



# HIBERNIAN HOUSE

EYRE SQUARE, GALWAY



TO LET | MODERN OFFICE ACCOMMODATION





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EYRE SQUARE, GALWAY

## *Executive Summary*

### ONE OF GALWAYS MOST RECOGNISABLE BUILDINGS

Hibernian House is a four storey building with prominent architectural features overlooking Eyre Square.

### LOCATED IN A PRIME POSITION

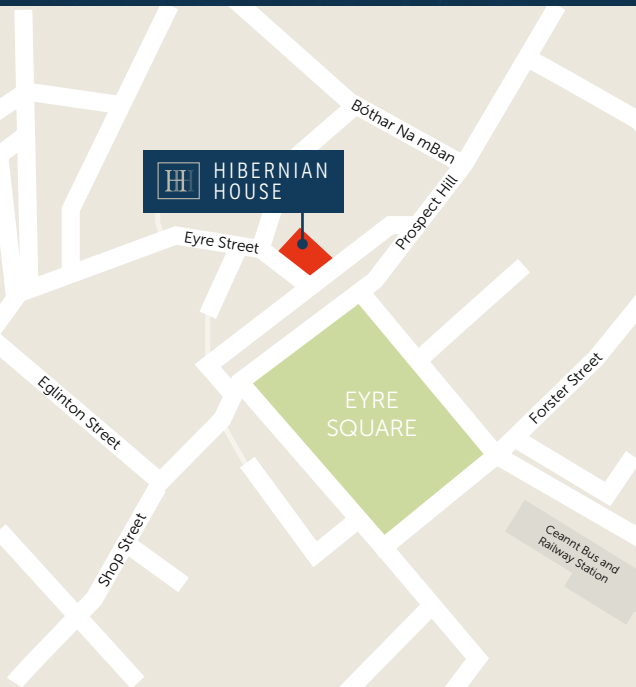
In Galway City Centre, forming the backdrop to the northern side of Eyre Square.

### IMPRESSIVE LANDMARK BUILDING

Hibernian House is a landmark building in a central location.

### CENTRAL LOCATION

In close proximity to all major road networks, rail / bus links and National University of Ireland Galway.



## *Location*

Hibernian House occupies a prime position in Galway's most prestigious and best known location on the northern side of Eyre Square. The property overlooks Eyre Square and is accessed via an entrance directly from the square. The surrounding area comprises one of Ireland's most sought after locations for office, retail, hotel and licensed premises. Neighbouring occupiers include Mathworks, Ipswitch, Debenhams Department Store, Bank Of Ireland, Ulster Bank, TK Maxx, Marks & Spencers and the Meyrick Hotel.

## *Demographics:*

Galway is the largest city in the West of Ireland, the third largest city in the Republic of Ireland after Dublin and Cork and has a population of 79,504, a 5.3% growth in the last five years, with a combined population for Galway City and County of 258,982 (Census 2016).

Galway has two major third level institutions; National University of Ireland Galway (NUIG) and Galway Mayo Institute of Technology (GMIT), which, together in Galway city, have a total student population of approximately 25,000. This University City continues to benefit from a highly-educated and creative workforce and has developed as a global centre of excellence for medical technology companies, IT services and the Marine with a vibrant and growing start-up infrastructure. Long-established multi-nationals have benefited from the dedication and creativity of Galway's ambitious workforce. Newer companies are attracted by the talent pool, accessibility and lifestyle.



## Description

Hibernian House is one of Galway city's most recognisable buildings, forming the backdrop of the northern side of Eyre Square. The property comprises an exquisite five storey period building fronting onto Eyre Square.

The original building on Eyre Square was built c.1850 and is listed as a protected structure under the Galway City Development Plan. The building has undergone a major refurbishment to provide high end office accommodation and facilities. Fit-out comprises CAT 6 cabling, suspended ceilings with acoustic ceiling tiles, LED task lighting, air exchange system, carpet tile flooring and fully fitted toilets for each office suite. The office accommodation available is laid out to provide primarily open plan accommodation over second and fourth floors with lift and stairs access from a contemporary lobby at ground floor.

## Accommodation Schedule

Floor	Use	Use	Area sq m
Second	Vacant	Office	370
Fourth	Vacant	Office	453

## Transport Links

Within walking distance to bus/rail station, taxi rank and car parks. In close proximity to all major road networks.

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## *BER*

Exempt

## *VAT*

Vat at the standard rate of 23% shall apply to all rents

## *Rent*

On Request

## *Agents*

All viewings are strictly by appointment through the joint letting agents.

## *Agents:*



**CUSHMAN & WAKEFIELD**

COMMERCIAL PARTNER OF SHERRY FITZGERALD

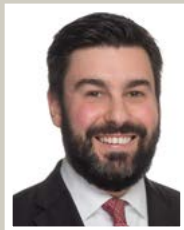
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Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and 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 himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.