

**FAIRGREEN**  
HOUSE

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GALWAY CITY





# LOCATION

Fairgreen House is a high-profile building located on Fairgreen Road in Galway City Centre. The building is situated in a prime city centre location approximately 200m east of Eyre Square and within walking distance of numerous transport facilities.




Located directly opposite Galway Coach Station and beside CIE Bus and Ceannt Rail Station,

Fairgreen House is one of the most accessible buildings in the city. Providing a direct link to Ireland's capital Dublin City, rail and coach services also connect Fairgreen House to the wider Galway region as well as Limerick City. The surrounding area is primarily commercial in nature and includes a number of high-profile buildings such as Geata na Cathrach, One Galway Central and the Webworks building.



Eyre Square

## TRAVEL TIMES

			
<b>Galway Coach Station</b>	1 min	1 min	1 min
<b>Ceannt Train Station</b>	2 mins	2 mins	4 mins
<b>Eyre Square</b>	3 mins	4 mins	3 mins
<b>Bonham Quay</b>	9 mins	3 mins	2 mins
<b>Salthill Promenade</b>	29 mins	10 mins	9 mins
<b>Shannon Airport</b>			1 hour
<b>Ireland West Airport Knock</b>			1 hour
<b>Dublin Airport</b>			2 hours



Galway Cathedral



**GALWAY CITY**

-  CEANNT STATION
-  BUS STATION
-  COCA COLA BIKES

# GALWAY - AN OCCUPIER LOCATION

Supported by both the National University of Galway (NUIG) and Galway Mayo Institute of Technology (GMIT), Galway City boasts a highly educated workforce and is home to multiple international organisations.

Increasingly transforming to appeal to some of the world's biggest tech operators, Galway City offers an ideal base between America and Europe. Notable new tech arrivals to Galway City include Genesys, Poly and Diligent. Additional tech occupiers include SOTI, Oracle, CISCO, HP and Cognizant to name a few.

Furthermore, Galway's medtech sector is experiencing growth and includes companies such as Integer, Veryan, Sogeti, Boston Scientific and Medtronic. Occupiers neighbouring Fairgreen House include the Department of Social Welfare, PwC, Galway City Council, Revenue Commissioners, Ulster Bank and Atlantic Language Galway.

With the dual benefit of city and coast, Galway City is famous for its extensive array of amenities including restaurants, cafes, bars and hotels making it an ideal place to both work and live.





# GROUND AND FIRST FLOOR CGI



CGI for indicative purposes only.

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# DESCRIPTION

The ground and first floor accommodation extends to approx. 12,262 sq. ft. (1,139.2 sq. m.) GIA. Benefiting from own door access and an attractive glazed facade, the ground floor boasts a generous, bright, double-height reception area with a central staircase leading to the mezzanine level. Offered with the flexibility to finish to preferred CAT A specification, there is significant opportunity

to create a modern space, providing a mix of open plan and cellular accommodation, equipped with additional canteen and meeting room facilities, tailored to suit occupier requirements. Furthermore, the extensive street frontage which extends to approx. 24m, presents a unique branding opportunity for the occupier of this unit at Fairgreen House, if desired.

**CAT A CREDITS**

Credits will be provided to the prospective occupier to complete the following finishes to preferred specification;

-  LED Lighting
-  AC Mechanical Ventilation & Heating
-  Additional Bathroom Facilities

# SPECIFICATION



EXPOSED CEILINGS



PERIMETER WALL TRUNKING



ELEVATOR & GOODS LIFT



OPEN PLAN SPACE



DOUBLE HEIGHT RECEPTION ENTRANCE



# FLOOR PLANS



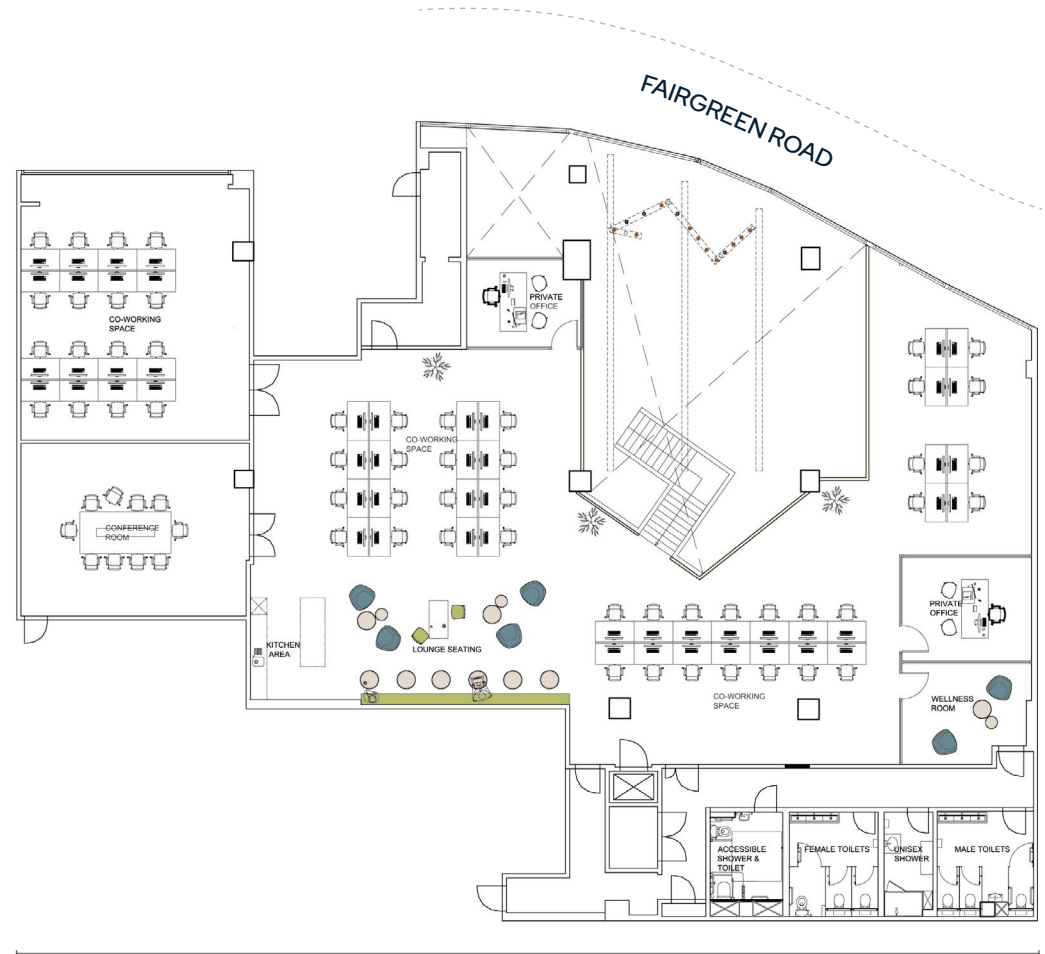
**GROUND FLOOR**

## ACCOMMODATION SCHEDULE

### Gross Internal Area (GIA)

Floor	Sq. m.	Sq. ft.
Ground Floor	542	5,831
First Floor	597	6,431
<b>Total</b>	<b>1,139</b>	<b>12,262</b>

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.



**1ST FLOOR**

Test fit for illustrative purposes only.



# FIRST FLOOR CGI



CGI for indicative purposes only.

## TERMS

Available under a new lease, contact Savills or Bannon for further information regarding rent, rates and service charges, or if you would like to arrange an inspection.

## BER RATING



Designed to achieve a BER B2 following the completion of CAT A works.

## CONTACT



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