

First Floor Office Unit

Main St. Oranmore

Galway

Rooney



RETAIL/OFFICE

- Substantial First Floor Unit to ILet
- Accommodation c.2756sqft, 256sqm
- Superbly Situated on the Main Street in Oranmore
- Huge Profile Building with Excellent Exposure
- Highly Populated Area with over 7,000 residents
- Parking available within the town and on street

LOCATION

Oranmore is one of the most prolific locations in Galway. Situated strategically on the main street ensures maximum exposure and accessibility to the main pedestrian and traffic flow.

Oranmore really is the best of both worlds, rural and suburban, historic and modern! It is situated 10 minutes drive from Galway city, at the crossroads to all major driving routes; Galway, Sligo, Dublin, Shannon, Limerick and Killarney. With an estimated population of over 7,000 residents and growing, a variety of employment opportunities, four national schools and one secondary school, Oranmore truly is a wonderful place to live or visit !

DESCRIPTION

The property comprises of a high profile unit with c.2,500 sq ft accommodation on the first floor accessed by a feature staircase. A superb opportunity to secure an extensive commercial/office property in one of the busiest areas of Galway County.

Strategically situated on the main street with huge exposure and profile.

A superb opportunity to secure a substantial unit in a profile location.

LEASE

A 10 Year FRI Lease is being offered to successful applicants

RATES

€xxx first Floor

RENT

€30,000 Per Annum

BER

BER: D1 - G BER No.800460461

Energy Performance Indicator:1004.6 kWh/m²/yr

FURTHER INFORMATION/VIEWING

Contact: **Ronan Rooney**

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PSP 003084

SUPERB PROFILE



EXTENSIVE SPACE OVER GROUND AND FIRST FLOOR



IMPRESSIVE PROFILE BY NIGHT



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