

TO LET

PMC

SIERRA BUILDING

DANGAN BUSINESS PARK
GALWAY



- c.5,000 sq ft (464.51 sq m) GIA
- Fully fitted, high quality office accommodation situated within the well-established and highly accessible Dangan Business Park.
- Available by way of Sub-Lease or Assignment

Description:

The PMC Sierra Building comprises a stand-alone office building extending to c.5,000 sq ft over two floors. The property is currently held under a 10-year lease from 1st July 2018. The lease includes a tenant break option after year 5 (31st June 2023) subject to 6 months written notice and no penalty.

The building is fully fitted to a high standard to include a mix of open plan and cellular office accommodation.

The accommodation offers plug and play opportunities to incoming tenant as there is a fitted canteen, break out areas and shower / changing facilities.

Externally the property is well finished to include a glass façade and well maintained external landscaped areas along with 35 surface level car parking spaces.

Specification:

The Ground Floor provides a fitted reception area, canteen, cellular office/meeting rooms along with shower and changing facilities.

The 1st Floor is open plan and boasts a highly efficient floor plate suitable for a wide variety of occupiers.

The specification for each includes:



FULLY FITTED
ACCOMMODATION



LED LIGHTING



CAT 6
CABLING



SHOWER AND CHANGING
FACILITIES



FITTED
CANTEEN



MIXTURE OF OPEN PLAN
AND CELLULAR OFFICES /
MEETING ROOMS

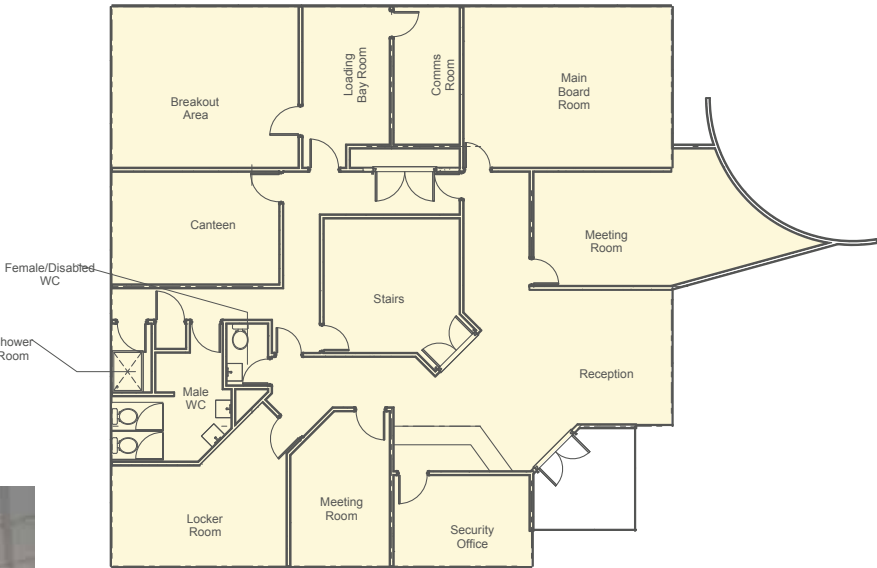


Accommodation Schedule:

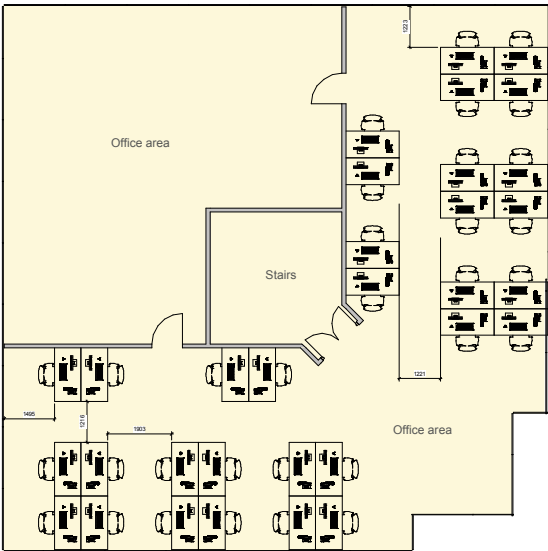
Floor	Sq Ft (GIA)	Sq M (GIA)
Entire	5,000	464.51
Total	5,000	464.51

All intending Tenants / Purchasers are specifically advised to verify the floor areas and carry out their own due diligence*

