

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:

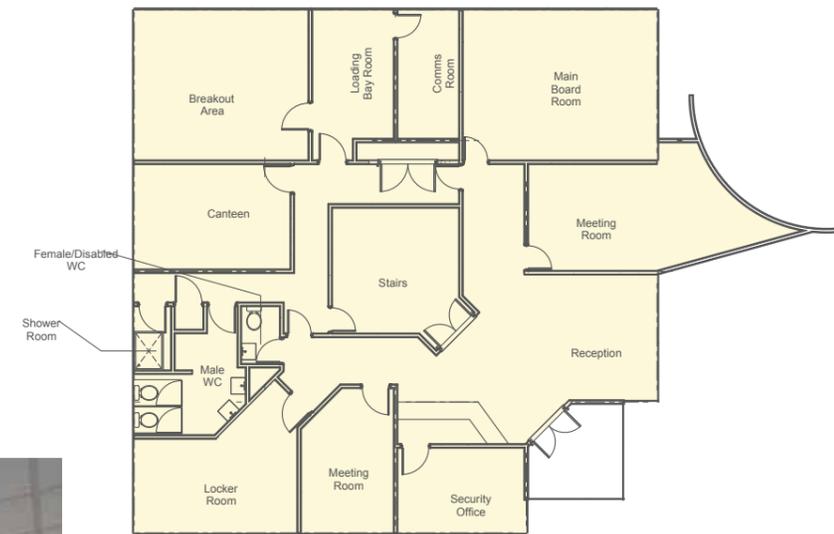


**Accommodation Schedule:**

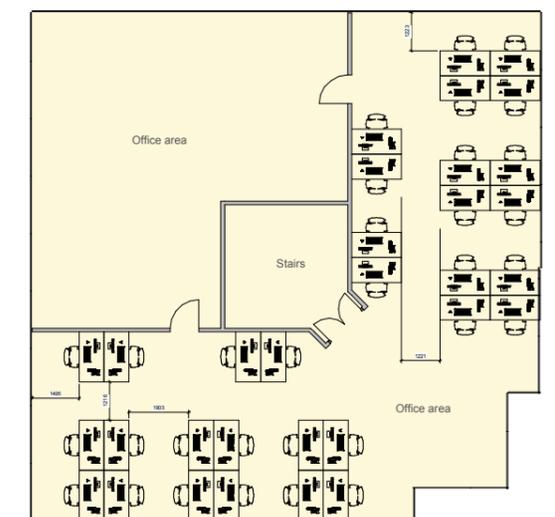
Floor	Sq Ft (GIA)	Sq M (GIA)
Entire	5,000	464.51
<b>Total</b>	<b>5,000</b>	<b>464.51</b>

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



FULLY FITTED ACCOMMODATION



LED LIGHTING



CAT 6 CABLING



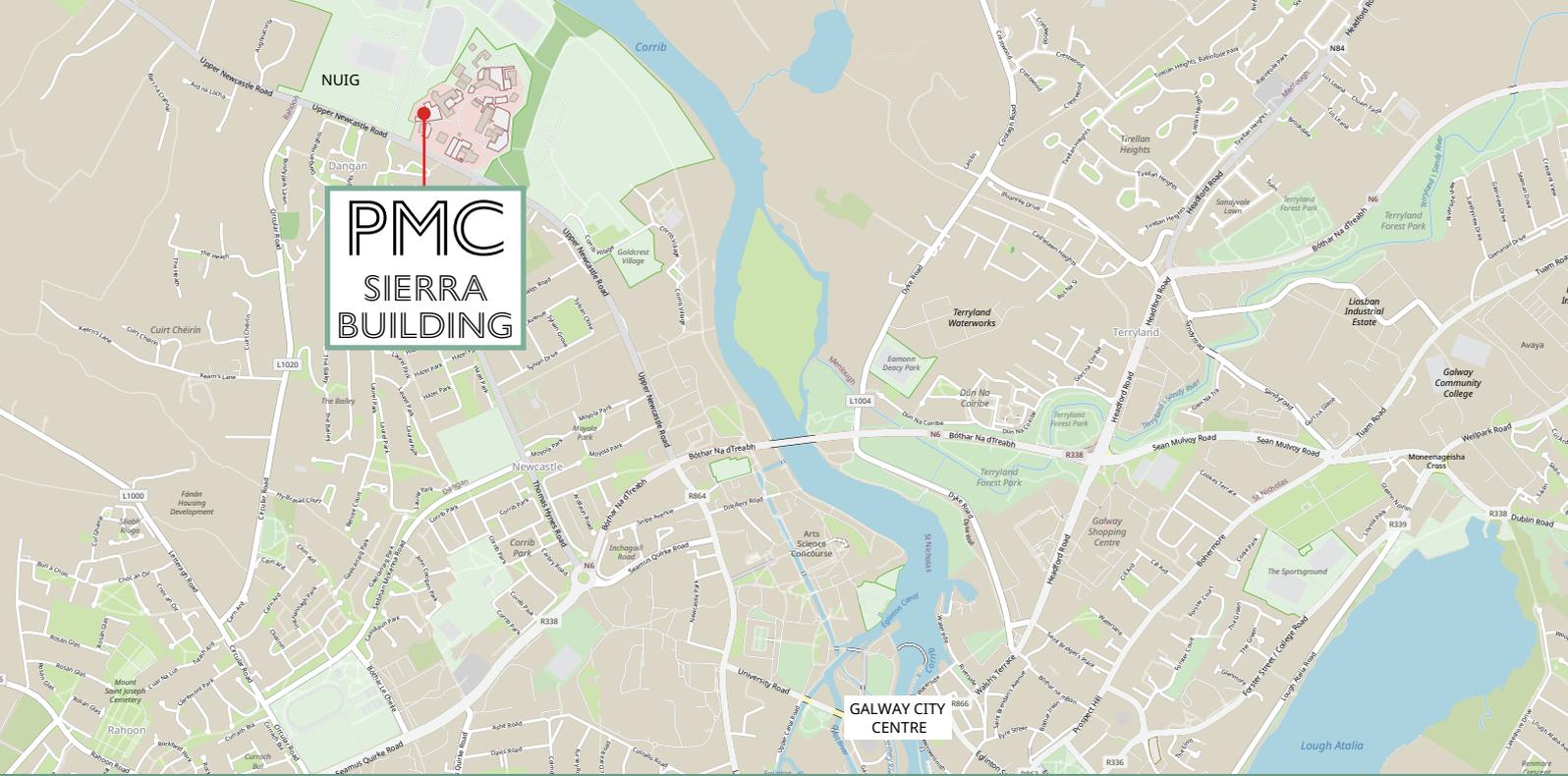
SHOWER AND CHANGING FACILITIES



FITTED CANTEEN



MIXTURE OF OPEN PLAN AND CELLULAR OFFICES / MEETING ROOMS



**PMC**  
**SIERRA**  
**BUILDING**

**GALWAY CITY**  
**CENTRE**

### 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.



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