

N67

FOR SALE / LEASE

UNIT 8, ORANMORE BUSINESS PARK, ORANMORE, CO. GALWAY

ORANMORE BUSINESS PARK

Oranmore Business Park is **strategically located** in Oranmore, County Galway, approximately 9 km east of Galway City. The business park fronts the **N67/R381** transport corridor, providing a **direct connection into Galway** and convenient access to the wider regional road network.

The park has particularly strong **motorway connectivity**, with Junction 19 of the M6 approximately a five minute drive away. This provides **access to the M6/M17/M18 motorway network**, offering efficient connections towards Dublin, Limerick, Shannon and other major destinations.



M6 Motorway Junction 19
(5 minute drive)

N67 / N6

Galway City Bypass
(5 minute drive)





ORANMORE BUSINESS PARK

Public transport options are available within walking distance of the business park, with bus stops on the surrounding Oranmore road network serving routes towards Galway and other regional destinations. **Bus services include Bus Éireann, Citylink and Local Link services**, while planned improvements have also identified opportunities for bus stops closer to the business park.

Oranmore railway station provides an additional commuting option, with services **connecting the area to Galway, Athenry and Dublin Heuston**, as well as onward connections towards Limerick. The station also has a 140-space car park, supporting park-and-ride commuting, while planned rail improvements are intended to increase service frequency.

Oranmore Business Park is home to many successful and **high profile occupiers** including **Cisco, Langan Couriers, The Maldron Hotel, & IMC Cinemas**

THE OPPORTUNITY

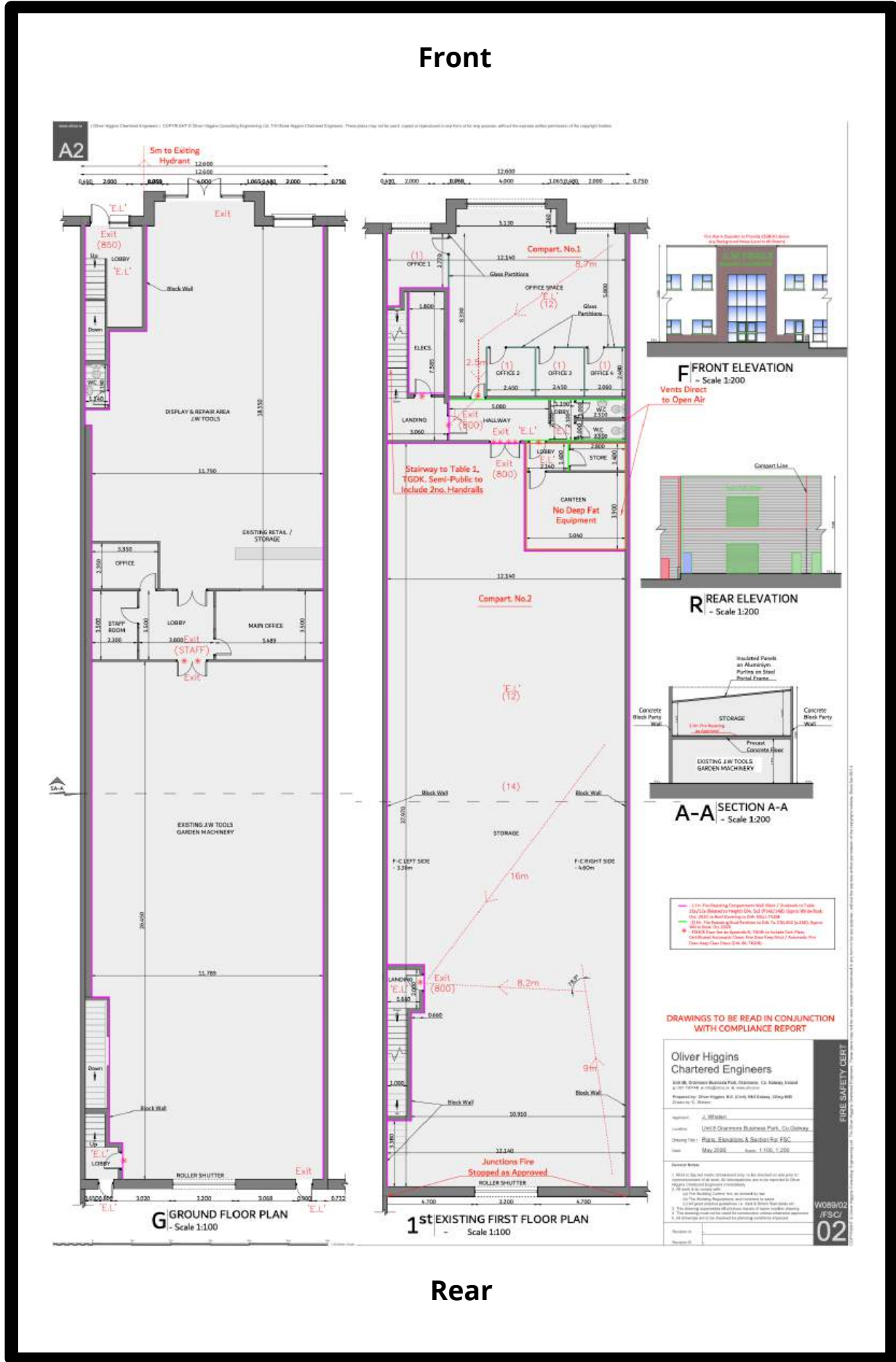
Unit 8, Oranmore Business Park provides an opportunity for an **astute investor / owner occupier** to secure a high profile unit with **frontage to the N67 Oranmore Bypass**.

The subject property comprises a **two storey commercial unit extending to c. 1,198 m²** including Showroom, Warehouse, Office, Kitchen and Storage Areas on the Ground Floor.

The **first floor office accomodation** is **currently leased** to a third party providing an income stream. Furthe details with regard to this tenancy are available on request.

Communal **parking** spaces to the front of Unit 8 provide plenty of options for customers, whilst the **service yard** area to the rear facilities access for deliveries as well as further options parking for staff.





Front



Rear

Floor Plans For Reference Only. Not To Scale.

C. 1,198 M2
OVER TWO LEVELS



CUSTOMER
PARKING TO FRONT
& LOADING DOCK/
SERVICE AREA TO
REAR



UNIT 8, ORANMORE BUSINESS PARK, ORANAMORE, CO. GALWAY

PROPERTY

Unit 8, Oranmore Business Park, Oranmore Co. Galway

ACCOMMODATION

Ground & First Floor Total Area c. 1,198 m²

GUIDE PRICE / GUIDE RENTAL

Guide Price: €1,350,000 (Whole Building) Open To Offers

Guide Rental: €65,000 per annum (Ground Floor Only)

VIEWING

Strictly by appointment through the Sole Leasing and Selling Agent, BV Real Estate:



Alan Loughrey, Managing Director

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