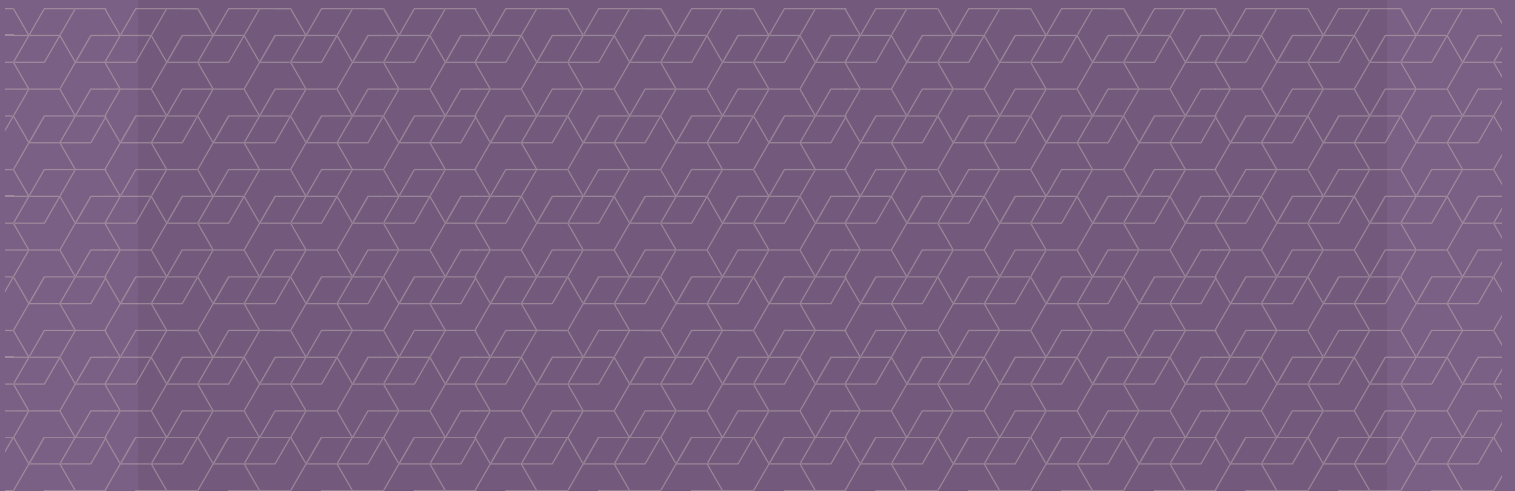


FOR SALE BY PRIVATE TREATY
(AVAILABLE IN ONE OR MORE LOTS)

BLOCK 4&9

BALLYBRIT BUSINESS PARK | CO. GALWAY

OFFICE INVESTMENT OPPORTUNITY



Tenants not affected | 

BLOCK 4



BLOCK 9



BLOCK 4&9

HIGHLIGHTS



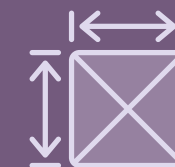
Two modern suburban offices within established business park



Strategic location close to Galway city centre



Excellent access to M6 motorway and other major road networks



23,560 sq ft
(2,189 sq m)
total GIA



Total passing rent of €237,000 per annum with immediate scope to increase to €267,000 per annum once final floor is let (currently in legals)

LOCATION

Strategically located in Ballybrit Business Park, blocks 4 and 9 offer great access to major road networks, including the M6 motorway connecting Galway to Dublin.

The property offers ample on-site parking on the outskirts of Galway city centre, ensuring convenient access for employees and clients. Ballybrit Business Park is the landmark home of IT/Med-Tech giants Boston Scientific, Johnson & Johnson and Hewlett Packard, along with some of Galway's largest home-grown companies.

Public transport is available with bus routes 405 and 427 approximately an 8-minute walk away. Galway's railway station connects Galway to Ennis, Limerick and Dublin, facilitating intercity business travel, approximately 4 km from Ballybrit Business Park.



