

# HARDIMAN HOUSE

Eyre Square, Galway

**FOR SALE** BY PRIVATE TREATY



# HARDIMAN HOUSE

Eyre Square, Galway

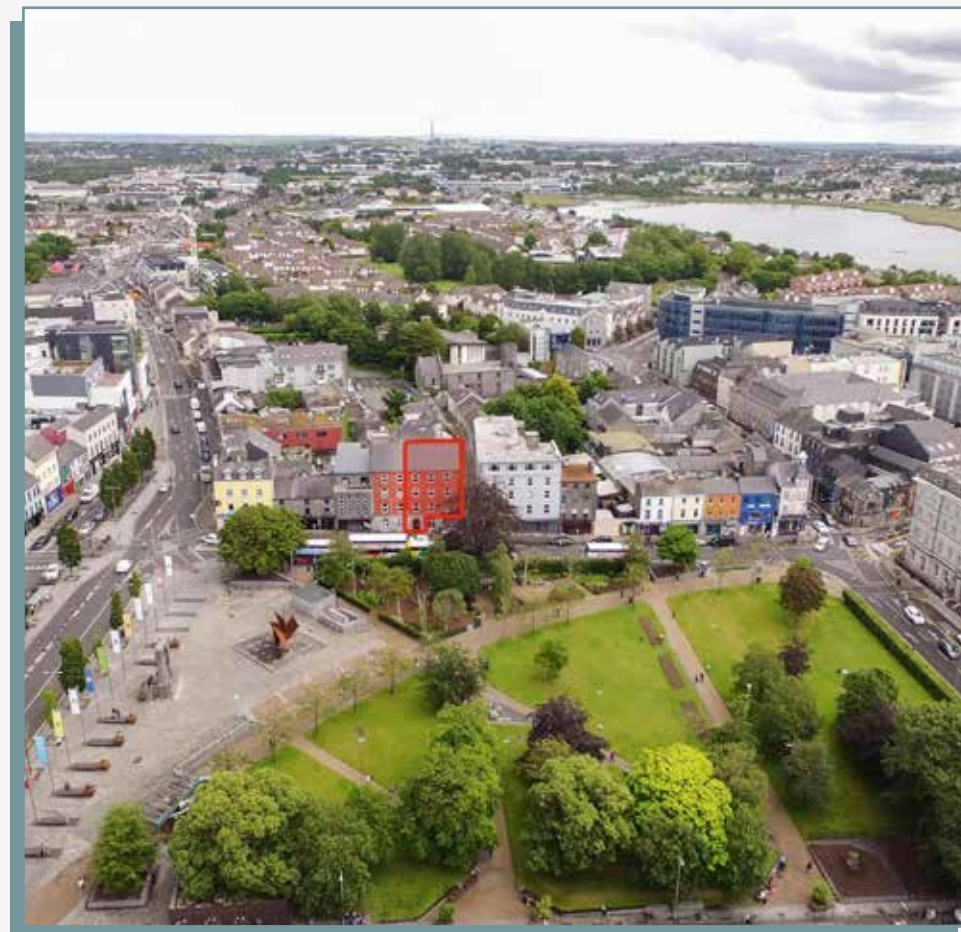


## LOCATION

Hardiman House is located on the eastern side of Eyre Square adjacent to St. Patrick's Avenue. This is a much sought after commercial location benefitting greatly from its proximity to all services and amenities including Galway Railway Station, The Hardiman Hotel, Bank of Ireland, O'Connell's Bar and countless luncheon destinations.

Eyre Square is in the heart of Galway City and is surrounded by exciting new commercial developments. It is a lively bustling city comprising the best of modern facilities mixed with a unique medieval heritage.

Other commercial pcucipers in the city include IBM, Medtronic, SAP, Covidien and The IDA to name a few. Galway has developed into a destination for multinational occupiers due to its attractive location, young educated workforce and strong infrastructure.





