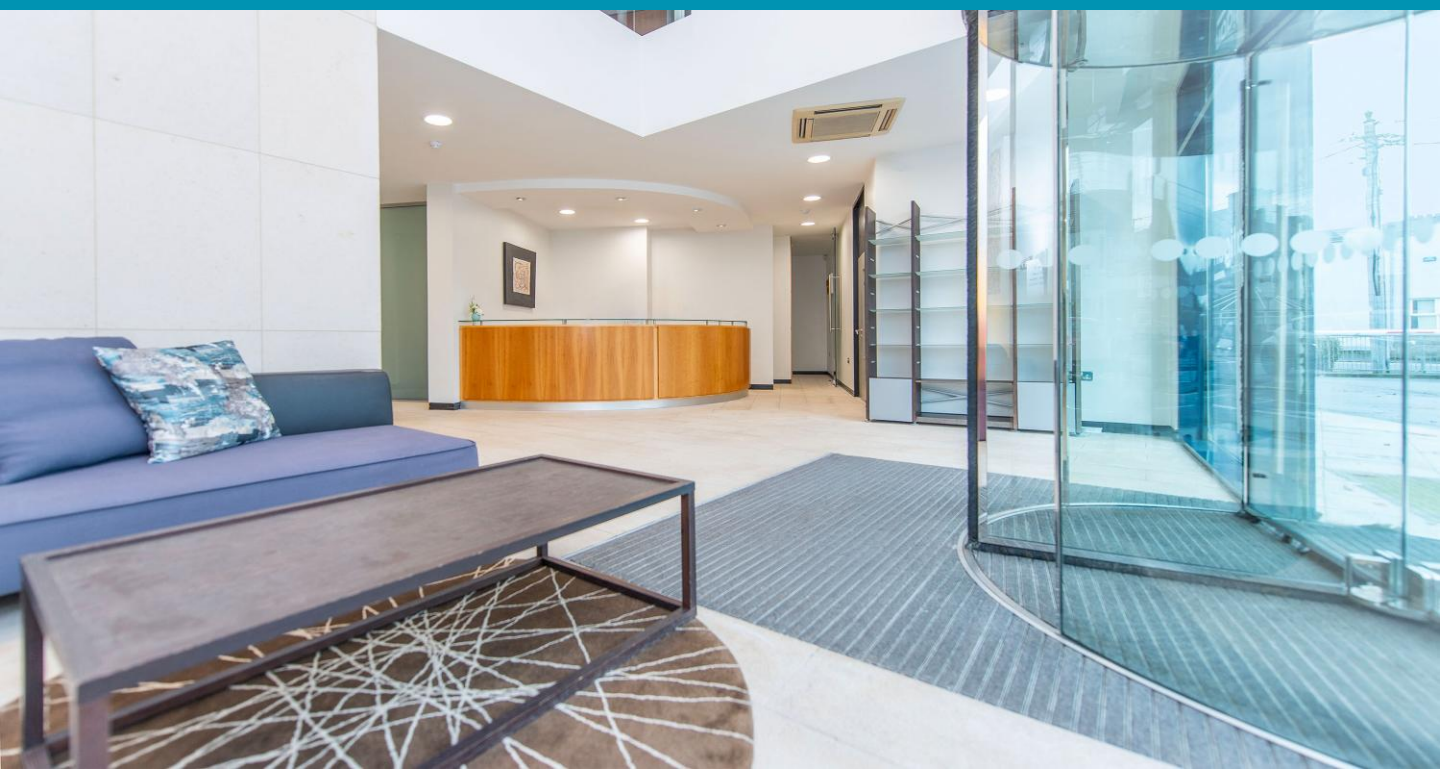
TO LET

Wolfe Tone House Father Griffin Road Galway

CUSHMAN & WAKEFIELD



Wolfe Tone House, Father Griffin Road, Galway H91 PW72, Claddagh, 702 sq m (7,556 sq ft) approximately

Property Highlights

- Established mixed-use location with a wide range of nearby amenities
- Within walking distance of Eyre Square and Galway's main retail area.
- 7,556 Sq Ft mix of open-plan and cellular offices accommodation, with ample natural light, offering flexibility for a wide range of occupiers.
- Additional 1,464 sq ft of ancillary basement storage available.
- Secure basement parking is available, with dedicated allocation for tenants.

Contact

Seán Coyne
sean.coyne@cushwake.com
+353 (0)91 569 181

Egledis Gjecaj
egledis.gjecaj@cushwake.com
+353 (0)91 569 181

BER E1

cushmanwakefield.ie

The Location

Wolfe Tone House is situated on Father Griffin Road, on the western side of Galway City Centre.

The property occupies an accessible city location within close walking distance to Eyre Square, the Claddagh and Galway's main retail streets. Father Griffin Road is an established mixed-use location providing convenient access to both the city centre and Galway's Westend.

The surrounding area benefits from a broad range of amenities including cafés, shops and other professional and commercial occupiers, while the location also provides convenient access to Salthill. Adjacent occupiers include 5 Star Real Estate, Tesco, Galway Technical Institute and Father Griffin Road Post Office.

The building has excellent road connectivity, with multiple entry routes offering easy access to the larger Galway road network, making it an attractive and accessible office location for both staff and visitors.



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

CUSHMAN & WAKEFIELD

Description

Wolfe Tone House comprises a mixed-use development on Father Griffin Road, with the available accommodation providing fully fitted offices over ground and first floor levels.

The office accommodation extends to approximately 7,556 sq ft, together with an additional 1,464 sq ft of ancillary storage accommodation at basement level.

The ground floor incorporates a substantial reception area together with several private offices and a boardroom. The first floor provides much of the office space and is configured to provide a flexible mix of open-plan and cellular offices, together with meeting rooms, staff canteen and toilet facilities.

The offices are finished to a modern third-generation specification incorporating raised access floors and suspended ceilings. Designated car parking is also available within a secure shared basement car park.



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

CUSHMAN & WAKEFIELD

BER details

BER No. : E1
BER Number: 800678765

Viewings

View by appointment with the sole letting agent Cushman & Wakefield









©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

CUSHMAN & WAKEFIELD