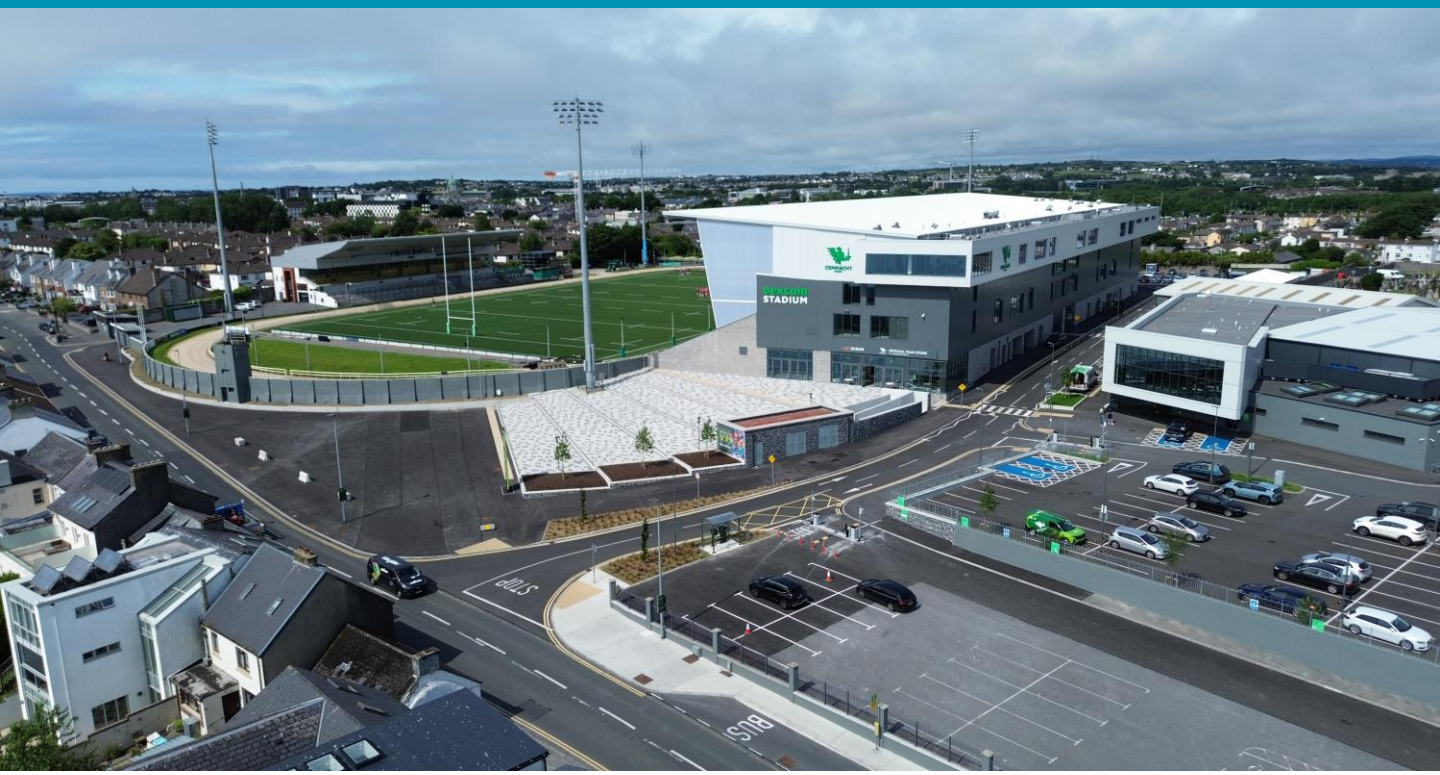
TO LET

First-Floor Accommodation at Dexcom Stadium, College Rd, Co. Galway



First-Floor Accommodation at Dexcom Stadium, College Rd, Co. Galway 1,393 sq m (15,000 sq ft).

