

# TO LET

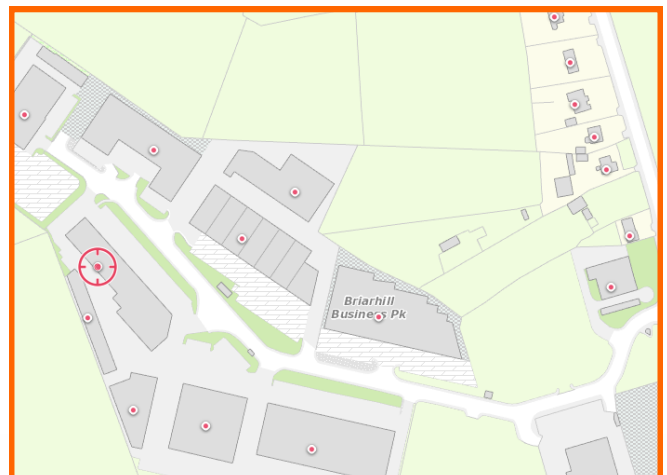
## 55A BRIARHILL BUSINESS PARK (Rear Office)



- Modern bright fully fitted second floor office space to let in prime business park in Parkmore area
- Occupiers within the vicinity include; Medtronic, Creganna, Merit Medical, DID Electrical & Purcell Construction Limited
- Adjacent to a number of other high profile business parks including Parkmore Business Park, Galway Technology Park and IDA Business & Technology Campus
- Conveniently located on the east side of Galway City, within 1.5 km of M6 Motorway and 6 km to Eyre Square/City Centre
- Available immediately

### OFFICE UNIT INFORMATION

Area	92.9 Sq M / 1,000 Sq Ft
BER	C1
Lease Term	10 Years
Rent	P.O.A.
Service Charge	€2,350 net p.a.
Insurance	€84 p.a.
Commercial Rates	€1,000 p.a. approx.
Eircode	H91 CK18

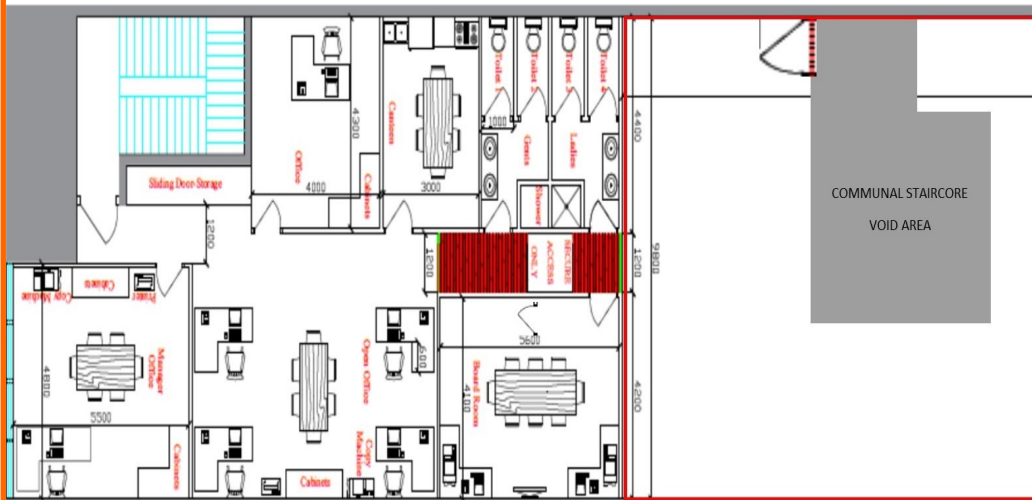


### TM PROPERTIES

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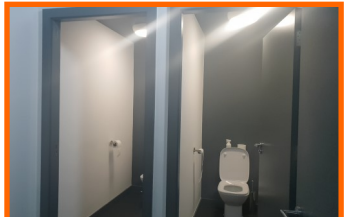
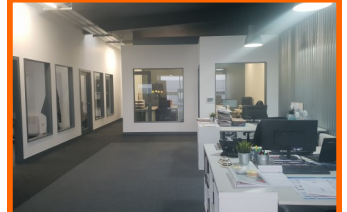
## 55A BRIARHILL BUSINESS PARK (Rear Office)

55A BRIARHILL BUSINESS PARK—REAR UNIT 2ND FLOOR OFFICE (Red Outline)



**Disclaimer:**

It is important to note that alterations within the red outlined area have been made by TM Properties to provide an indicator on location of unit door entrance and void area relating to the communal stair core. The alterations made are not to scale and this map should not be relied on/used by the tenant and/or their legal advisors.



### LOCATION & OVERVIEW

New fully fitted office space in Briarhill Business Park available to let in the popular business district of Parkmore which is located on the east side of Galway City and is the base for several multi-nationals such as; Medtronic, Merit Medical & Creganna.

This 1,000 square feet of prime modern office space is located on the second floor of Unit 55A and will be finished to a high standard. Similar to the neighbouring office suite (photos provided), this new office space will have a modern retro feel and the layout will be adjusted to suit the requirements of the new occupant. The office benefits from good natural lighting via windows as well as through roof lights. High quality insulation has been installed as part of the fitout (The BER G rating relates to pre fitout). In addition to the office space, the occupant will also enjoy shared access via security system to a communal kitchen & toilet facility area on the same level of the office.

Viewing is by appointment only with Agents, Tarpey Maloney.

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