

**FOR SALE** | By private treaty | (Tenant Not Affected)

**POWER**  
PROPERTY

Limerick | Galway | Athlone

# Block 14 (Part Ground Floor) Galway Technology Park Parkmore Galway H91 C3XW

## INVESTMENT



## 139 Sq. M. (1,496 Sq. Ft.)

- Prime office space located within an established Technology Park.
- Modern ground floor office suite extending to c.139 sq. m. (1,496 sq. ft.)
- Single let investment.
- Let to NeoDyne Limited on a 20 year term from 6th August 2019 at a passing rent of €20,000.
- 8 no. car spaces.



### ENQUIRIES TO

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Find out more online at [ppg.ie](http://ppg.ie)

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## LOCATION

Galway Technology Park is a prime business park located adjacent to Ballybrit Business Park in Parkmore c. 5 km east of Galway City. Occupiers in the vicinity include Cluid Housing, Aecom and Bluebird Care. Parkmore is also home to the IDA Business Park together with several multinationals including Medtronic, Creganna and Merit Medical. Galway Technology Park is well connected with the N83 Galway – Tuam Road (formally N17) and the M6 Galway to Dublin motorway. Block 14 is situated to the rear of the park.

## DESCRIPTION

This property comprises part ground floor office suite which forms part of a three storey, purpose built office block.

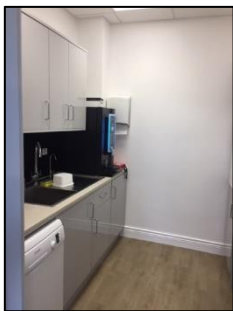
The office suite extends to c. 139 sq. m. (1,496 sq. ft.). Accommodation comprises a large open plan office, however it was recently re-fitted by the existing tenant to include, canteen, boardroom, meeting room, cellular offices and some open plan office space. The fit out includes; raised access carpeted floors, CAT 5 data cabling, suspended ceilings with integrated LED lighting and an intercom system.

Heating is by means of a ducted air conditioning system. There are communal toilet facilities at ground floor level. Furthermore, the property benefits from 8 no. car spaces.

## TENANCY INFORMATION

The subject property comprises part ground floor office suite, which forms part of a three storey, purpose built office block.

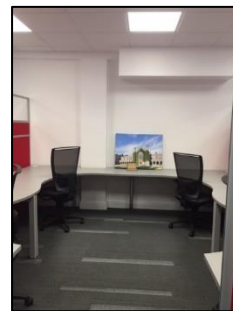
Premises	Tenant	Lease Term	Rent Review	Current Rent
Part Ground Floor, Block 14, Galway Technology Park, Galway	NeoDyne Limited	20 years from 6 <sup>th</sup> August 2019. Tenant break a option at the end of years 5, 10 & 15.	5 yearly, to open market rent.	€20,000 pe exc.



Canteen



Typical Office Space



Boardroom



Typical Office Space



Entrance Hall (View 1)



Entrance Hall (View 2)

## FEATURES

- Heating is by means of a ducted air conditioning system.
- There are communal toilet facilities at ground floor level
- The property was recently re-fitted by the existing tenant to include; canteen, boardroom, meetings room, cellular offices and some open office space

## VENDOR SOLICITOR

Emma O'Brien,  
Collins Brooks & Associates  
6/7 Rossa Street, Clonakilty,  
Co. Cork  
Tel: +353 23 8833332

## TITLE

We understand the property is held Long Leasehold.

## BER RATING

**BER B3** BER No: 80031858  
EPI: 372.15 kWh/m<sup>2</sup>/yr.

## GUIDE PRICE

€240,000 plus VAT

## SERVICE CHARGES

€5,560 (2015)

## VIEWING

Strictly by appointment with the sole agents Power Property

## ENQUIRIES TO

Claire Glynn or  
Patrick Seymour on  
+353 91 567 331

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