Property Highlights

- Landmark Galway location within the newly developed Dexcom Stadium
- Excellent accessibility with nearby public transport, on-site parking and easy access to the N6/M6
- 15,000 Sq ft of open-plan accommodation, with ample natural light, offering flexibility for a wide range of occupiers.
- Surface parking is available, with the possibility of dedicated allocation for tenants.
- Neighbouring occupiers include Deloitte, Galway City Council, The G Hotel, Huntsman and Boots

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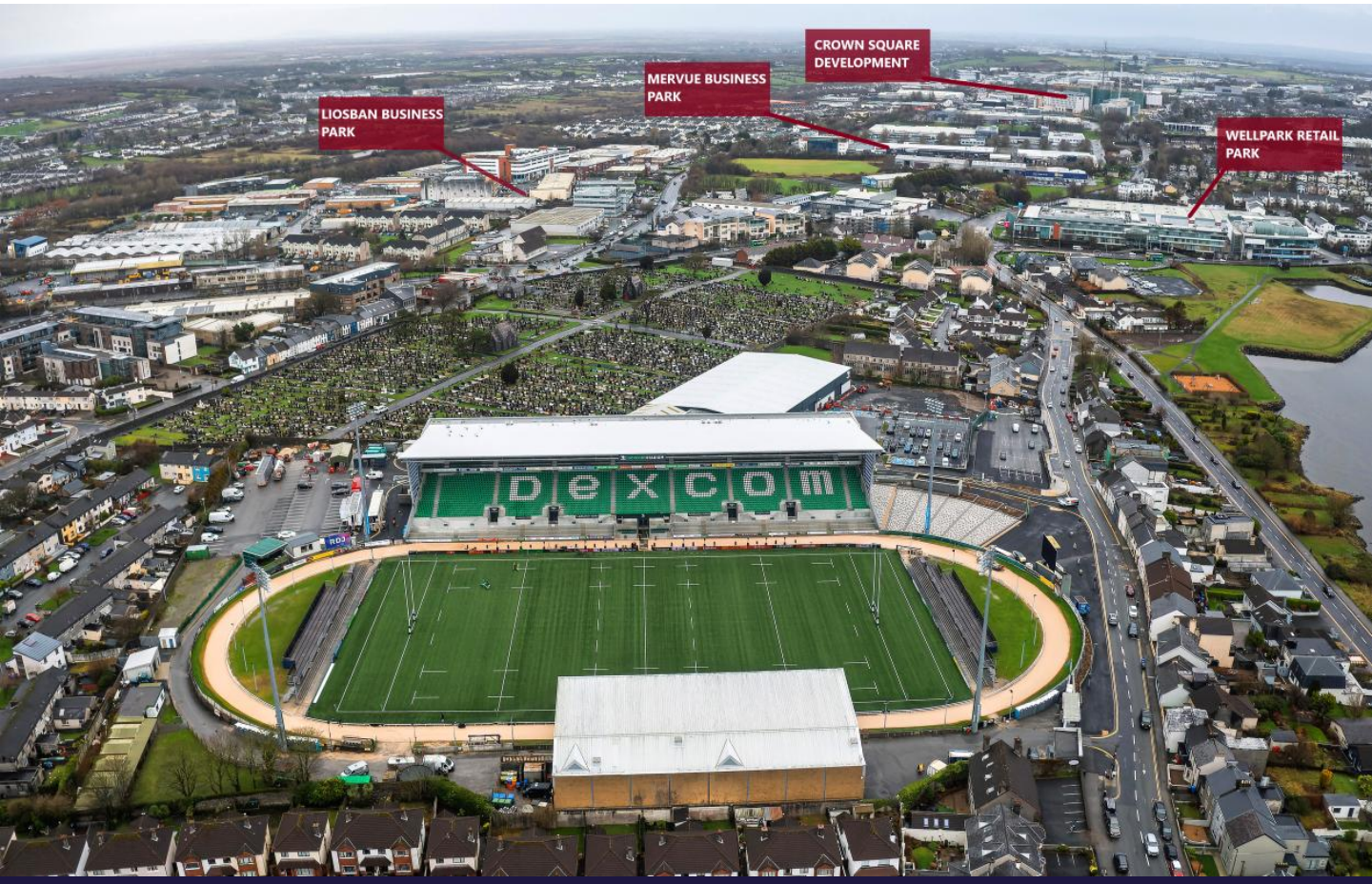
The Location

The subject property is situated within the newly developed Dexcom Stadium, a prominent landmark on College Road, Galway, approximately 1.2km east of Eyre Square. The accommodation occupies the first floor of the new Clan Stand, overlooking the Connacht Rugby training facility.

