



For Sale or Lease

**Warehouse & Ground Floor Offices
Gortnalaura, Milltown, Tuam, Co. Galway.**



Location

- Located just off the main Galway/Sligo N17.
- 0.80 km (0.5 miles) – Milltown Village.
- 14.4 km (9 miles) – Tuam.

Description

- Semi-detached industrial high bay warehouse unit.
- Approximately 8,000 sq. ft. warehouse and 2,000 sq. ft. ground floor offices with possible additional offices at first floor level (2,000 sq. ft.) subject to negotiations.

- Offices to be fitted out to a very high specification to include suspended ceilings and carpeted floors with perimeter trunking throughout.

Features

- Steel Frame construction with double skin insulated metal deck roofing.
- Four roller shutter doors.
- Feature glazed façade to office accommodation.
- Bitumen dust proof floor in the warehouse area.
- Tarmacadem car park to the front of the building.

Viewing

Highly recommended. Strictly by appointment with sole agents Dermody Auctioneers, Valuers and Estate Agents. – Negotiator - Ian Dermody (093) 52655

Minimum Advised Value – Price on Application

Rent On Application

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.

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