

TO LET

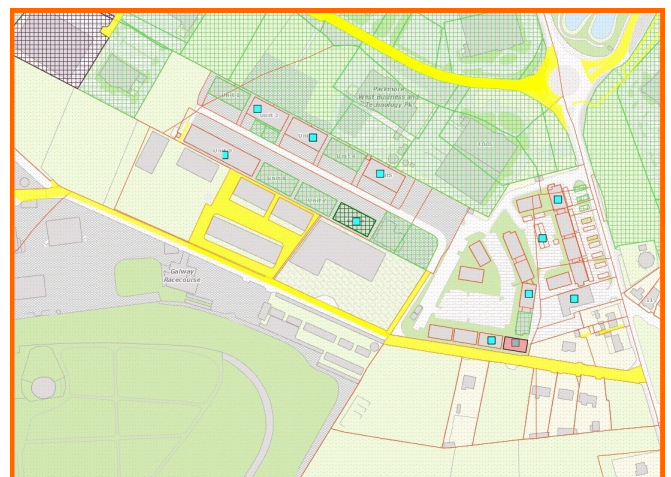
Block 15, 1st Floor, Galway Technology Park



- Modern bright fully fitted first floor office suite to let in prime office park in Parkmore area
- Occupiers within the vicinity include; Medtronic, Creganna, Merit Medical, JJ Rhatigan & Co., EA Games
- Adjacent to a number of other high profile business parks including Parkmore Business Park, Briarhill Business Park and IDA Business & Technology Campus
- Conveniently located on the east side of Galway City, within 2 km of M6 Motorway and 7 km to Eyre Square
- Available immediately

OFFICE UNIT INFORMATION

Area	136.51 Sq M / 1,470 Sq Ft
BER	C1
Lease Term	10 Years
Rent	€25,500 net p.a.
Service Charge	€2,000 gross p.a.
Insurance	€0 (Block Ins included in SC)
Commercial Rates	€4,500 p.a. approx.
Eircode	H91 AY0Y



TM PROPERTIES

Unit 5 Town Park House, Town Park Centre, Tuam Road, Galway.
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Block 15, 1st Floor, Galway Technology Park



LOCATION & OVERVIEW

An excellent opportunity to locate your business within 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 1,470 square feet of prime modern office space is located on the first floor of Block 15 and is ready for immediate occupation. The current layout consists of a combination of offices and open plan work space which avails of excellent natural daylight. The existing layout will allow new occupiers to easily adjust if so required.

The fitout comprises of; kitchen & toilet facility, air conditioning, suspended ceilings, lift access, CAT 5 data cabling and onsite carparking with 4 dedicated spaces for the unit.

Viewing is by appointment only with Agents, Tarpey Maloney.

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