 789 Sq. M. (8,502 Sq. Ft.)**

- Bright modern fully fitted second and third floor office accommodation.
- The second floor comprising 404 sq. m. (4,351 sq. ft.) and the third floor comprising 386 sq. m. (4,151 sq. ft.).
- Situated c. 300m from Eyre Square in close proximity to the Court House, University of Galway & Shop Street.
- Open Plan layout with kitchen, meeting, conference & focus rooms on both floors.
- The specification includes zoned air conditioning, suspended ceilings, LED lighting & shower facilities.
- Car spaces available in secure designated car park located to the rear.



**ENQUIRIES TO:**

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# TO LET | Second & Third Floors at Woodquay Court

## LOCATION

Woodquay Court is located in Galway City Centre just c. 300 metres walking distance from Eyre Square, Galway Train and Bus Terminals and next to many fine Cafes, Restaurants and Pubs. The location has a host of amenities on the doorstep including Galway's premier pedestrianised shopping thoroughfare Shop Street and the Eyre Square shopping Centre. Woodquay Court is in a highly accessible location on the R866 linking directly to the main arterial routes to and from Galway City including the M6 Motorway, M17, N17 and M18. The building is surrounded by on street parking facilities with a multi-story car park offering over flow parking options. Woodquay is located in close proximity to The Town Hall Theatre, The Courthouse, University of Galway and The Headford Road Retail Park.

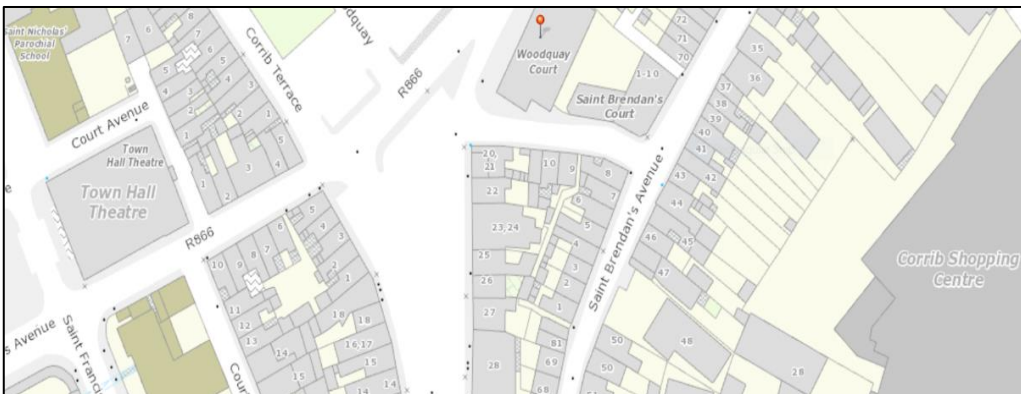
## DESCRIPTION

The subject property provides for an overall accommodation of approx. 789 sq. m. (8,502 sq. ft.) and is available on a new lease term. The second and third floor spaces are bright modern fully fitted offices in excellent condition. The second floor extends to 404 sq. m. (4,351 sq. ft.) with the third floor extending to 386 sq. m. (4,151 sq. ft.). Presently the property is laid out with a mix of open plan space, meeting, conference and focus rooms. The office includes male, female and wheelchair accessible W/C's as well as shower facilities. There are fully fitted kitchens including all modern appliances on both floors. The specification generally includes suspended ceilings, zoned air conditioning, LED lighting with additional air-cooling units in the dedicated comms room. The property can be taken unfurnished or fully furnished including chairs, desks, monitors and sit/stand workstations. Externally the property benefits from secure gated parking available as well as bicycle parking facilities. Access is via a lift or stairs to the upper floors. Presently there is an additional (359 sq. m.) 3,870 sq. ft. available at ground level if required. With its modern design and fully fitted layout, this office is sure to appeal to an array of occupiers looking to take advantage of the property's close proximity to a host of amenities and transport links.

## FEATURES

- Bright Fully Fitted Modern Office Accommodation.
- Central Location next to multiple amenities in Galway City.
- Option to acquire unfurnished or fully furnished including chairs, desks, monitors and sit/stand workstations.
- Specification includes zoned air conditioning, suspended ceilings, LED lighting, Kitchen and shower facilities.
- Secure allocated car parking spaces.
- Available on New Lease Terms.

## MAP



# POWER PROPERTY

Limerick | Galway | Athlone

## LEASE

New Lease Term

## BER RATING

**BER C1 C3**

BER No.  
800662629, 800662611

## RENT

On application

## SERVICE CHARGES

On application

## RATEABLE VALUATION

On application

## VIEWING

Strictly by appointment with the sole agents Power Property

## ENQUIRIES TO

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Subject to Contract/Contract Denied

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