Bus Éireann Route 409 serves Dexcom Stadium, linking Eyre Square and Parkmore via ATU. College Road provides convenient access from the city centre, while the N6/M6 is approximately a 5-minute drive away, offering easy access to the wider region.

The property enjoys a convenient city-fringe location, close to Galway City Centre and established commercial and residential areas to the east.

Nearby amenities include Wellpark Retail Centre and Liosban Business Park, alongside a range of leisure and hospitality facilities. Notable nearby occupiers include Galway City Council, Yeats College, The G Hotel & Spa, Deloitte Galway and Lidl.



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Description

The subject property comprises a first-floor commercial unit situated within the newly developed Clan Stand at Dexcom Stadium extending to 15,000 Sq Ft. The accommodation occupies a prominent position overlooking the Connacht Rugby training facility and forms part of one of Galway's most recognisable sporting and event venues.

The space is delivered to a shell and core specification. The unit provides flexible open-plan accommodation and would be suitable for a range of occupiers seeking a distinctive premises close to Galway city centre.

The space benefits from strong natural light and access to the wider stadium environment. Access is via a ground floor shared reception serviced by two passenger lifts.

Surface car parking is available on site, with the potential for a dedicated section of the car park to be allocated to a prospective tenant, subject to agreement.



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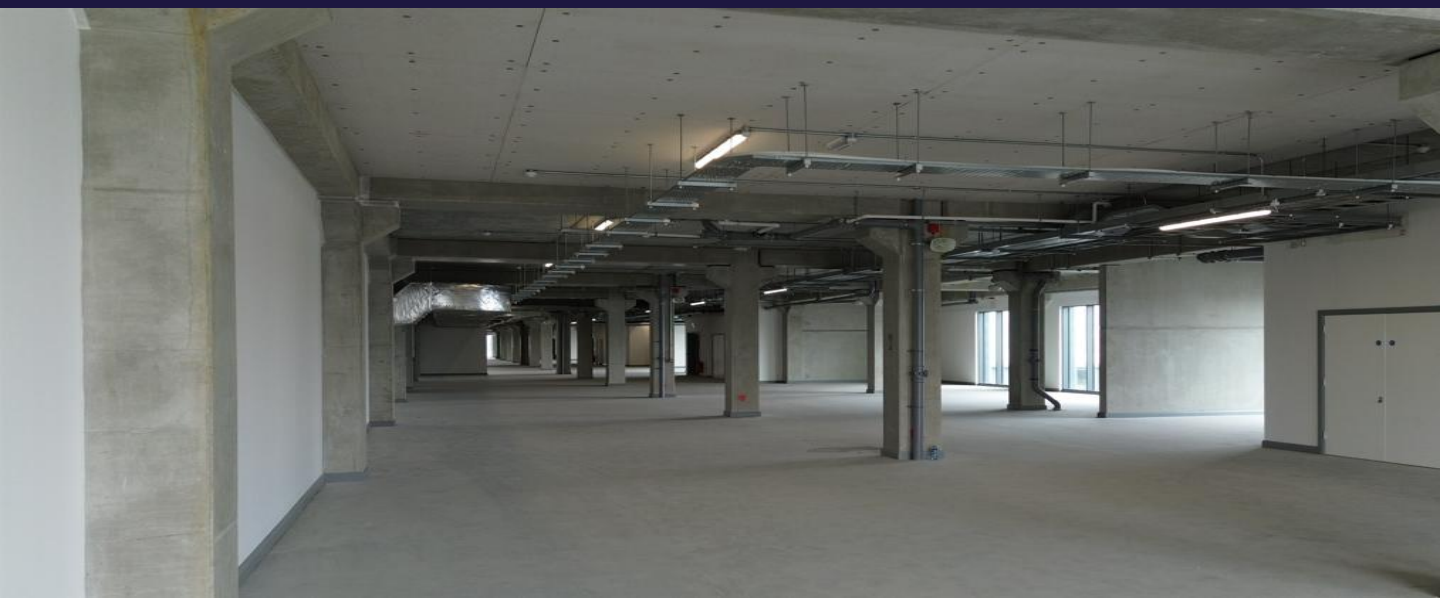
BER details

BER No. : 801115825
Energy Performance Indicator: 76.53 (kWh/m2/yr)

Viewings

View by appointment with the joint letting agent Cushman & Wakefield and O 'Donnellan & Joyce





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