

Prominent Self Contained Commercial Space
Woodquay Court
Woodquay
Galway
H91 XW5A



An opportunity to be located in a property with excellent profile next to Galway City Centre

c. 359 Sq. M. (3,870 Sq. Ft.)

- A Well Presented Ground floor self-contained Commercial Unit located at Woodquay.
- A Modern Own Door Premises with c. 30 meters of frontage, providing great profile for potential tenants.
- Situated c. 300m from Eyre Square in close proximity to the Court House, University of Galway & Shop Street.
- This Dual Aspect space provides an abundance of natural light from the front and rear of the building.
- The specification includes Air conditioning & Suspended Ceilings
- There is direct access from the unit to Secure Designated Car Parking Spaces located to the rear.



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TO LET | Self Contained Ground Floor Unit at Woodquay

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.

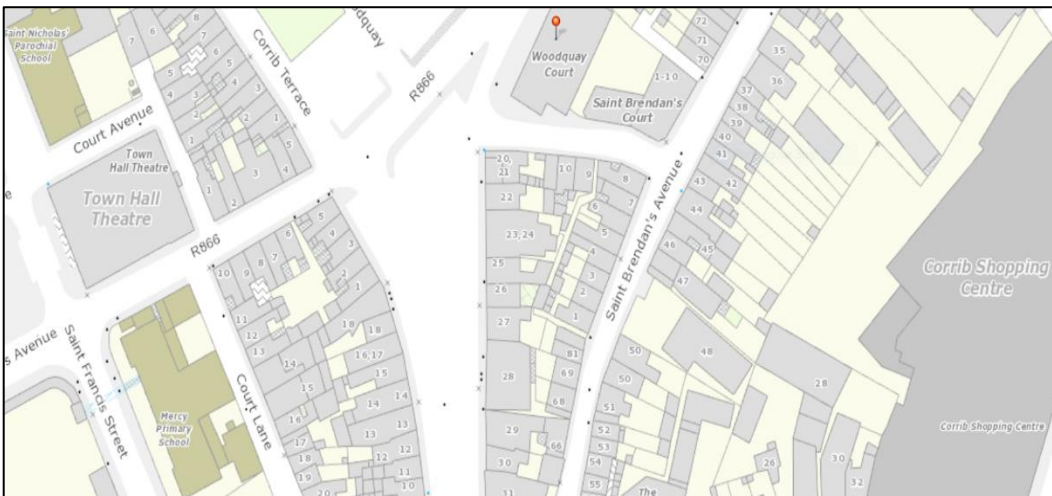
DESCRIPTION

The subject property provides for an overall accommodation of approximately 359.62 sq. m. (3,871 sq. ft.) and available on a new lease term. This modern ground floor self-contained space will be welcomed to the market given its size and profile. Presently the property is laid out with a mix of open plan office and cellular meeting rooms which includes a large reception area, kitchen, male and female toilet facilities, shower facility. The specification includes suspended ceiling with a full modern air conditioning system in place. Externally the property benefits from secure gated parking and a bicycle shed with access directly from the ground floor demise or via the side road next to the building. This premises has multiple points of entry to the front which should be beneficial for its new occupier, with a modern design and layout with shower facilities it is sure to appeal to an array of business looking to take advantage of the properties close proximity to a host of amenities as well as transport links.

FEATURES

- Excellent natural light ingress from both the front and rear of the floor with a number of own door entrances via the front and direct access from the office to rear car park.
- Central Location next to multiple amenities in Galway City.
- Superb Profile with great street presence.
- 3 Secure allocated car parking spaces.
- Office specification includes zoned air conditioning, suspended ceiling with a modern layout
- Available on a New Lease Terms.

MAP



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On application

VIEWING

Strictly by appointment with the sole agents Power Property

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Subject to Contract/Contract Denied