LOCAL OCCUPIERS

The immediate area is home to a wide variety of commercial and industrial properties, surrounded by housing in the wider vicinity. Directly across from the business park is the renowned Galway Races horse track, adding prestige to the area. Several high-quality hotels are nearby, including the Raddison Red (1.8km), Flannery's Hotel (2.5km) and the Clayton (3km). Shopping is easily accessible, with multiple outlets and shopping centres within a 10-minute drive. For a wider range of options, Galway City Centre is a mere 4 km away, offering a broad selection of shops, restaurants, pubs and cultural venues.



BALLYBRIT BUSINESS PARK



BLOCK
4



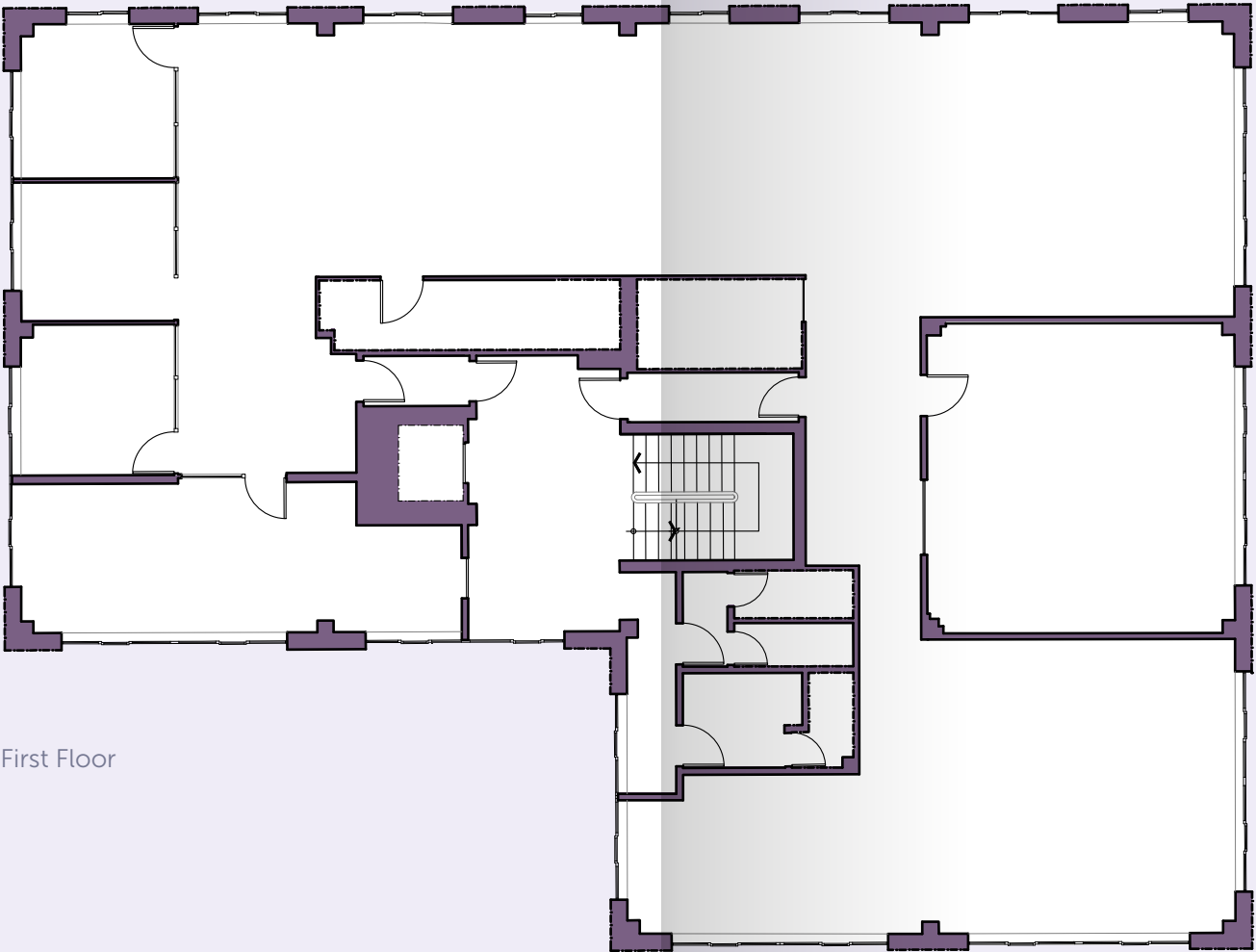
DESCRIPTION

Block 4 is a modern 3-storey detached office building. The building offers good quality open plan modern office accommodation. Centred around a central stair cone with a lift serving all floors. Each of the tenants have fitted the space to their own requirements (including bespoke lab space) and has the benefit of electric heating and natural ventilation.

TENANCY
INFORMATION

Block 4 is fully let across three leases with one tenant per floor. All leases commenced between January and December 2022, with a total passing rent of €140,000 per annum. All tenants operate in the med-tech/IT sector. The term certain until the first break/expiry extends to 2.8 years, providing excellent asset management opportunities.

BLOCK 4 | TYPICAL FLOOR PLAN



First Floor

Floor plans are indicative and for illustrative purposes only

TENANCY SCHEDULE

Demise	Tenant	Area GIA (sq ft)	Area GIA (sq m)	Lease Commencement	Lease expiry	Break date	Passing rent p.a.
Ground Floor	Bluedrop Medical Limited	4,057	376.91	14/11/2022	13/11/2032	13/11/2027	€40,000
First Floor	Enterasense Limited	3,897	362.02	01/12/2022	30/11/2032	30/11/2027	€50,000
Second Floor	Channel Mechanics Technologies Ltd	3,905	362.77	31/01/2022	30/01/2032	30/01/2028	€50,000
Total		11,859	1,102				€140,000

- The above information is provided for indicative purposes only on a non-reliance basis. All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence.



