

# NO.1 LIOSBAN.

*Create*  
REAL ESTATE

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## LOCATION

No. 1 Liosban comprises a modern development on the Tuam Road on the fringe of Galway City Centre. The building is situated in a commercial area with surrounding occupiers including office, retail and light industrial units. There are good transport links in the vicinity including bus services 405, 417 and 425.

There are good retail offerings in the locality including Bankx Restaurant, Mace, Mocha Beans café, a pharmacy.

## DESCRIPTION

Number 1 Liosban is a modern two storey office building with excellent profile. The available accommodation comprises modern office accommodation on the first and second floors of 1 Liosban which extends to 1,171 sqm (12,600 sqft) GIA.

The unit is well proportioned and provides for open plan office accommodation readily available for fit-out. The unit is suitable for a variety of uses (subject to planning permission).

## SPECIFICATIONS

- Floor to ceiling glazing
- Raised access floors
- Suspended mineral fibre ceilings
- Cat-2 lighting

## ACCOMMODATION

The accommodation available is as follows

| Floor  | Sqm   | Sqft |
|--------|-------|------|
| Ground | 585.2 | 6,30 |
| First  | 9     | 0    |
|        | 585.2 | 6,30 |
|        | 9     | 0    |



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## BER INFORMATION

BER: C3

BER No: 800619975.

EPI: 189.1 kWh/m2/yr.

## VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

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