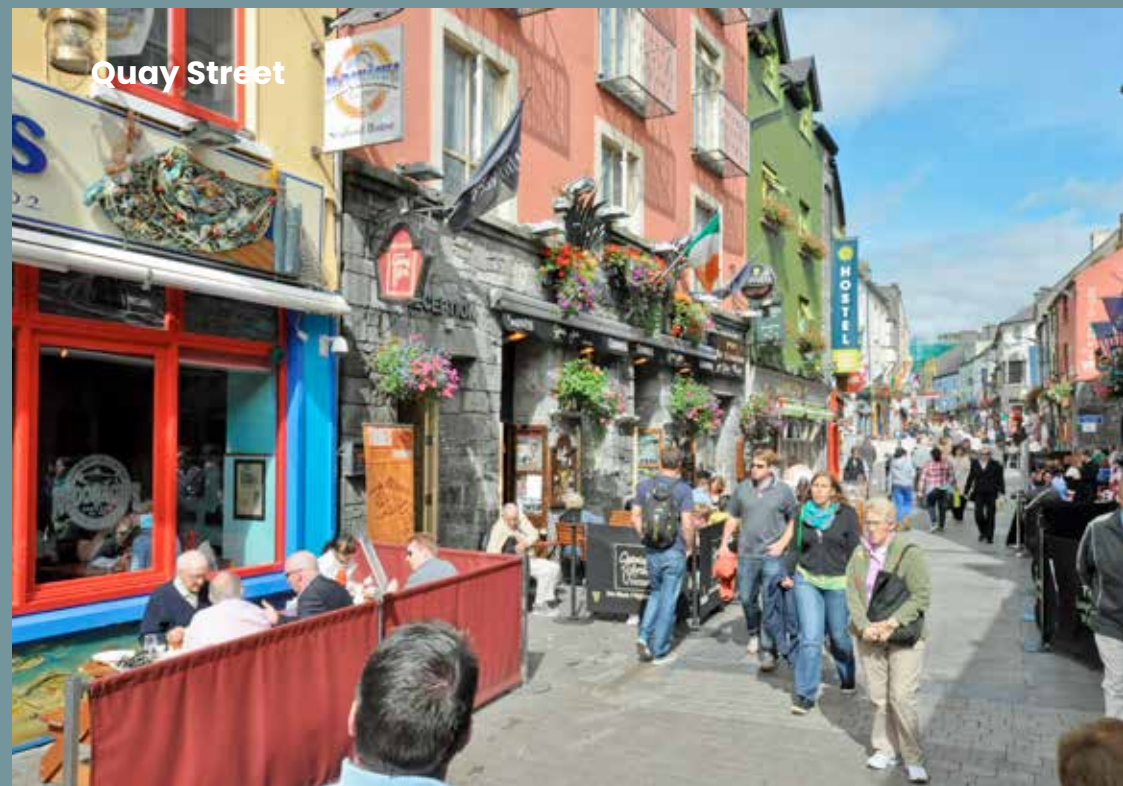
**Eyre Square**



**River Corrib**



**Galway Marina**



**Quay Street**

## DESCRIPTION

This is a rare opportunity to acquire an office building directly located on Galways City's main quarter, ideally suited for owner occupiers and investors alike.

Hardiman House comprises a four-storey office building extending to 999 sq.m (10,757 sq.ft). While the property has only recently become vacant, it is in need of modernisation in order to achieve its full potential.

Each floor is currently laid out with a mixture of open plan office space, private offices, meeting rooms and WC facilities.

