

TO LET

BER B3

FULLY-FITTED GROUND FLOOR OFFICES

Block 4, Parkmore East Business Park,
Parkmore East, Co. Galway



High-quality office accommodation strategically located off the M6 (N6) in Parkmore East Business & Technology Park.



Fully-fitted to a high standard comprising a mixture of modern open plan and cellular space.



The ground floor suite extends to 10,264 sq. ft. GIA.



35 dedicated on-site car parking spaces.



Parkmore East is home to many high-profile tenants including SAP, Abbott, Oracle and Fidelity.



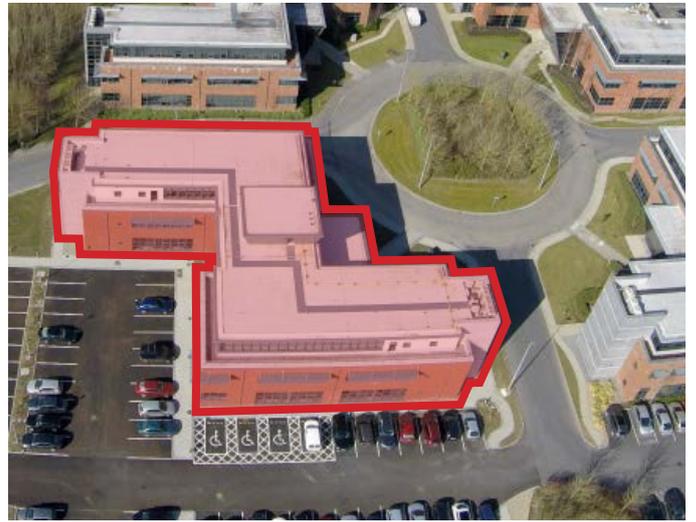
'To Let' via a new lease direct from the landlord.

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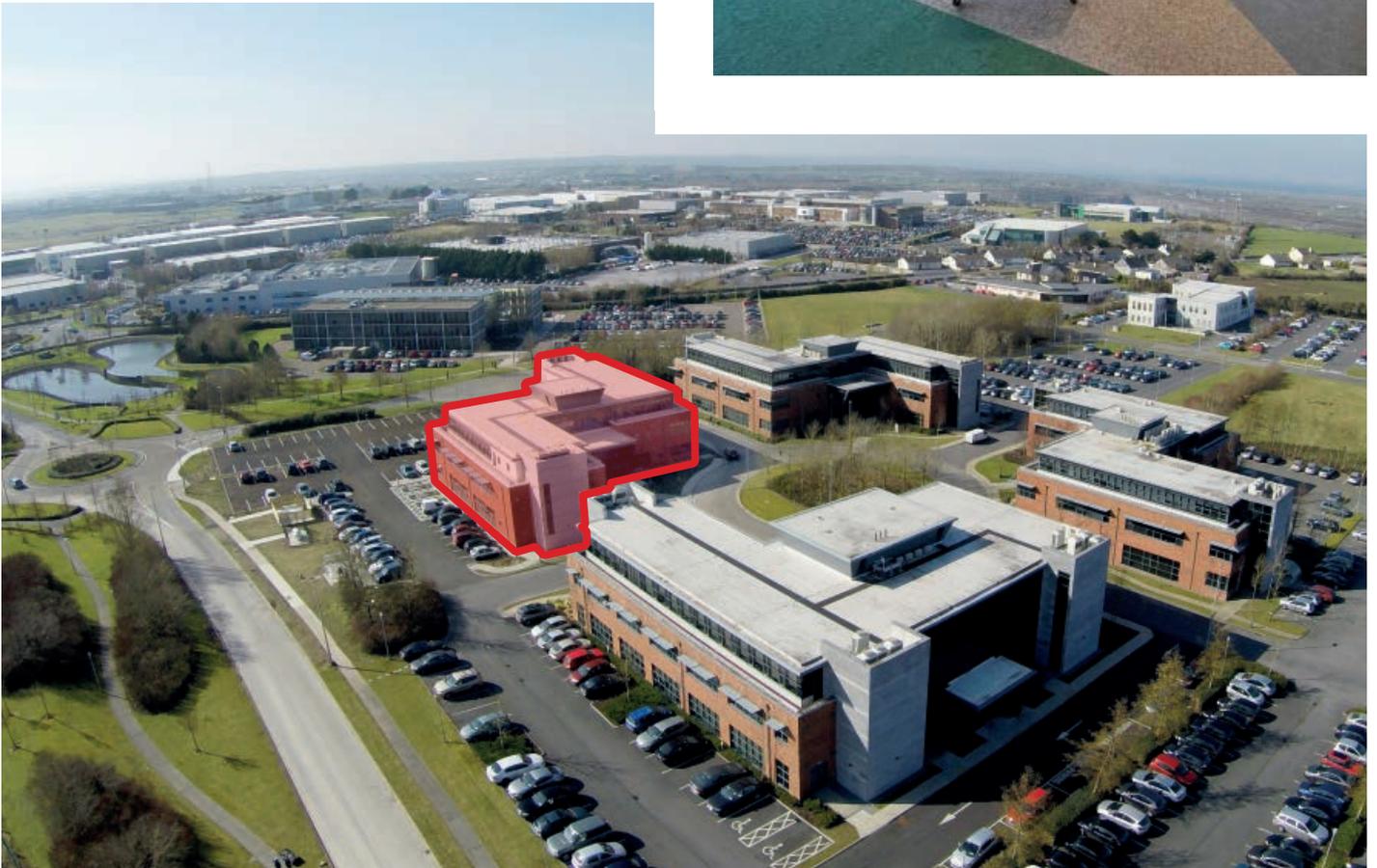
Description

