

Industrial Property

To Let

Unit 38, Ballybane Industrial Estate, Ballybane, Co. Galway



- 1,137 Sq m (12,244 sq ft)
- End of Terrace Warehouse with Enclosed Yard
- Excellent location within close proximity to M6 Motorway

Unit 38, Ballybane Industrial Estate, Ballybane, Co. Galway

Location



O.S. No. AU0000607

The subject property is located within Ballybane Industrial Estate, an established industrial area of Galway City. It is situated approximately 2.0 kms (1.25 miles) east of the city centre and is less than 1.0 km (0.6 miles) from the M6 Motorway which is the main Galway-Dublin route.

The Estate is accessed via the Morris Roundabout at its eastern edge while alternatively access is accommodated via Tuam Road on the northern edge of the estate. The Morris Roundabout is one of the main junctions which link the east of the city with the city centre while the Tuam Road is a busy arterial route which carries a continual volume of private and commercial traffic.

The immediate area is commercial in character with a number of high profile local and national occupiers which include Total Produce, Fyffes plc, Sliderobes, Kieran Farrell Tyres and Breathnach Engineering Limited.

Description

The subject property comprises an end of terrace warehouse/industrial unit with two storey office accommodation to the front elevation. The property benefits from a fully enclosed secure yard to its side elevation.

The building is of concrete frame construction with concrete block infill walls finished externally with a brick and metal clad facade. The entire is covered with an asbestos roof incorporating natural roof panels.

Access to the warehouse is via one standard grade electric roller shutter door to the side elevation. The warehouse has an eaves height of 6.0 metres (20 ft). Artificial lighting is provided via roof hung fluorescent lights.

Office accommodation is provided to the front elevation and is finished to incorporate painted ceilings and walls, oil fired heating and carpet floors throughout. There are security bars fitted on ground and first floor windows which are double glazed aluminium framed.

Car parking spaces are provided to the front elevation of the building.

Accommodation

The estimated gross external floor area is as follows:

	m ²	Ft ²
Warehouse	997.86	10,741
Ground Floor Offices	86.98	936
First Floor Offices	52.62	566
Total	1,137.47	12,244
Mezzanine	106.48	1,146

Services

All mains services are available. Lighting & heating is provided throughout.

Lease

Flexible terms available.

Rent

On application.

Viewing and further information

Strictly by appointment.

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