

FOR SALE

UNIT 7
BALLYBRIT UPPER INDUSTRIAL ESTATE,
MONIVEA ROAD, GALWAY

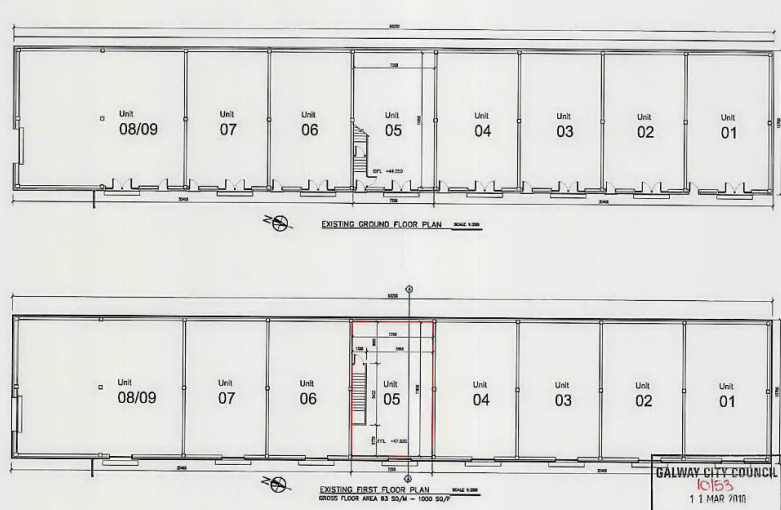


ABOUT THE PROPERTY

- Well located Industrial Unit over 2 levels
- Very accessible to all main arterial routes
- Benefits 3 phase power and open plan finish
- Neighbouring occupiers include Windsor Motors, Ballybrit Exhaust Centre, Mary's Fish

UNIT INFORMATION

Area	173.2 m ² (1,864 ft ²)
BER	G
Commercial Rates	€TBC
A.M.V.	€250,000
Tenure	Long Leasehold
Eircode	H91 CY68



LOCATION

Ballybrit Upper Industrial Estate is located on the east side of Galway City in a very accessible location. The estate is located on the Monivea Road off the busy M6 / Bothar na dTreabh access route and has close proximity to the City Centre and Industrial Estates.

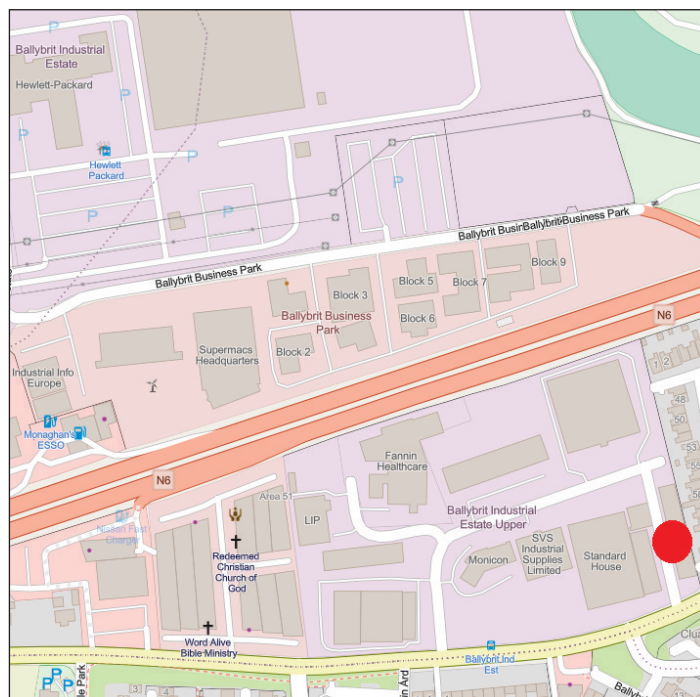
DESCRIPTION






The property is a mid-terrace warehouse unit, comprising 173.2 sq m (1,864 sq ft), 86.6 sq.m. (933 sq ft) over 2 equal floorplates.

The unit benefits from a pedestrian entrance, double height roller door, 3 phase power, intruder alarm, a toilet and is in turnkey condition.

Finished to a shell & core spec the open plan layout on both floors gives occupiers scope to adapt the unit to their requirement.

The estate comprises 15 lock up units and has communal parking and access to the front. Neighbouring occupiers that includes a mix of; manufacturing, storage and service providers.



-  Cormac McGuckian
-  +353 87 6202 017
-  cormac@stellarproperty.ie
-  4th Floor Office, Odeon House, 7 Eyre Square, Galway City, H91 PX9K
-  +353 91 456 658
-  www.stellarproperty.ie



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