

Ballybrit Business Park

Galway H91 WP08



Space available from
1,287 sq ft to 27,652 sq ft

An aerial photograph of the Ballybrit Business Park is viewed through a large window. The window is framed by a modern interior with a ceiling of vertical wood slats and recessed lighting. In the foreground, there are four brown leather sofas arranged in a lounge area with two small square coffee tables. The floor is made of light-colored stone tiles.

Ballybrit Business Park

Key Benefits

Fully Fitted Accommodation | Flexible Sub-lease Terms | Subsidised communal canteen | 90 car parking spaces

Completed in 2015,

the HPE building extends to 90,000 sq ft (GIA) of impressively designed office accommodation across three floors. The property is split into three blocks bound by the building's core, offering a shared reception at ground level and two lifts servicing the entire building.

There is between 1,287 and 27,652 sq ft (GIA) of fully fitted turn-key office space available with the added benefit of up to 90 on-site car parking spaces. The property is multi-let, with other occupiers in the building being Hewlett Packard Enterprise on the ground and first floor and Aviva on the second floor.

Further amenities within the building include an impressive, shared reception, canteen, fitness area with shower and changing facilities..



Ballybrit Business Park

is located on the east side of Galway City, just 4 km from the city centre. Overlooking Galway Racecourse, the park is home to a range of multinational companies such as Boston Scientific, Johnson & Johnson, and Medtronic. The park is well-connected, just off the N6 Galway-Dublin Road, making it easily accessible by car and just a 10-minute drive from Galway City centre. Proximity to other major networks including the M6 & M17/M18 motorway offers fast and convenient access to and from the park. The park also benefits from excellent public transport links, with Galway Bus Route 403 providing connectivity from Eyre Square to the business park via Ballybrit Industrial Estate.



