



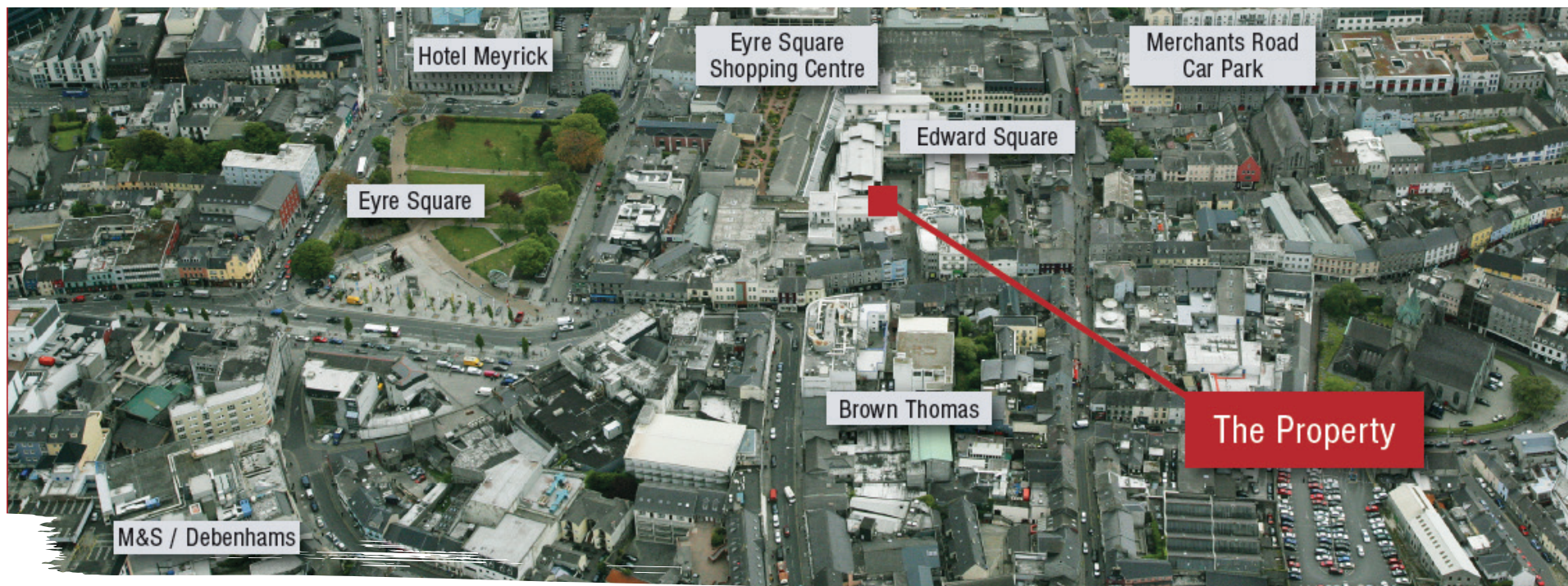
To Let

Unit 7 & 8, Edward Square, Galway City Centre
Prime 8,198 sq.ft unit, in the heart of Galway City Centre

Cian O'Sullivan
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Accommodation

The approximate area of the property is as follows:

AREA	SQ FT
Ground Floor	3,528
First Floor	4,670
Total	8,198

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

Description

- Immediately adjacent William / Shop Street, including Brown Thomas.
- One of main access routes to Eyre Square Shopping Centre, via. Dunnes Stores.
- Fully fitted former Next unit.
- Final unit available following recent lettings; **New Look, Therapie, Selected Clothing, Elvery's** already trading
- Tour the unit here:



**VIRTUAL
TOUR
HERE**



Unit 7 & 8 Edward Square, Galway City, Co. Galway

Building Energy Rating

BER: D2
BER No: 800758195
EPI: 680.83 kWh/m²/yr1.98

Service Charges

€34,580, net of VAT (2025)

Guiding Rent

€350,000 per annum exclusive of property costs.

Lease

Available on a new long term lease.