BLOCK
9



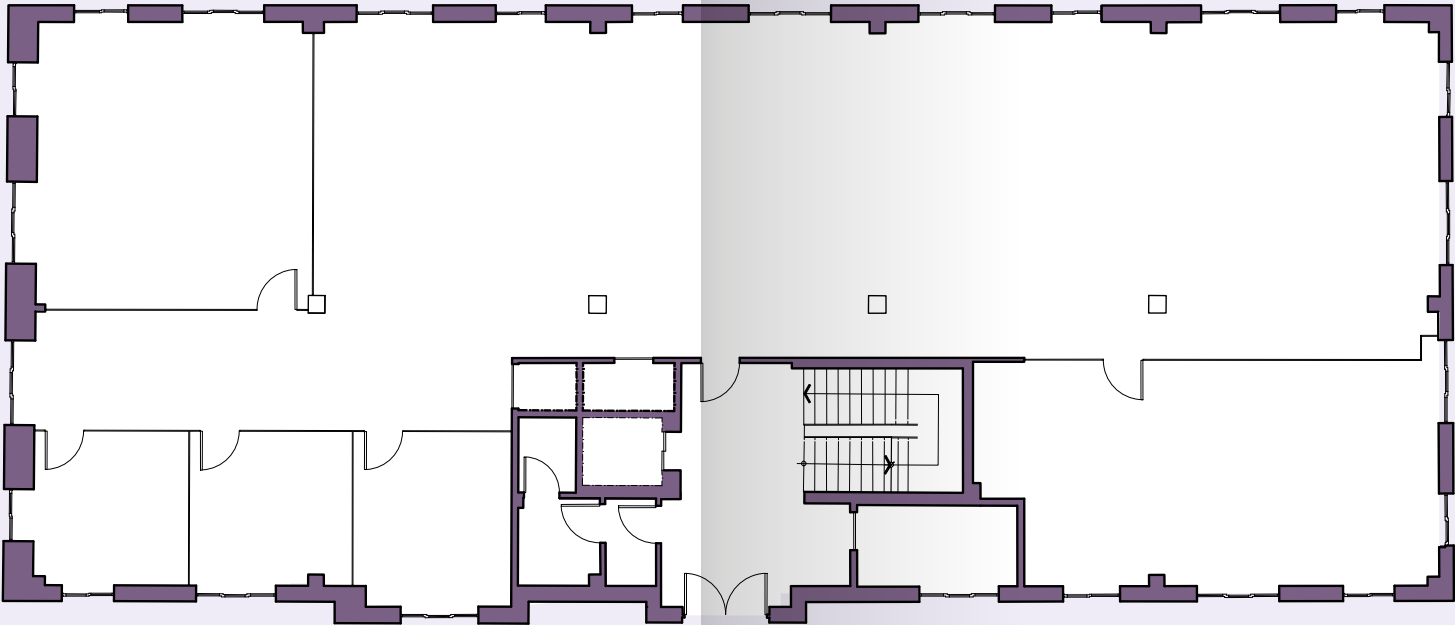
DESCRIPTION

Block 9 is a modern detached 3-storey office building, divided in three open plan units. The units are centred around a central stair cone with a lift servicing all floors. Both tenants have fitted the space to their own requirements. The property benefits from electronic heating and natural ventilation on the ground and first floor. The tenant on the second floor has installed their own air-conditioning system for heating and cooling.

TENANCY
INFORMATION

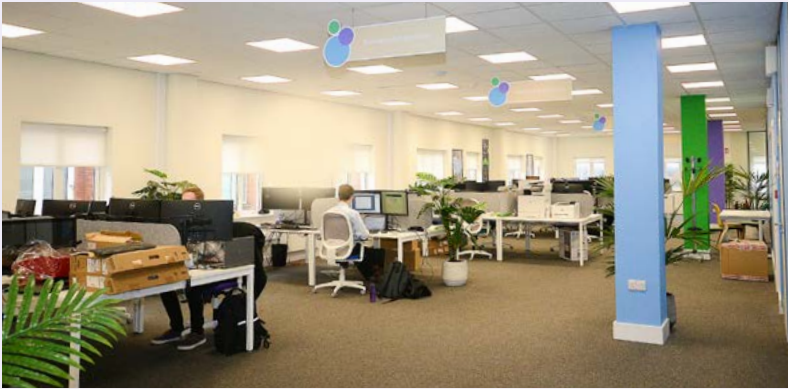
The block is partially let to two tenants across three floors, with part of the ground floor remaining vacant. Both leases commenced between March and December 2023, with a possible lease for the remaining vacant floor currently in legals. Block 9 has a current total passing rent of €97,000 per annum, with the remaining vacant space currently having terms agreed at an additional €30,000 per annum. The term certain stands at 2.3 years.

BLOCK 9 | TYPICAL FLOOR PLAN



First Floor

Floor plans are indicative and for illustrative purposes only



TENANCY SCHEDULE

Demise	Tenant	Area GIA (sq ft)	Area GIA (sq m)	Lease Commencement	Lease expiry	Break date	Passing rent p.a.
Part Ground Floor	Vacant	3,021	280.70	NA	NA	NA	NA
First Floor & Part Ground Floor	Nostra Technologies Limited	4,783**	444.39	01/03/2023	28/02/2043	28/02/2028	€50,000***
Second Floor	Luminate Medical Limited	3,896	361.99	08/12/2023	07/12/2028	18/09/2026	€47,000
Total		11,701	1,087				€97,000

* The above information is provided for indicative purposes only on a non-reliance basis. All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence.

** 4,783 sq ft across part ground floor and first floor is based on 857 sq ft on the ground floor and 3,926 sq ft on the first floor.

*** Initial agreement provided for rent reduction from months 7 to 36 of the lease. This temporary reduction expires on 1st March 2026. Any difference between headline rent and abated rent will be underwritten on closing by way of adjustment in the apportionment account.

BLOCK 4&9

BALLYBRIT | CO. GALWAY

VIEWING

Strictly by prior appointment through joint sales agents JLL and Keane Mahony Smith.



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METHOD OF SALE

For Sale by Private Treaty
(in one or more lots)

BER



TITLE

Registered Freehold

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Keane Mahony Smith PSRA No. 002010 | JLL PSRA No. 002273