Block 4, Parkmore East Business Park comprises a 3-storey detached office building with the ground floor measuring a gross internal floor area of approximately 953.55 sq. m. (10,264 sq. ft.). The subject accommodation comprises a mixture of modern open plan and cellular space. The office is fitted out to a high standard with raised access floors, part exposed part suspended ceilings, inset lighting and painted & plastered walls. There is high-quality furniture installed throughout and there are 35 No. dedicated surface car parking spaces available with the subject accommodation. The building was constructed in 2016 and is of steel frame construction with concrete floors, concrete block walls, double glazed aluminium windows with a part red brick/part limestone façade all under a metal deck roof.



Location

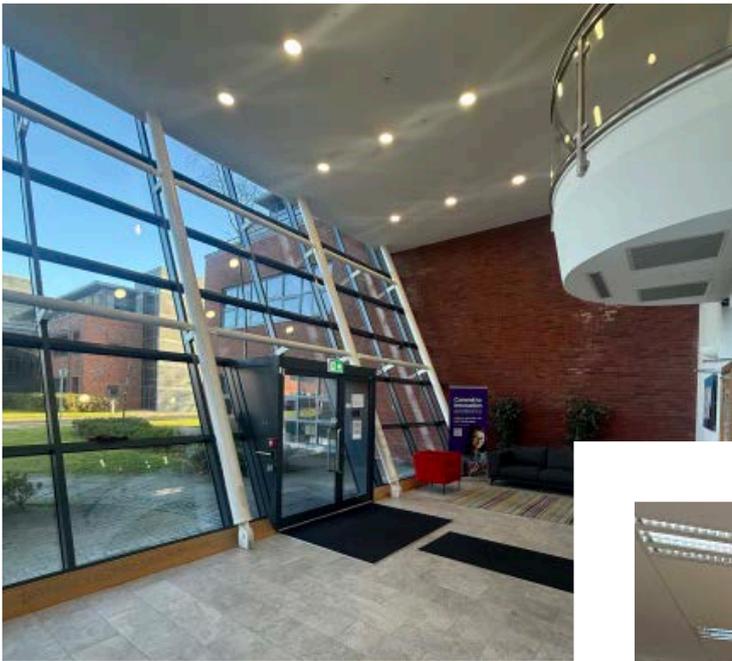
Parkmore East Business Park is a well-established business park, situated approximately 6km north-east of Galway city centre, on the eastern side of Parkmore Road. The Park is in close proximity to the M6 Galway to Dublin motorway, via Doughiska to the south and readily accessible to the M18/M17 motorway, (linking Tuam to Ennis) via Exit 18 of the M6 motorway. Parkmore is the premier suburban office location in Galway and is a vibrant office centre populated by a range of multi-national companies, as well as being an emerging hub for life sciences. Other occupiers within the park include Oracle, Abbott, Fidelity, Merit Medical & Medtronic. The first and second floors of Block 4 are occupied by SAP.

