

**FOR SALE**

**Martin House, Dangan Business Park,  
Galway, H91 A06C**



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**3,319 sq m (35,731 sq ft) GIA**

### **Property Highlights**

- Stand-alone office building extending to 3,319 sq m (35,731 sq ft) GIA over three levels
- The property enjoys an excellent location within the well established IDA Dangan Business Park
- The building sits on a large self-contained site with 100 private on-site car spaces
- The property is finished to a high standard throughout to provide modern office accommodation
- Fit out includes a mix of open plan and cellular office and an impressive reception area

### **Contact**

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## Location

The subject property is located within the IDA Dangan Business Park on the west side of Galway city close to University of Galway campus and University Hospital Galway. Dangan is one of the city's most established business parks and provide ease of access to all areas of Galway.

Dangan Business Park's strategic position makes it an attractive location for FDI companies and public sector employers alike. Other occupiers within Dangan include Aerogen; HSE; Perfuze; mBryonics and Microsoft

More specifically Martin House occupies a large self-contained site on the eastern side of Dangan Business Park

## Description

Martin House comprises a purpose-built stand-alone office building situated within IDA Dangan Business Park. The property which was constructed in 1999 is laid out over three levels. Externally the building is finished with an attractive cladded façade with steps leading to the reception area.

Internally, Martin House is fully fitted to provide modern office accommodation including an impressive reception area. Historically, the building has been multi-tenanted and as such comprises differing fit-out styles and layouts, however, all of the accommodation is fitted to a high standard and is suitable for immediate occupation. Typical fitout includes a mix of open plan and cellular office space incorporating toilets and ancillary staff areas. There is full lift access to all floors.

The property has the benefit of two short-term tenancies. Tenant not affected.

## Local Authority Rates

2023 Local Authority Rates amounted to €110,453

## Estate Charge

€6,044 per annum (2023)

## Accommodation

Title	Sq m (GIA)	Sq ft (GIA)
Ground Floor	672	7,235
First Floor	1,313	14,134
Second Floor	1,334	14,362
<b>Total</b>	<b>3,319</b>	<b>35,731</b>

## Title

The property is held under long leasehold title (Folio GY4384L)

## VAT

The sale shall be subject to VAT at the prevailing rate

## BER details

D2 BER No. 800268385

Energy Performance Indicator: 100.73 kWh/m<sup>2</sup>/yr

## Price

On application



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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.