

TO LET | 50A Briarhill Business Park, Galway, H91 R6KP.

POWER
PROPERTY

Limerick | Galway | Athlone

Part First Floor

50A Briarhill Business Park

Briarhill

Galway

H91 R6KP

OFFICE



BER **G**

291 Sq. M. (3,135 Sq. Ft.)

- First floor office space extending to c. 291 sq. m. (3,135 sq. ft.).
- Established mixed use Business Park located on the edge of Galway City.
- Highly accessible location within close proximity to Galway City, the M6, M17, N17, M18 national primary routes.
- Neighbouring occupiers include; DigiNet, SNAP, Cantec and HERO Recruitment.
- Communal parking.



ENQUIRIES TO

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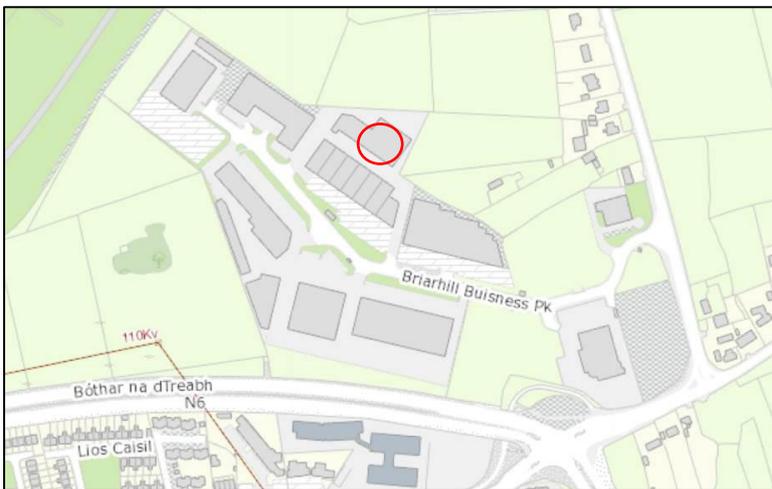
TO LET | First Floor 50A Briarhill Business Park

LOCATION

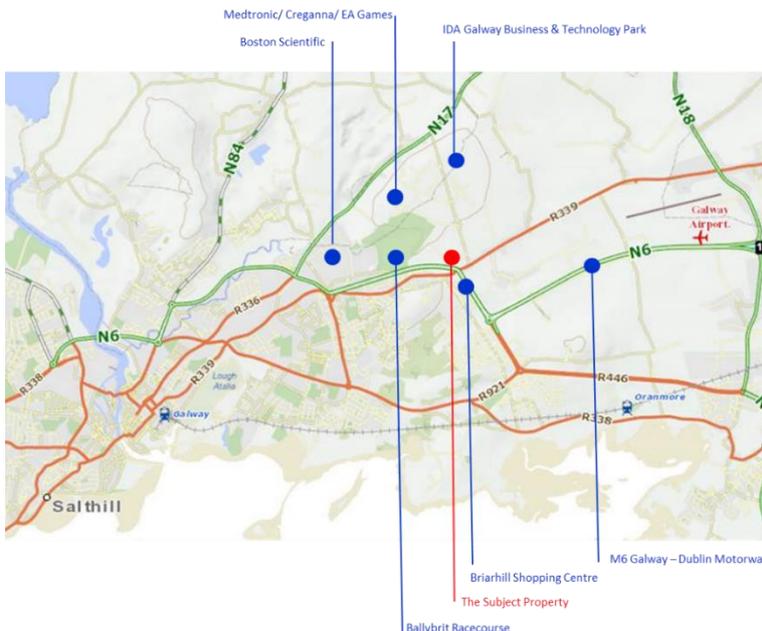
Briarhill is approximately 3.5 km east of Galway City Centre and is in a highly accessible location to the main arterial routes to and from Galway City including the M6 Motorway, M17, N17 and M18. Briarhill Shopping Centre is located in close proximity to Briarhill Business Park which is anchored by Dunnes Stores. Neighbouring occupiers in Briarhill Business Park include; DID Electrical, Pet World, Meubles Furniture, Cash & Carry Kitchens, Acorn Life and Pat McDonnell Paints.

DESCRIPTION

The subject property comprises a fully fitted office located at first floor level. Unit 50A is situated within a mixed use building and is currently used as a Training Centre. It is laid out with reception, a number of cellular offices, meeting room, comms room / store and a large open plan office. Furthermore, the property is fitted with a kitchenette and toilet accommodation (ladies and gents). The office accommodation is well finished with painted stud walls, suspended ceilings with integrated lighting and carpeted flooring. A small number of floor boxes are fitted together with data cabling points throughout. The kitchenette is well finished with floor and wall units, stainless steel sink and tiled flooring and splashback. The property is heated by means of electric storage heaters, while air conditioning units are fitted in a number of the cellular offices. This office space enjoys dual access from both the front and rear of the building via a stairwell.



Unit 50A Circled Red Above



OTHER DETAILS SECTION

Briarhill Business Park a mixed use business park which is now home to three of the main car dealerships, Audi, Mercedes Benz and Volkswagen.

Briarhill is located in a large residential catchment area and is in close proximity to the IDA Galway Business and Technology Park known as Parkmore. Parkmore is home to multinationals such as Medtronic, EA Games, Merit Medical, Creganna and Boston Scientific.

LEASE

Flexible lease terms available.

BER RATING

BER G

BER No. 800155962

Energy Performance Indicator:
289.38 kWh/m²/yr

RATEABLE VALUATION

The property has a rateable value of €90.00. Based on Galway City Council's current multiplier the rates liability for 2021 is €6,066 per annum.

QUOTING PRICE

€10 per sq. ft. per annum exclusive

ESTATE CHARGES

c. €0.34 per sq. ft.

VIEWING

Strictly by appointment with the sole agents Power Property

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