

TO LET – RETAIL /MEDICAL

Crown Square Monivea Road, Galway



Crown Square, Galway
2,438 sq m / 26,243 sq ft approx.

Property Highlights

- Retail Units located within the impressive mixed-use Crown Square campus
- Located in a high-profile position with extensive frontage onto the Monivea Road
- The units form part of the latest phase of Crown Square which is the delivery of 353 apartments
- Available units include retail; medical; creche and gym ranging from 186 Sq M -977 Sq m.
- Due for completion in Q4 2026

Contact

Egledis Gjecaj
Email: Egledis.gjecaj@cushwake.com

Seán Coyne
Email: sean.coyne@cushwake.com

Cushman & Wakefield
Galway
Tel: +353 (0)91 569 181

cushmanwakefield.ie



Location

The subject units are located at the Crown Square development on the Monivea Road, approximately 2.5km east of Galway City Centre. The location offers ease of access to all Galway's arterial routes being situated close to both the Dublin Road and Tuam Road and only a few minutes drive from the M6 motorway.

The location is perfectly positioned, being close to the established commercial areas of Tuam Road and Mervue and the residential neighborhoods' of Ballybane and Mervue. The location has been regenerated by the construction of the first phases of Crown Square which includes a Radisson Hotel and two modern office blocks. The subject retail units are situated within the latest phase – the development of 353 apartments.



The commercial units are set around a beautifully landscaped central courtyard which also serves the 353 apartments. A number of the units also have frontage onto the Monivea Road which is a busy arterial route connecting Galway City Centre with the east of the city, providing high-profile retail facades.

Access to the units is from the Monivea Road and has the benefit of significant car and bike parking.

Description

The subject units comprise ground/lower ground floor retail units in the newest phase of Crown Square which comprises 353 residential apartments.

The Crown Square campus already includes over 130,000 sq ft of completed office accommodation and the Radisson Red Hotel, making Crown Square a busy and vibrant campus at all times.

The units comprise a medical centre; gym; creche and 4 stand alone retail units which are suitable for a variety of uses.

The units are situated surrounding a landscaped central courtyard. The 4 standalone retail units also have frontage and direct access to the Monivea Road at street level.

Ample car and bike parking is provided at basement level with lift and stair access directly from the parking area to the units.



Schedule of Accommodation

| Unit | Sq m | Sq ft |
|----------------|-------|--------|
| Unit 1 | 252 | 2,713 |
| Unit 1(B) | 259 | 2,788 |
| Unit 2 | 214 | 2,303 |
| Unit 3 | 186 | 2,002 |
| Medical Centre | 977 | 10,516 |
| Creche | 305 | 3,283 |
| Gym | 245 | 2,637 |
| Total | 2,438 | 26,242 |



Crown Square Campus

Crown Square, of which the retail units form a part, marks a new ambitious era for Galway. Its integrated campus blends offices, retail, residences and hospitality to benefit the business and lifestyle aspirations of its wider community.

This 12.65 acre campus already includes over 130,000 sq ft of Grade A offices with occupiers including Galway City Council; ARM Security and Rhatigan Group; and the 177 bedroom Radisson Red Hotel.

The latest phase (Apartments and Retail) will be completed in Q4 2026 and this will bring the number of people either living or working at Crown Square Campus to over 2,000. When the final phases are completed in 2028, it is envisaged that there will be over 4,000 people based at Crown Square.



BER (Provisional)

BER A2

Rent

On Application

Viewings

Viewing by appointment with the sole agents Cushman & Wakefield.

Letting Agent

Seán Coyne
091 569181
Email: sean.coyne@cushwake.com

Egledis Gjeczaj
091 569181
Email: Egledis.gjeczaj@cushwake.com



Cushman & Wakefield
2 Dockgate,
Dock Road, Galway
Ireland
Tel: 091-569181
Email: info@cushwake.com
cushmanwakefield.ie

Promoter

Rhatigan
Group



Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions.
PSRA Registration Number: 002222.