

# GALWAY OFFICE MARKET

Q1 2020



## Occupier Activity

The opening months of 2020 saw occupier activity in the Galway office market total 1,750 sq m, across five deals. This brings activity in the twelve months to the end of March to 5,050 sq m, significantly below the long run annual average. Market intelligence suggests that this is in part due to a lack of modern product, which is only beginning to be delivered to the Galway market at present.

The largest deal in the quarter was the occupation of 1,150 sq m by Veryan Medical at Block 5, Parkmore East Business Campus.

Occupiers focused on suburban locations, in line with trends in availability. Grade A floorplates account for 77% of activity, with Grade B and Shell & Core spaces accounting for 12% and 11% respectively.

## Availability

Availability in the Galway office market remains restricted and largely unchanged in the opening quarter of 2020, with just 16,850 sq m of space available. The vacancy held steady at 5.5%.

The majority of available space is located in the suburbs, 56%, with the city centre accounting for the remainder. Occupiers who require large floorplates are limited in their choices, with just 6 units in excess of 1,000 sq m in size. There are no units available which are in excess of 2,000 sq m.

## Development Activity

At the end of the first quarter, there are approximately 23,650 sq m under construction in the Galway office market. Approximately 12,000 sq m of this is in the city centre, at the Bonham Quay development. Upon completion, this will significantly boost the available office space in Galway city centre. In the suburbs, approximately 11,700 sq m is under construction at the Crown Square development.

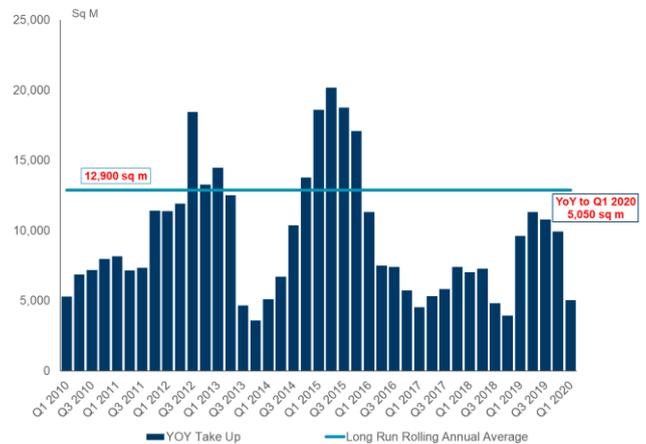
The delivery of these speculative developments to the Galway office market will somewhat address the immediate acute shortage of high-quality floorplates available to occupiers over the coming years.

## Market Commentary

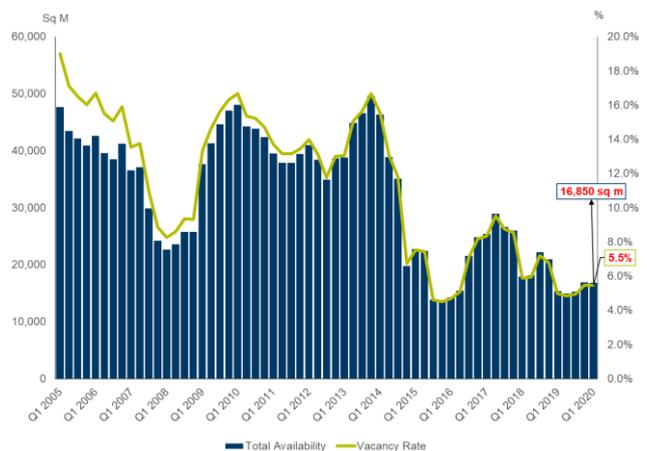
“Demand for quality, modern office accommodation remains solid in Galway with a mix of new entrants and existing tenants looking to expand. The COVID-19 situation will likely see take-up delayed due to slower decision making and delay on building sites. At the moment we believe the under-lying conditions remain strong and we expect demand to continue.”

*Séan Coyne, Divisional Director, Cushman & Wakefield Galway*

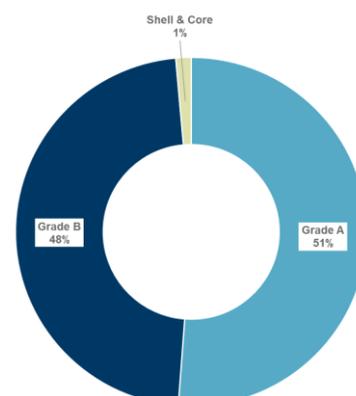
## Year on Year Take Up (Sq M)



## Availability (Sq M) & Vacancy Rate (%)



## Availability by Grade (%)





**Kate English**

Senior Economist,  
Researcher

+353 (0) 1 237 6383  
research@cushwake.ie

**Jane Dunne-Terry**

Junior Economist,  
Researcher

+353 (0) 1 237 6462  
research@cushwake.ie

**Patricia Staunton**

Director,  
Galway

+353 (0) 91 865 525  
patricia.staunton@cushwake.com

**Seán Coyne**

Divisional Director,  
Galway

+353 (0) 91 865 522  
sean.coyne@cushwake.com

**George Brady**

Surveyor,  
Galway

+353 (0) 91 569 181  
george.brady@cushwake.com

**About Cushman & Wakefield**

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop and live. Our 48,000 employees in more than 70 countries help investors optimise the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions. Cushman & Wakefield is among the largest international commercial real estate services firms with revenue of \$6.9 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation and valuation & advisory.

To learn more, visit [cushmanwakefield.ie](http://cushmanwakefield.ie) or follow @CushWakeIRL on Twitter.

**CONFIDENTIALITY CLAUSE**

This information is to be regarded as confidential to the party to whom it is addressed and is intended for the use of that party only. Consequently and in accordance with current practice, no responsibility is accepted to any third party in respect of the whole or any part of its contents. Before any part of it is reproduced, or referred to, in any document, circular or statement, our written approval as to the form and context of such publication must be obtained.