



HIGH BAY WAREHOUSE AND HQ OFFICE FACILITY

UNIT 1 GALWAY WEST BUSINESS PARK
GALWAY WEST | KNOCKNACARRA | GALWAY

AVAILABLE FOR IMMEDIATE OCCUPATION





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EXECUTIVE SUMMARY



Modern manufacturing/warehousing facility situated in Knocknacarra on the west side of Galway City



Galway West Business Park is adjacent to Galway West Retail Park just off the Western Distributor Road



Property comprises of 6,207 sq m of modern manufacturing and warehousing space with large secure yard areas and ample car parking



The facility has most recently been occupied by a large medtech company and is fitted to include high-eaves open plan warehousing with fully fitted ancillary office & staff areas

LOCATION

GALWAY IS THE FOURTH LARGEST CITY IN THE REPUBLIC OF IRELAND AFTER DUBLIN, CORK AND LIMERICK, IT IS THE BUSINESS & ADMINISTRATIVE CAPITAL OF THE WEST DUE TO ITS ACCESSIBLE ROAD NETWORK.

The preliminary 2016 Census of Population recorded 258,552 people in Galway City and County. Galway is also home to three higher education institutions in the National University of Ireland Galway (NUIG), Galway Mayo Institute of Technology (GMIT), and Galway Technical Institute. The National University of Ireland Galway (NUIG) is the largest of the three with an enrolment of over 18,000 full and part time students. Collectively, these institutions account for over 25,000 students.

Galway is an established international centre for manufacturing and research in the Medtech and Life Sciences, ICT, Food and Engineering sectors, with major employers include

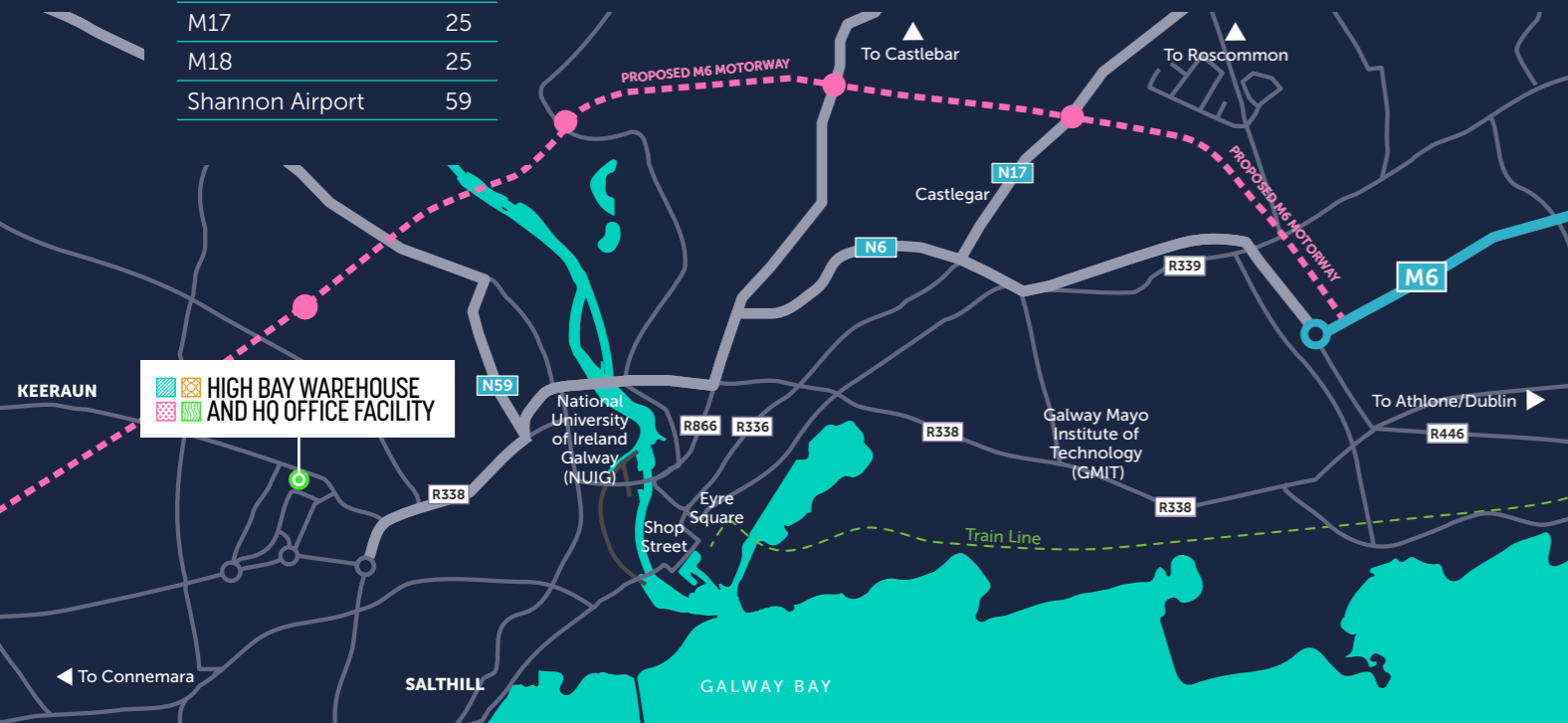
Boston Scientific, Hewlett Packard Enterprise, Valeo Vision Systems, Avaya, Cisco, SAP, Medtronic and Celestica.