Ballybrit Business Park





1A

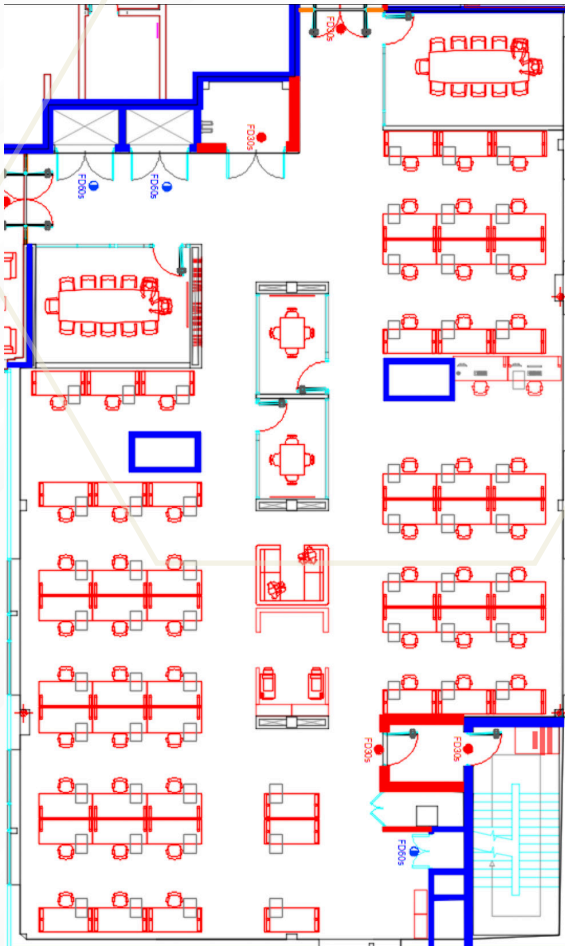
Desks x 54

2 x 12 person meeting rooms

2 x 4 person meeting rooms

Break Out Lounge

Coffee Dock



1C

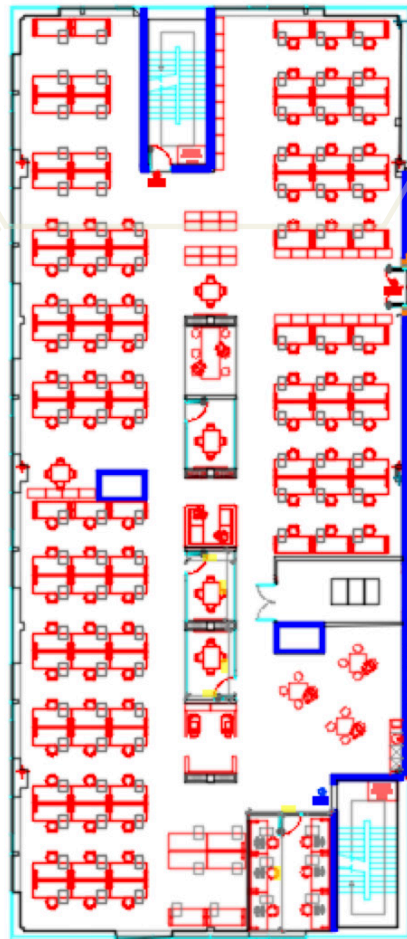
Desks x 97

Break out Lounge

3 x 4 person meeting rooms

1 x 6 person meeting room

6 x hot desks



2B

Desks x 81

Training room

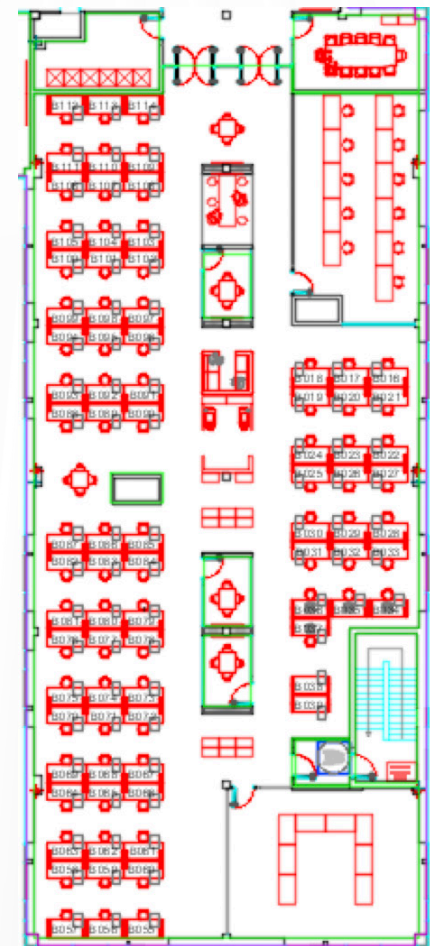
3 x 4 people meeting rooms

6 person meeting room

11 person call centre

12 person meeting room

Break out lounge



Lease Term

This property is currently available on flexible sub-lease/assignment until 2030.

The available suites range from approx. 1,287 sqft to 27,652 sqft (GIA).

BER

BER B3

BER No. 800369076

EPI: 68.9 kgCO₂/m²/yr.

Agent Details

Megan Pilkington

Senior Surveyor

Megan.Pilkingotn@cbre.com

+353 (83) 878 6553

Luke Taheny

Graduate Surveyor

Luke.Taheny@cbre.com

+353 (87) 484 1367

Schedule of Available Accommodation

| FLOOR | BLOCK | SQ FT (GIA) | AVAILABLE |
|--------|-------|-------------|-------------|
| Ground | B | 1,287 | Feb 2025 |
| First | A | 6,195 | Immediately |
| | C | 9,699 | Feb 2025 |
| Second | B | 10,471 | Feb 2025 |

CBRE

Disclaimer: CBRE Advisory (IRL) Ltd. These particulars are issued by CBRE Advisory (IRL) Ltd., registered in Ireland, no. 316570. PSRA Licence No. 001528 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Advisory (IRL) Ltd, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE Advisory (IRL), nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.