

# First Floor, Unit 40 Briarhill Business Park, Briarhill, Galway

Retail Showroom / Office

## For Sale



- Excellent investment / owner occupier opportunity
- First floor unit with ground floor store
- Entire extends to approx. 566 sq m (6,090 sq ft)
- Vacant possession
- Suitable for a variety of uses

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# First Floor, Unit 40 Briarhill Business Park, Briarhill, Galway



### Location

The property is situated in Briarhill Business Park which is located to the eastern side of the N6 Bothar Na dTreabh, close to its junction with the R339. The estate is situated on the eastern fringe of Galway City, approx. 2.5km from the city centre. Briarhill is also highly accessible to the M6 and N18 and is adjacent to Parkmore, Ballybrit Racecourse and Briarhill Shopping Centre.

The property is located over Olympic Saddlery while neighbouring occupiers include Megadale, Little Dreamers and SSL Logistics. Briarhill Business Park is also home to companies such as DID Electrical, Curleys Furniture, Pat McDonald Paints, Rationel Windows & Doors and Cutting Edge Tiles.

### Description

The subject property comprises a mid-terrace first floor commercial unit that benefits from good profile on the main estate road. The unit was previously occupied by Matthews Fireplaces as a retail showroom and the tenants fit out is still in place.

The property is accessed via glazed double doors on the ground floor that leads into a lobby area with small store, passenger lift and stairwell to the first floor. There is also an emergency exit stairwell to the rear area. We understand the property to be a mix of concrete and steel construction under a metal deck roof incorporating translucent roof panels and finished externally with a metal clad façade. The first floor is predominately open plan with specification that includes suspended ceilings with some translucent ceiling panels, fluorescent tube lighting, mix of tiled and carpeted floors, air conditioning and one w/c.

The property benefits from communal on-site car parking to the front and circulation space to the rear. In addition we understand the property benefits from a small storage unit to the rear of the property that is accessed via a roller shutter loading door on ground floor level.

### Accommodation

Floor	Sq M	Sq Ft
Ground (reception / lobby)	29	310
Ground (rear storage unit)	14	150
First (retail showroom / offices)	523	5,630
<b>Total Area</b>	<b>566</b>	<b>6,090</b>

Interested parties are advised to verify the areas and to undertake their own due diligence.



### Title

We understand the property is freehold or equivalent long leasehold

### Zoning

The subject property is located in an area zoned 'Objective CI - Commercial/Industrial' in the Galway City Development Plan 2011 - 2017. This objective is defined to "provide for enterprise, light industry and commercial uses other than those reserved to the CC zone."

### Local Authority Rates

€6,942 per annum

### Guide Price

€195,000

### VAT

Further information available on request

### BER



BER No: 800544421

BER Indicator: 662.29 kWh/m²/yr

### Viewing

Strictly by appointment through the sole sale agents, Lambert Smith Hampton