Galway West Business Park is situated approximately 3km west of Galway City Centre, just off the Western Distributor Road which is the main arterial road running through the city's western suburbs. The property is adjacent to Gateway Retail Park and Galway West Business Park. This area of Galway has seen extensive commercial development in recent years and adjacent occupiers include Aviva; RSA Insurance; B&Q; Dunnes Stores; Harvey Norman; Colaiste Mhic Dara primary school and both Aldi and Lidl.



DRIVE TIMES

	Minutes
N6	5
Galway City Centre	8
M6	18
M17	25
M18	25
Shannon Airport	59



THE PROPERTY COMPRISES A MODERN DETACHED STEEL FRAME BUILDING CONSTRUCTED IN THE MID 2000'S, EXTENDING TO 6,207.3 SQ M ON A 3.2 ACRE SITE.

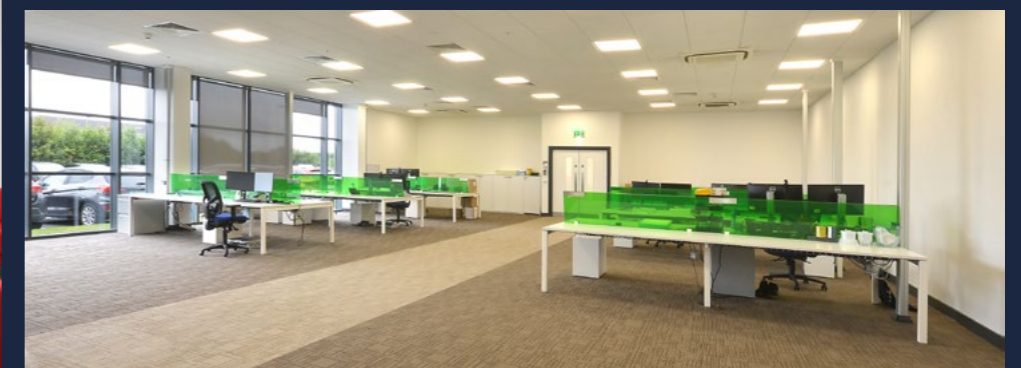
DESCRIPTION

Internally the building comprises primarily open plan manufacturing floor space and logistical warehousing with an element of offices and staff areas. The warehouse areas have the benefit of seven roller shutter doors. All warehouse areas have direct access to the manufacturing and packaging areas of the plant.

The facility also houses a number of office areas; staff canteen; toilets, reception area and mezzanine level offices. The first floor is accessed via a concrete frame staircase

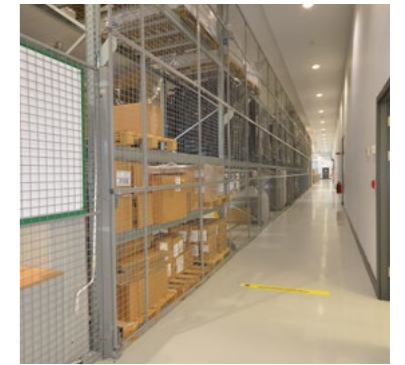
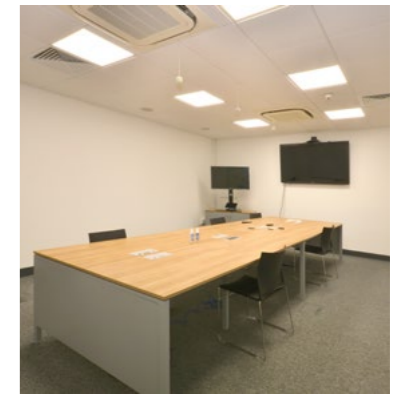
from the reception area. The office accommodation is laid out with a number of cellular offices and meeting rooms, some with glazed partition provided. The floors are finished with solid carpet covered flooring under suspended ceilings with air conditioning units.

Externally there is a large yard area to both sides of the property and car parking to the front of the unit. Overall, the property is in excellent condition throughout.



Property/Floor	Use	Area (sq m) GEA	Area (sq ft) GEA
Ground Floor	Warehouse	3,841.00	41,344
	Office	2,127.00	22,902
First Floor	Office	239.3	2,576
Total Area		6,207.30	66,822

FACILITY GALLERY



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