

Contact

Sean Coyne
Email: sean.coyne@cushwake.com
Tel: 091 569181

George Brady
Email: george.brady@cushwake.com
Tel: 091 569181



Cushman & Wakefield
2 Dockgate,
Dock Road, Galway
Ireland
Tel: 091-569181
Email: info@cushwake.com
cushmanwakefield.ie

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions.
PSRA Registration Number: 002222.

FOR SALE BY PRIVATE TREATY

**BMR House, Parkmore West Business
Park, Parkmore, Galway**



BMR House, Parkmore, Galway

1,941 sq m (20,894 sq ft)

Property Highlights

- Located in Parkmore West – Galway's most established and premier Business Park
- Other occupiers in the immediate vicinity include Medtronic, Celestica, Creganna and SSL
- BMR House consists of a self-contained building extending to 1,941 sq m (20,894 sq ft) over two floors
- The building sits on a large site of 0.54 hectares (1.33 acs) including 77 car parking spaces
- Accommodation comprises fully fitted office accommodation, finished to a high standard

Contact

Sean Coyne
Email: sean.coyne@cushwake.com
Tel: 091 569181

George Brady
Email: george.brady@cushwake.com
Tel: 091 569181

Cushman & Wakefield
2 Dockgate, Dock Road,
Galway
Ireland
Tel: 091-569181



cushmanwakefield.ie



Location

Galway City is the largest city in the west of Ireland and has a population of 79,504 (Preliminary Census of Population, 2016). It is located approximately 219km west of Dublin, 87km North of Shannon Airport and 88km South of Knock Airport, which combined provide ready access to US, UK and Europe.

Galway is an established international centre for manufacturing and research in the Medtech and Life Sciences, ICT, Food and Engineering sectors, with major employers include Boston Scientific, Hewlett Packard Enterprise, Valeo Vision Systems, Avaya, Cisco, SAP, Medtronic and Celestica.

More specifically, the subject property is located in the IDA Parkmore West Business & Technology Park, which is situated approximately 4.5 km east of Galway city centre, and would be considered one of the primary business park locations and provides easy access onto all major routes in and out of Galway City.

The Park and surrounding area is occupied by many high-end manufacturing and international services clients such as Celestica, Medtronic, SAP, Merit Medical, Abbott and EA Games.

The property is located in the centre of Parkmore West Business Park and is accessed off the main estate road.

Accommodation

Floor	Use	Sq M (GIA)	Sq Ft (GIA)
Ground Floor	Office	974.3	10,487
First Floor	Office	966.7	10,407
Total		1,941	20,894

Description

BMR House comprises a stand-alone modern office building which accommodates a large site in Parkmore West Business Park.

Externally the property is attractively finished with a mix of Sandstone and Kingspan cladding. The site extends to 0.54 hectares and includes 77 surface car spaces and a large green area to the rear of the building which allows for future expansion if required.

Internally the building is laid out over two floors and around an attractive double height atrium. The ground floor currently comprises a mix of office and lab space with toilets also at this level. The first floor comprises office accommodation which is fitted to a mix of cellular and open plan with carpeted floors and suspended ceilings.

The property is in a good state of repair throughout and is being sold with the benefit of the current fit-out.

BER Details

C2 BER No. 800457483

Title

Long leasehold/effective freehold

Tenancy

The current tenants wish to occupy the premises on license agreement post sale – details of which to be agreed between the parties