Floor Plans

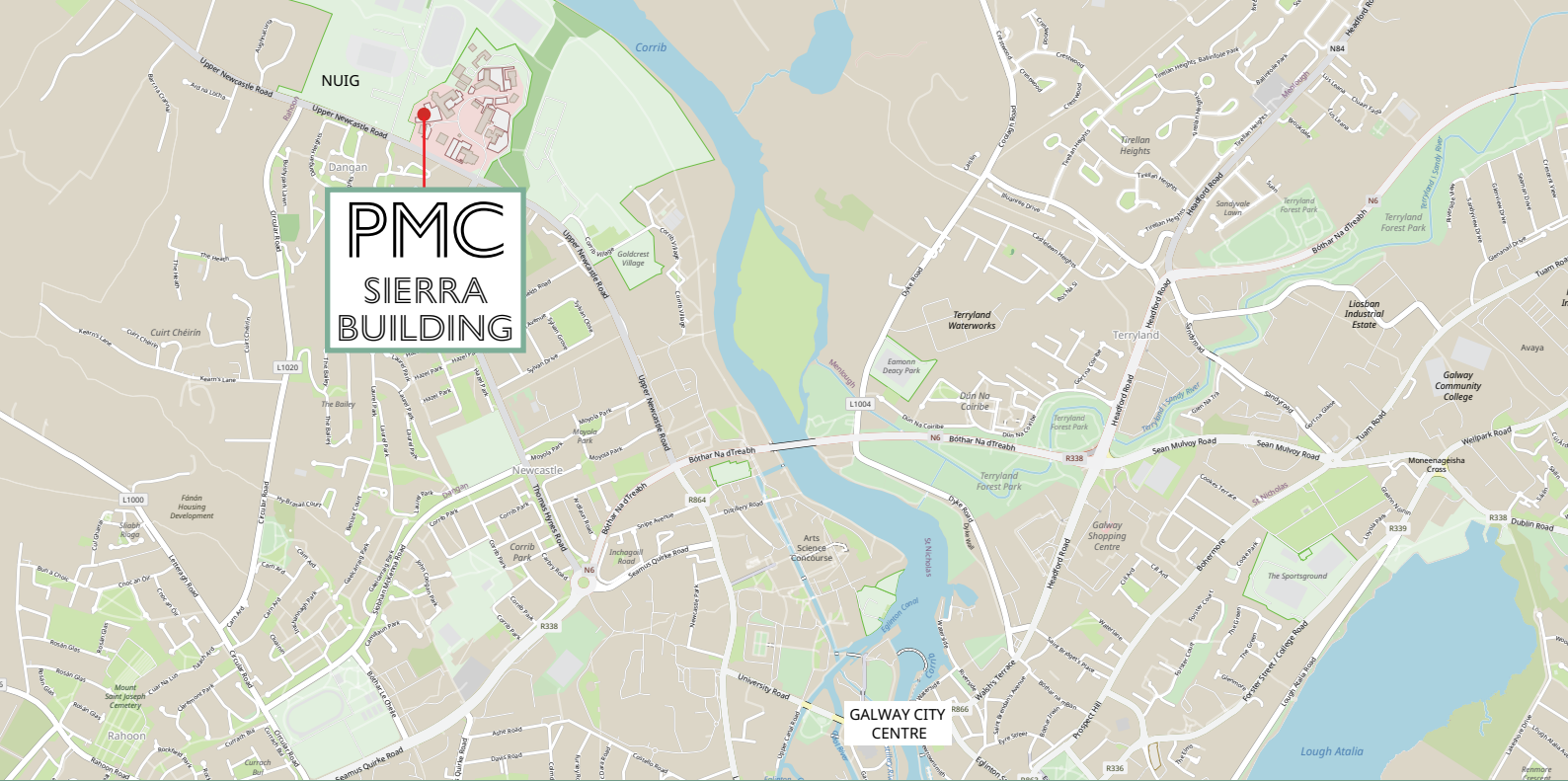


GROUND FLOOR



FIRST FLOOR





Location:

The PMC Sierra Building is located within Dangan Business Park on the West side of Galway city close to the NUIG campus. Dangan is one of the city's most established business parks and provides easy access to all areas of Galway particularly the West and City Centre. The 404 bus route which runs from Oranmore to the Westside centre, serving Galway City Centre has a stop situated near the entrance of the Business Park.

More specifically the subject property is situated on a private site within the park. Other occupiers in the business park include IBM; Aerogen and Storm.

Terms:

Available by way of Sub-Lease / Assignment. 10-year Lease from 1st July 2018, expiring on the 30th June 2028. Tenant break option on 30th June 2023 (personal to the Head-Tenant)

Rent:

Passing Rent: €80,000 per annum inclusive of 35 car parking spaces

Estate Service Charge:

€1,029.92 per annum

BER: **BER D2**

BER D2. BER Number: 800808966
EPI: 326.68(kWh/m2/yr)

Inspections:

Strictly by prior appointment through joint letting agents Power Property and JLL.



PSRA 002273

TOMÁS MULCAHY

Surveyor, Office Agency

t. +353 1 673 1639

e. tomas.mulcahy@eu.jll.com



+353 1 673 1600



@jllireland



JLL Ireland



jll.ie



PSRA 007997

NIALL CUDDY

Associate Director

t. +353 91 567 331

e. niall@ppg.ie



+353 91 567 331



ppg.ie

16A Sandford Business Centre,
Bohermore, Galway, H91 KV91

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