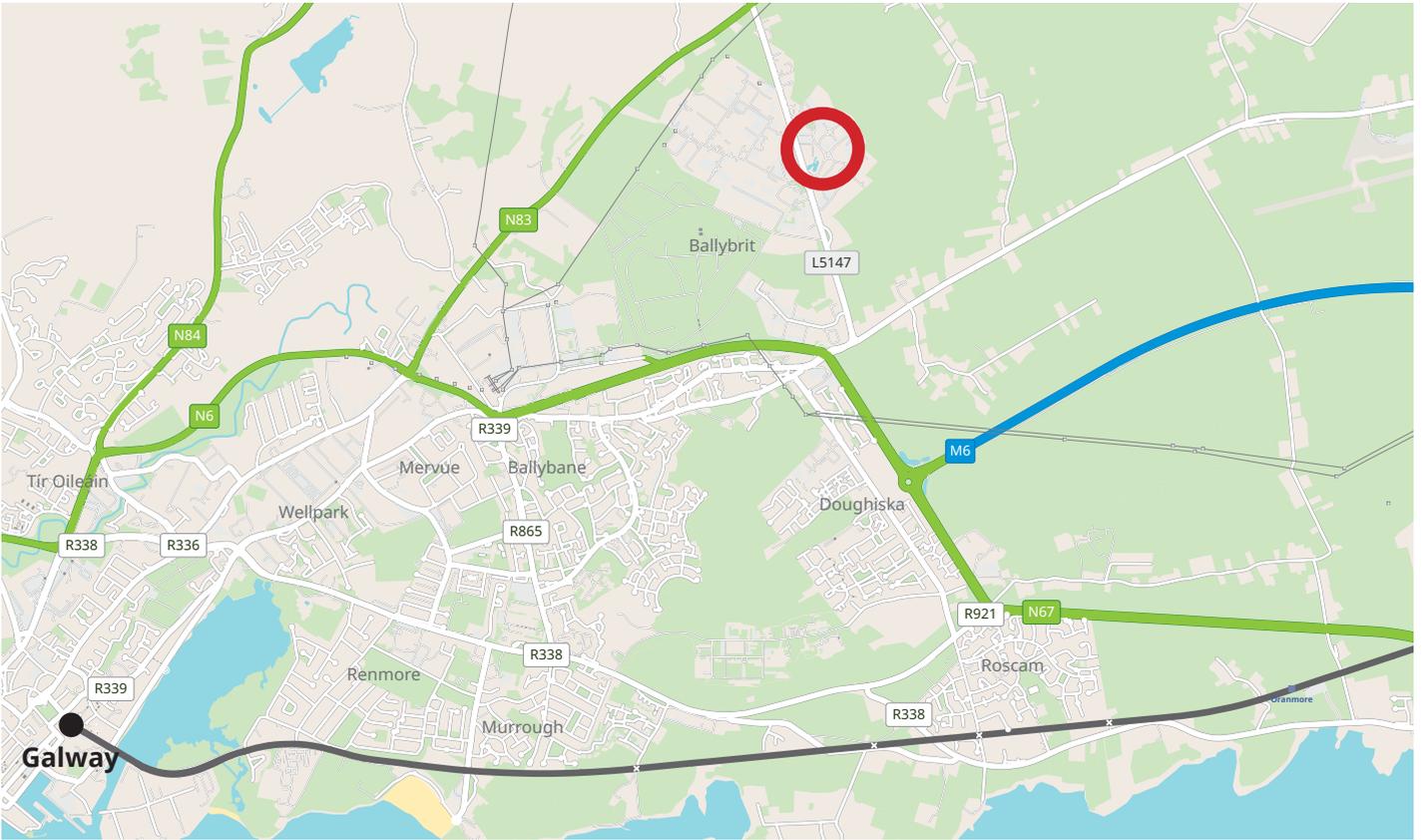


Accommodation



Ground Floor Plan





Service Charge

The 2026 service charge liability equates to approx. €65.87 per sq. m. (€6.12 per sq. ft.) ex. VAT.

Rates

The 2026 rates liability is €29,527.22 equating to €30.96 per sq. m. (€2.87 per sq. ft.)

Lease

Available on a new flexible lease terms direct from the landlord.

Viewings

Strictly by prior appointment only through the sole letting agent Avison Young.

BER

BER: B3
BER No: 801128109
Performance: 151.80 kWh/m²/yr

Quoting Rent

On Application.

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86 Merrion Square South, Dublin 2, D02 YE10
dublin.property@avisonyoung.com
PSRA Number: 001234

Contact
Avison Young

Leo Seddon
Email: leo.seddon@avisonyoung.com
Phone: +353-87-484 6570
PSRA: 001234-010301

Fergal Burke
Email: fergal.burke@avisonyoung.com
Phone: +353-1-676 2711
PSRA: 001234-001282