

## TO LET BY WAY OF SUB-LETTING

First Floor Offices, HPE Building,  
Ballybrit Business Park, Galway



### HPE Building, Ballybrit

883 sq m (9,500 sq ft)

#### Property Highlights

- Fully fitted first floor offices available by way of sub-letting
- Located within the modern HPE building in Ballybrit Business Park
- Ballybrit Business Park is one of Galway's premier business parks located approx.. 4km east of the city centre
- Subject accommodation is located at first floor level and extends to 883 sq m (9,500 sq ft)
- Available on flexible sub-lease terms

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## Location

The HPE building is situated in Ballybrit Business Park, approximately 4km east of Galway city centre. The location would be considered one of the city's premier business parks and is home to some of Galway's largest employers. Other occupiers in the vicinity of HPE include Boston Scientific; Schneider Electrical and Medtronic.

The location provides easy access onto all major routes in and out of Galway City being situated just off the N6 dual carriageway which is the main Dublin/Limerick/Cork road with access from the Ballybane Road. There is a bus stop immediately outside the building which provides services to Galway City and suburbs.

## Description

Completed in 2015, the HPE building consists of an impressively designed office block extending to 8,173 sq m (87,969 sq ft) over three levels with on-site parking.

The area available by way of a sub-letting comprises 883 sq m (9,500 sq ft) of third generation office accommodation on the first floor. The space is fully

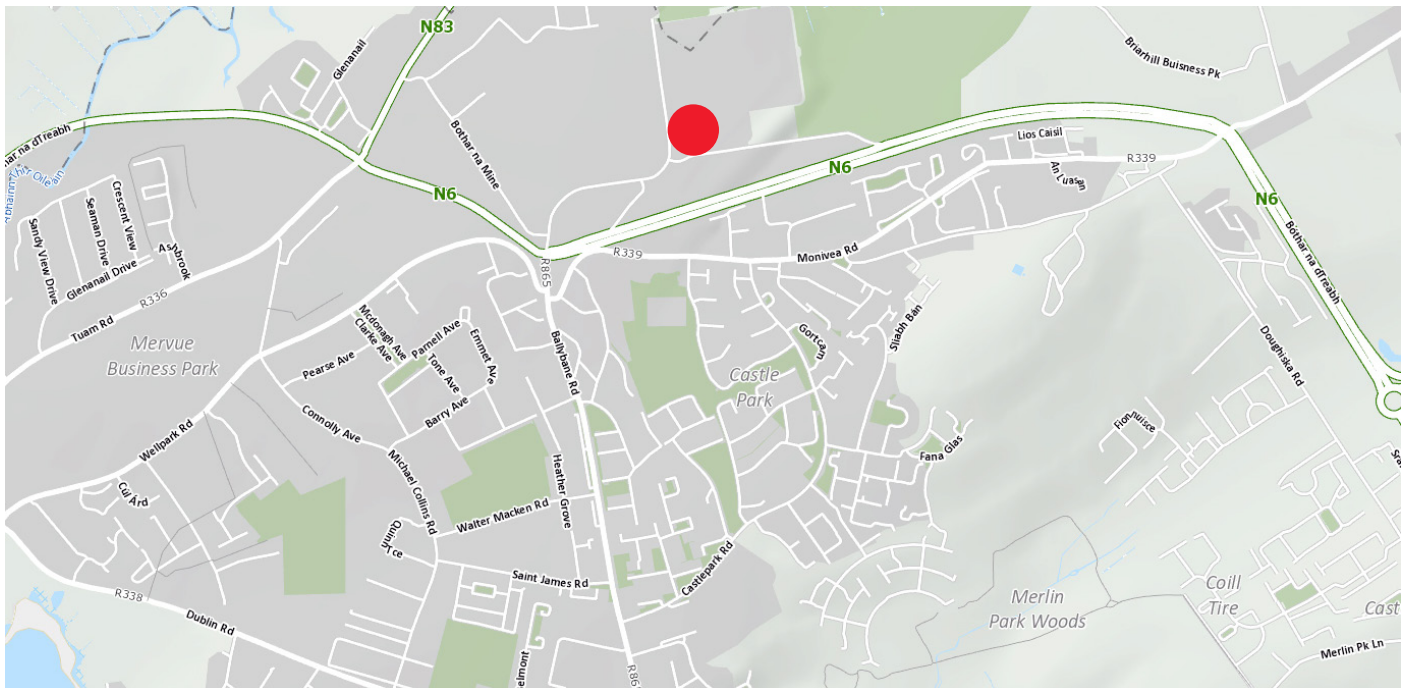
fitted and comprises primarily open plan offices with a number of break out and communal spaces. The current layout accommodates 116 desk spaces. The sub-tenant will also have use of an impressive shared reception area and large communal canteen.

Parking is provided by way of a generous surface car park.

## BER details

B3 BER No. 800369076

EPI. 68.9 kgCO<sub>2</sub>/m<sup>2</sup>/yr



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