

**TO LET** | Monivea Road, Ballybane, Galway H91 A432

**POWER  
PROPERTY**

Limerick | Galway | Athlone

# Monivea Road, Ballybane Galway. H91 A432

INDUSTRIAL



## 670.76 Sq. M. (7,220 Sq. Ft.)

- High profile location on Monivea Road at the N6 junction which links up with the M6 to Dublin.
- High quality steel frame industrial building extending to 670.76 sq. m. (7,220 sq. ft.) with 7 m clear eaves height and recently fitted with a new roof.
- 0.8-acre site with secured gated 24-hour accessible yard area.
- Roller shutter door (4.8m high X 4.6m wide) & three-phase power.
- Suitable for light industry, storage or distribution outlet



### ENQUIRIES TO

Niall Cuddy  
+353 91 567 331  
niall@ppg.ie  
PSR: 001297-007997



Niamh Morrissey  
+353 91 567 331  
niamh@ppg.ie  
PSR: 001297-008550

T +353 91 567 331

Find out more online at [ppg.ie](http://ppg.ie)

# TO LET | Monivea Road, Ballybane, Galway H91 A432

## LOCATION

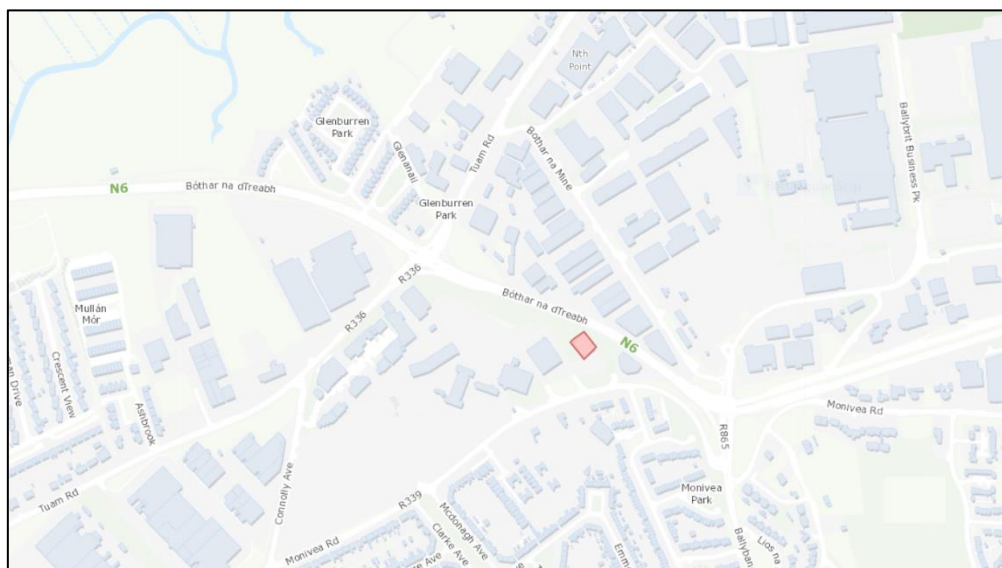
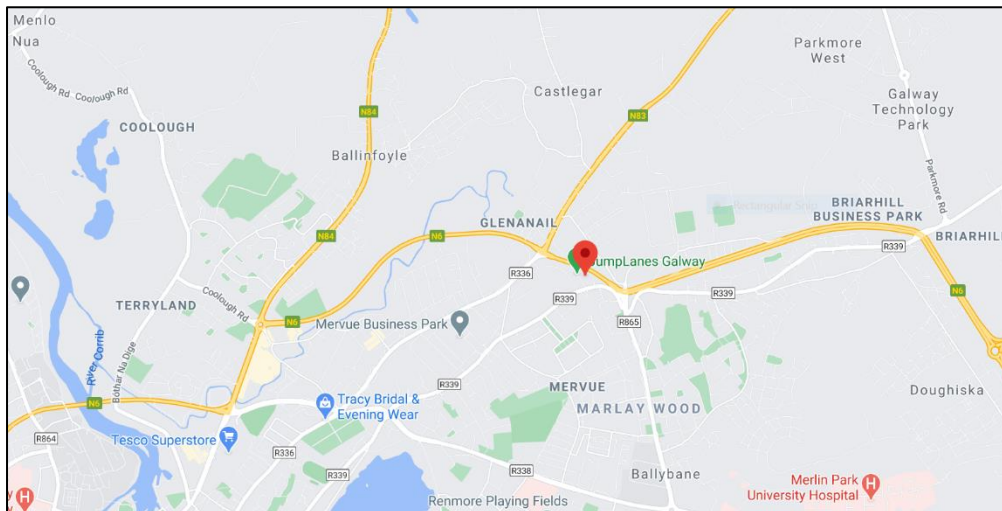
Located on the Monivea Road at the N6 junction which links up with the M6 to Dublin. The immediate area is a mix of both commercial, residential and institutional uses. The property is situated next to Crown Square, 1.3 km north of Galway/Mayo Institute of Technology and 2.8 km northeast of Eyre Square. The site extends to 0.8 acres with a secured 24-hour accessible yard area.

## DESCRIPTION

The subject property comprises a 670.76 sq. m. (7,220 sq. ft.) former bonded warehouse with a 7m clear eaves height. Loading is via a Roller shutter door (4.8m high X 4.6m wide) located to the front of the unit. Suitable for light industry, storage or distribution outlet. Neighbouring occupiers including Kirby Electrical, Jump Lanes, Former Eircom office building, Crown Development site, Thermo King, Mervue Industrial Estate and in close proximity to Ballybane Industrial Estate and Boston Scientific.

## FEATURES

- Strategically located on the main Dublin road 2.8km from Galway City Centre
- The immediate area is a mix of both commercial, residential and institutional uses.
- The property is situated next to Crown Square, 1.3 km north of Galway/Mayo Institute of Technology.



Limerick | Galway | Athlone

## OTHER DETAILS

Neighbouring occupiers including Kirby Electrical, Jump Lanes, Former Eircom office building, Crown Development site, Thermo King, Mervue Industrial Estate and in close proximity to Ballybane Industrial Estate and Boston Scientific.

## LEASE

4 year 11 months

## BER RATING

**BER C2**

BER No. 800777393

Energy performance Indicator:  
1012.12 943.64 kWh/m<sup>2</sup>/yr

## RATES

On Request

## RENT

€45,000

## SERVICE CHARGE

On Request

## VIEWING

Strictly by appointment with the sole agents Power Property

## ENQUIRIES TO

Niall Cuddy or  
Niamh Morrissey on  
+353 91 567 331

**Disclaimer Policy:** These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.