

FOR SALE

**Merchants House,
Briahill Business Park, Galway**



Investment Opportunity – Tenants Not Affected



Investment Opportunity, Merchants House, Briarhill Business Park, Galway



Property Highlights

- Investment opportunity located in Briarhill Business Park on the east side of Galway City
- Well established Business Park close to Galway's major arterial routes
- Comprising six individual units extending to a total of 6,177 sq m (66,485 sq ft) over ground and first floors.
- The property is occupied by five tenants including DID Electrical and Medmark (Tenants not affected)
- Ample parking available in communal parking to the front of the building

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The Location

Briarhill Business Park is one of Galway's principal commercial and business locations, situated approx. 5km east of Galway City in the Briarhill/Ballybrit area. The business park lies just off the Parkmore Road and is strategically positioned close to some of the city's most important industrial, retail, and employment hubs. The park accommodates a diverse mix of retail, professional services, manufacturing, technology, and healthcare businesses, benefiting from its central location within one of Galway's most established employment and commercial zones.

The park benefits from excellent transport connectivity, with direct access to the N6 and nearby links to the M6 Motorway, providing convenient routes to Dublin, Limerick, and other regional centres. It is located adjacent to Briarhill Shopping Centre and close to Galway Racecourse, making it easily accessible for employees, customers, and visitors.



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Description

The property comprises six units extending to a total of 6,177 sq m (66,485 sq ft) located within Merchant's House in Briarhill Business Park. The units which form part of this investment opportunity are Units 8,9 and 10 at ground floor level and units 7-12 at first floor level. Externally, the building is of steel frame construction and is finished with curtain wall cladding and glazed facades. Parking for the development is by way of generous communal car parking to the front of the building.

Internally the property is fitted out to each individual tenant's needs, with all units finished to a very good standard. The property is in a good state of repair throughout.

The property is occupied by five different tenants – DID Electrical; Medmark; HG Interiors; Energie Gym and Gourmet Food Parlour (tenants not affected) with a current passing rent of €402,336 per annum with reversionary potential from Unit 10.



Tenancies (Tenants Not Affected)

Unit/ Floor	Occupier	Lease	Area (sq m) GIA
Unit 7 -10 (FF)	HG Interiors	In occupation since 2018 with varying demise areas	2,325
Unit 8-9 (GF)	DID Electrical	10 year lease from Oct 2024	1,540
Unit 7A (FF)	Medmark	15 year lease from July 2024	307
Unit 11-12	Energie Gym	20 year lease from Oct 2020	792
Unit 10 part (GF)	Gourmet Food Parlour	In occupation since 2025 (lease being formalised)	240
Unit 10 part (GF) Unit 10 part (Mezz)	Vacant (occupied on a temporary basis by HG Interiors)	-	469 504
TOTAL			6,177

BER details

B2 - G
Further details available on request

Viewings

Viewing by appointment with the sole sales agent Cushman & Wakefield



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