



AVILO HOUSE, OLDENWAY BUSINESS PARK, BALLYBRIT, CO. GALWAY

A RANGE OF OFFICE SPACES TO LEASE FROM 161-258 SQ.FT.



LOCATION

Oldenway Business Park is located on the **R339**, only 5km from **Galway City**.

Oldenway Business Park benefits from **excellent transport links**. The R339 connects to the **N6** which is linking Galway City with the **M6** motorway.

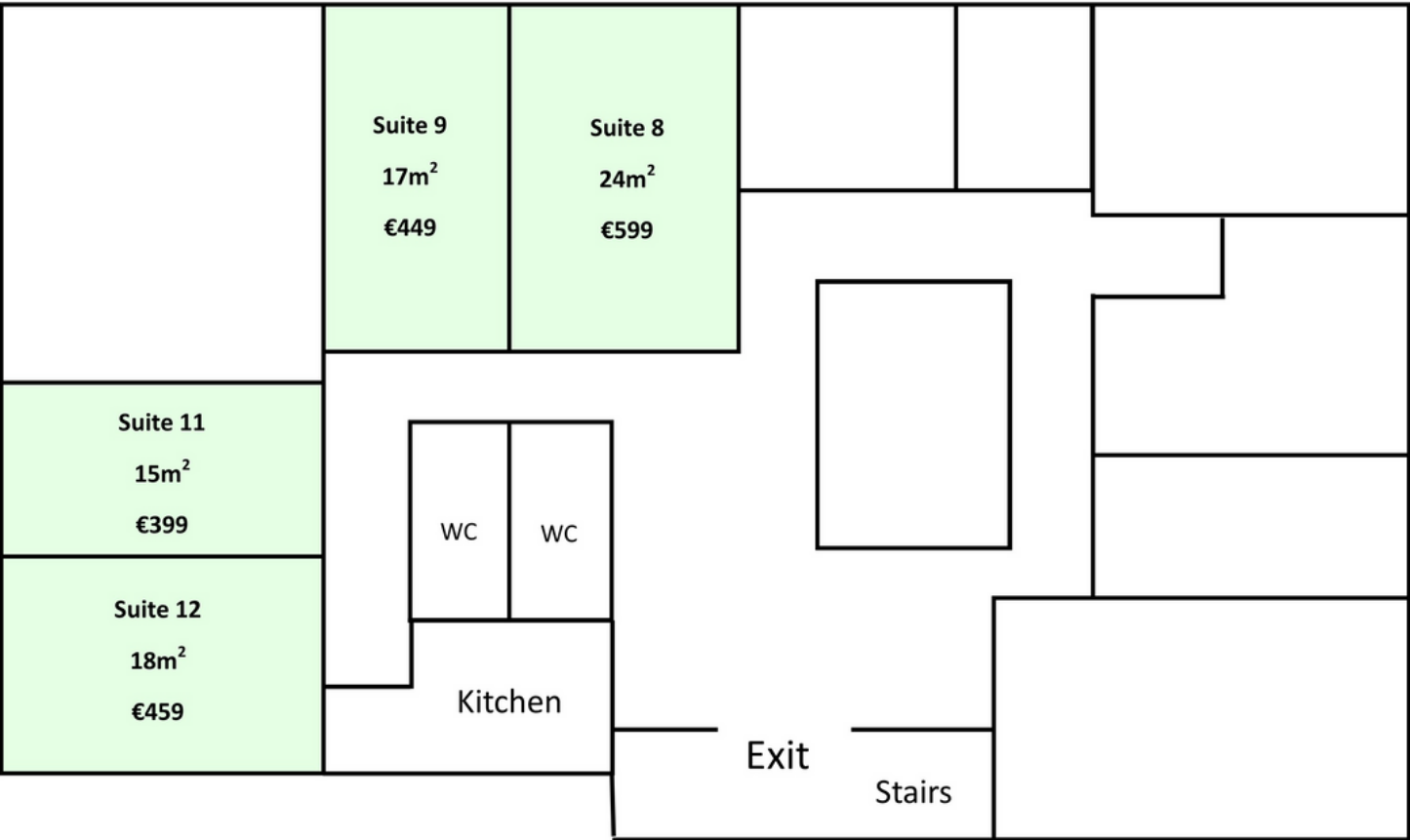
Access to the national motorway network, the **M6 Motorway** is only a 5 minute drive providing direct access to the **M6/M17/M18 Motorway** interchange.

Surrounding land uses are mainly Industrial. Neighboring industrial units comprise of Ballybrit Exhaust and Tyre Centre, A1 Signs, Auto Electrical Concepts and many more.





Aivilo House, Unit 16 Oldenway Business Park, Ballybrit, Galway.



All rental prices above are excluding VAT @ 23%

The suites are let on an all inclusive basis. This includes electricity, rates, water charges, heat, 500 Mg broadband (either wireless or hard wired), security, parking and all management charges. There is also a communal canteen with tea and Tassimo coffee machine. Filtered bottled water is available in the corridor (also included).

A colour Photo copier/printer/scanner with individual secure password and file protection is also included. Fare usage applies.

Each suite has a secure entry locking system with each tenant also getting FOB access at the main door. Entrances and external areas are covered by monitored CCTV and alarm system along with electric shutter main door for added security.

Suites are available for viewing 9:30 - 17:00 Monday to Friday and Saturday by appointment. If you have any other queries please contact us @ 091 770727 or 086 2639015.

DESCRIPTION

- Oldenway Business Park Unit comprises of:
- A bright and versatile office space comprising of four offices, all available to rent together or individually.
 - Access to kitchen and toilets.
 - Ample on site free parking also available.

Access to the subject property is directly off the R339, which is linked to the N6.

The unit includes high-quality finishes and ample space for office use.





SUBJECT PROPERTY

Avilo House, Oldenway Business Park, Ballybrit, Co. Galway

GUIDE RENTAL

Suite 8 - €599 p.m 258 sq. ft.

Suite 9- €449 p.m. 182 sq. ft.

Suite 11- €399 p.m. 161 sq. ft.

Suite 12- €459 p.m. 193 sq. ft.

Rent includes electricity, water, heat 200mg broadband, security, parking and management charges for all offices.

VIEWING

Strictly by appointment through the sole leasing agent, BV Real Estate

CONTACT

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