Commercial Rates

€48,070 (2025)

Viewing

By appointment.

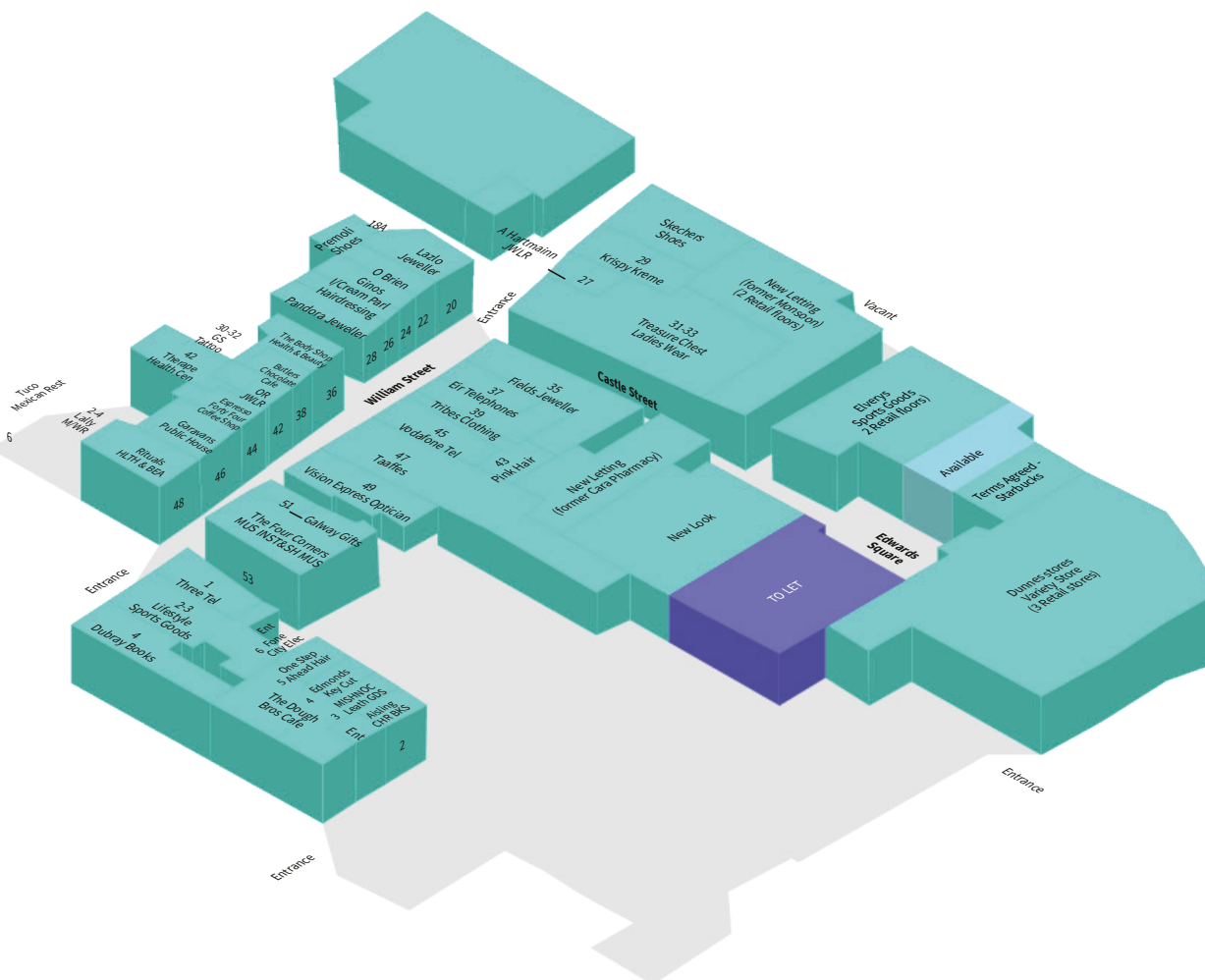
Insurance Contribution

€3,732 (2025)

Enquiries

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