

# TO LET

## 2ND FLOOR OFFICE AN FUARAN, MOYCULLEN, CO. GALWAY



### ABOUT THE PROPERTY

- Offices available immediately in the Centre of Moycullen
- In good turnkey condition
- Adjacent to neighbourhood shopping centres
- Ample car parking spaces
- Managed common areas with lift to Second Floor

### UNIT INFORMATION

Area	139.35 m <sup>2</sup> (1,500 ft <sup>2</sup> )
BER	D2
Commercial Rates	€TBC
Rent	€22,500
Term	10 Years
Eircode	H91 X0EC





Stellar Property are delighted to market this fantastic, fully fitted, 2nd Floor office to let.

## LOCATION

An Fuaran is located in the centre of Moycullen, Co. Galway. Moycullen is 10 KM from Galway City and 15 KM from Oughterard. The property is accessed off Mountain Road adjacent to the N59, main Galway City to Clifden road.

Neighbouring occupiers include; Centra, Ability West, GRETB, Elysium Day Spa & Laser, Moycullen PCC and many more.


## DESCRIPTION

An Fuaran is a 3 story mixed use development comprising a mix of retail, services and residential with secure parking to the front and rear.

The subject property offers potential occupiers a bright spacious and ready to go office / service space. The property is accessible through a modern communal lobby that is serviced by a passenger lift and has ample natural light from the front and rear elevations. Internally the property benefits a reception area with waiting / front office, an open plan office / breakout area, 3 sub offices, a canteen, toilet and store room. There is cat 5 cabling and storage heating throughout. Neighbouring occupiers include: GRETB, Elysium, Fusion fashion and many more. There is communal parking and on street parking, and the development that is managed by A.K. Property Services.




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