

TO LET

**Warehouse, Galway Crystal,
Merlin, Galway**



Warehouse, Galway Crystal, Merlin, Galway H91 NN56

2,506 sq m / 26,974 sq ft approx.

Property Highlights

- Modern, high eaves warehouse accomm. located within the Galway Crystal Facility in Galway City
- Located in a highly accessible & high-profile location on the old Dublin Road in Merlin, Galway
- The property comprises open warehousing extending to approx. 2,506 sq m (26,974 sq ft)
- Also includes additional mezzanine area of c. 337.5 sq m (3,633 sq ft)
- Ample on-site car parking
- BER Rating: E1

Contact

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The Location

The subject property forms part of the well-known Galway Crystal Facility in Merlin on the east side of Galway City.

The property enjoys a high-profile position on the old Dublin Road approximately 8km east of Galway City Centre and opposite Merlin Park Hospital.

The area surrounding the site is primarily residential in nature and includes the well-established residential neighborhoods' of Roscam; Renmore; Merlin Park and Rosshill.

The property is easily accessible from all areas of Galway City being located on one of the city's main arterial routes.

Description

The subject property comprises modern warehouse accommodation which forms part of the Galway Crystal building. The property is an open plan concrete frame unit with 6m eaves. It extends to 2,506 sq m GEA with an additional mezzanine area of 337.5 sq m.

The property is in good condition throughout and is available for immediate occupation.

The unit has independent access via a roller shutter door at the side of the unit which provides access for 40' deliveries if required.

Parking for the unit is by way of a large shared car park adjacent to the subject unit.

Accommodation	sq m (sq ft) GEA
Ground Floor Warehouse:	2,506.0 (26,974)
Mezzanine:	337.5 (3,633)
TOTAL:	2,483.5 (30,607)



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BER details

BER Rating: E1

BER Number: 801022658

Performance Energy Rating: 110.478 kWh/m2/yr

Rent

On application

Viewings

View by appointment with the sole letting agents
Cushman & Wakefield

