

# RETAIL WAREHOUSE TO LET



## Unit 7 Wellpark Retail & Leisure Dublin Road Galway

- Prime Retail Opportunity.
- Excellent Profile to Dublin & Wellpark Roads.
- Accommodation extends to 1,835m<sup>2</sup> (19,752sq.ft.)
- Fully Fitted Unit that would suit a variety of uses.
- Available for immediate occupation.



# RETAIL UNIT TO LET

Unit 7 Wellpark Retail & Leisure, Dublin Road, Galway

## LOCATION

Unit 7 occupies a pivotal corner position in Wellpark Retail & Leisure with double frontage onto the Dublin & Wellpark Roads. Wellpark is located 1 km from Galway City Centre and is highly accessible with dual vehicular entrances.

## DESCRIPTION

Unit 7 is fitted out and ready for immediate occupation. Walls are plastered and painted while the floor is mainly carpet throughout. A large glazed curtain wall offers display onto the Moneenageisha junction and the unit is also highly visible from the Wellpark Road.

## ACCOMMODATION

	m <sup>2</sup>	sq.ft.
Ground Floor:	c.1,410	(c.15,177)
First Floor/Mezzanine:	c.425	(c.4,574)
<b>Total:</b>	<b>c.1,835</b>	<b>(c.19,752)</b>



## LEASE TERMS

New full repairing and insuring lease with rent reviews to open market rent.

## SERVICE CHARGE

The Service Charge for Unit 7 is €27,372p.a. for 2013/2014 (Net of VAT).

## COMMERCIAL RATES

The R.V. for the property is €815.

## BER

B3 **BER B3**  
BER No. 800128977

## RENT

On application.

## VIEWING

Strictly by appointment with Sole Agents Douglas Newman Good Commercial Property.

## CONTACT

### SIMON PLUNKETT

Grafton Buildings  
34 Grafton Street  
Dublin 2

T: 01 6731400  
E: s.plunkett@dngc.ie

### HUGH FORDE

19 Eyre Square  
Galway

T: 091 865333  
E: h.forde@dngc.ie



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