# Monivea Road, Ballybane Galway. H91 A432

**INDUSTRIAL**



BER C2

## 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

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**POWER PROPERTY**

Limerick | Galway | Athlone

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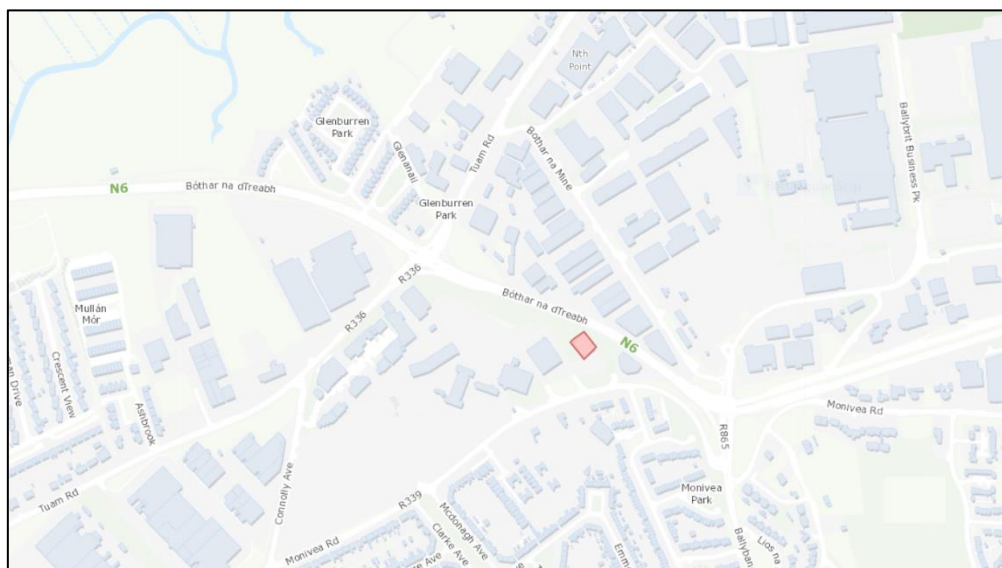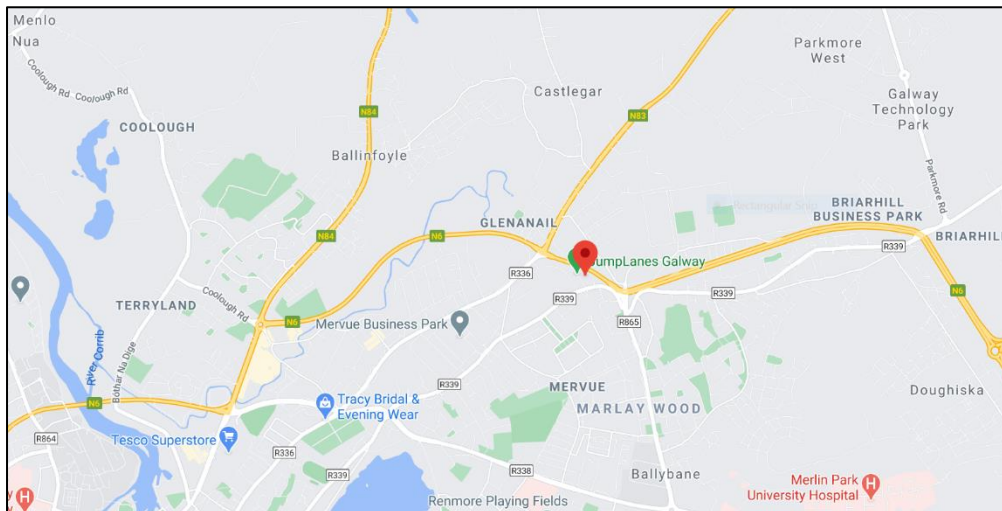
### LOCATION

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.





### 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/m2/yr

### RATES

On Request

### RENT

€45,000

### SERVICE CHARGE

On Request

### VIEWING

Strictly by appointment with the sole agents Power Property

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