## SPECIFICATION

- Solid floors
- Suspended ceilings
- Recessed lighting
- Mixture of private offices and open plan
- 6 person passenger lift
- WC facilities on each floor

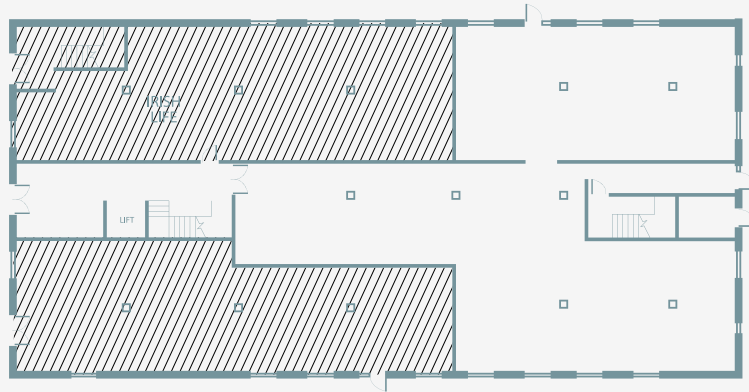


# Floor Plans



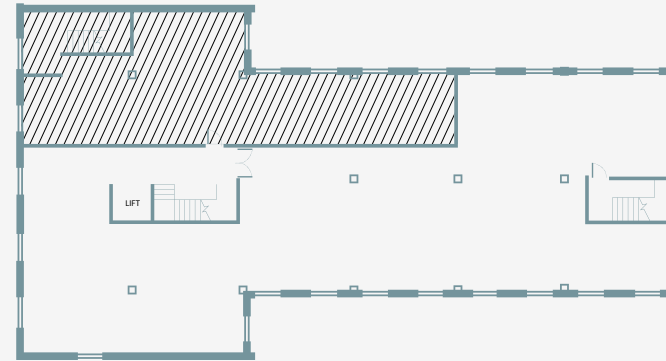
Not included in sale

EYRE SQUARE



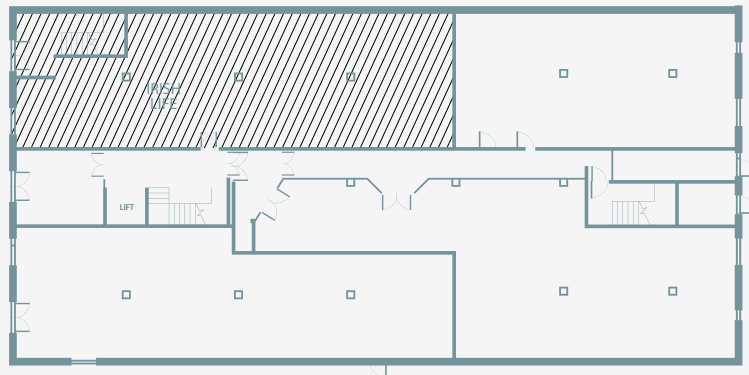
Ground Floor

EYRE SQUARE



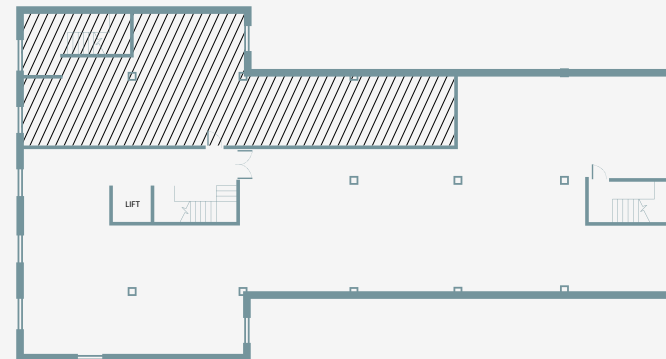
Second Floor

EYRE SQUARE



First Floor

EYRE SQUARE



Third Floor

## ACCOMMODATION

Floor	Sqm (NIA)	Sq.ft (NIA)
Ground	223.12	2,401
First	355.03	3,821
Second	206.87	2,227
Third	214.31	2,307
<b>Total</b>	<b>999.33</b>	<b>10,757</b>

## TENURE

We are advised the property is held freehold

## ZONING

To provide for city centre activities and particularly those which preserve the city centre as the dominant commercial area of the city

## PRIVATE TREATY

The property is for sale by way of private treaty.



## GUIDE PRICE

On Application

## VIEWING

Viewing strictly by appointment only.



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