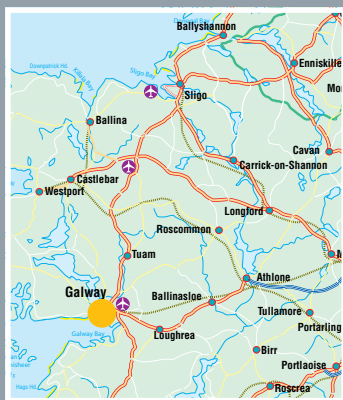
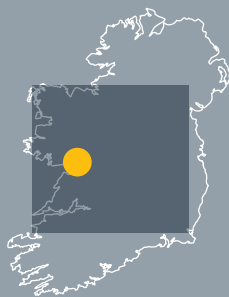




PARKMORE EAST BUSINESS & TECHNOLOGY PARK, GALWAY

c. 2,598 m² (c. 27,961 ft²)
with c. 1,623 m² (17,470 ft²) available

ADVANCE OFFICE BUILDING





Designed to provide a high quality and flexible working

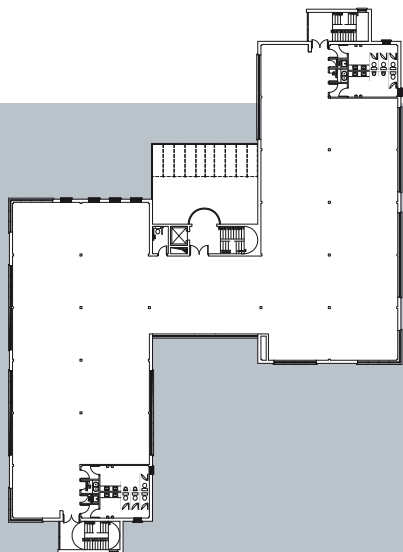
This is a three storey office set in a campus style development on IDA's Business and Technology Park, Parkmore East, Galway. The office extends to c.2,598 m² (27,961 ft²) and is capable of subdivision. The ground floor of this building is currently occupied. Office accommodation is available on the first and second floor totalling c.1,623 m² (17,470 ft²).

Galway, with a population of c. 72,414 is a vibrant and dynamic city with a strong base of indigenous and multinational companies operating in a diverse range of industries. Galway has a Metropolitan Area Network (MAN) encircling the city providing high speed, high capacity broadband through a choice of telecom providers. The park's location on the Eastern suburbs of the city provides easy access to both the Dublin Road N6 and the Limerick Road N18. Galway Airport is c.25 km (16 miles). The city is also well connected by a comprehensive bus and rail network.

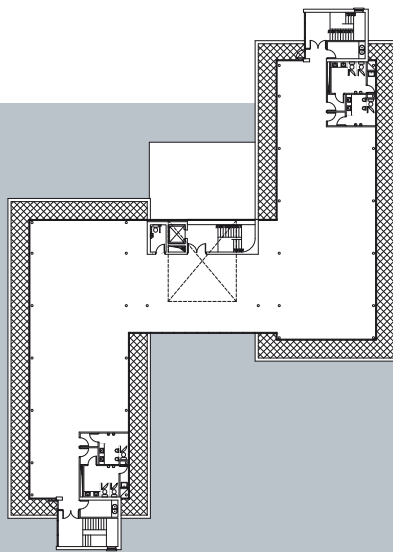
Galway has two third level colleges, National University of Ireland Galway and Galway Mayo Institute of Technology, offering courses in the areas of Business, Engineering, Medicine & Health Sciences, Humanities and Law. Galway has a strong student population, with almost 23,000 students in total attending higher certificate, degree, masters and PhD courses.

Specification

- Steel frame building
- Approved air-tight building
- Heating controlled by air conditioning system & gas boilers
- Raised access floors and suspended ceilings in lettable area
- High specification finish to communal and toilet areas
- **Office Accommodation is available on the first and second floor totalling c.1,623 m² (17,470 ft²)**



First Floor Level



Second Floor Level (Roof Level)



IDA Regional Office
Galway 090 735910
www.ida.ie

Park Area: 38 hectares (c. 94 acres)
Zoning: Industrial
Ownership: IDA Ireland
Tenure: Leasehold

Lease terms: Flexible lease terms available

Rent/Sale Price: Available on application

Viewing: Strictly by appointment

environment.

Site Details

- c. 38 hectare / c. 94 acre Business and Technology Park
- Fully landscaped and serviced
- On site water, surface/storm water and foul sewer systems in place
- 38 kV power supply. Additional supply may be available on request
- Fully comprehensive communications infrastructure
- Adjacent to N6 and N18 National Primary Routes

Accommodation Schedule*

Ground Floor	974 m ²	10,484 ft ²
First Floor	924 m ²	9,935 ft ²
Second Floor	700 m ²	7,542 ft ²
Gross Floor Area	2,598 m ²	27,961 ft ²

* Lettable areas subject to final measurement

PROPERTY MARKETING

IDA Property Department

Athlone Business & Technology Park
Dublin Road
Athlone
Co. Westmeath

Tel: +353 (90) 647 1500

Fax: +353 (90) 647 1551

www.idaireland.com

email: propertymarketing@ida.ie

REGIONAL OFFICE

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HEAD OFFICE

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Wilton Place
Dublin 2

Tel: +353 (1) 603 4000

Fax: +353 (1) 603 4040

www.idaireland.com

The information contained in this brochure is for guidance purposes only. These particulars should not be construed as forming a contract or part of a contract warranty. Maps and plans are not to scale and measurements are approximate. Intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.