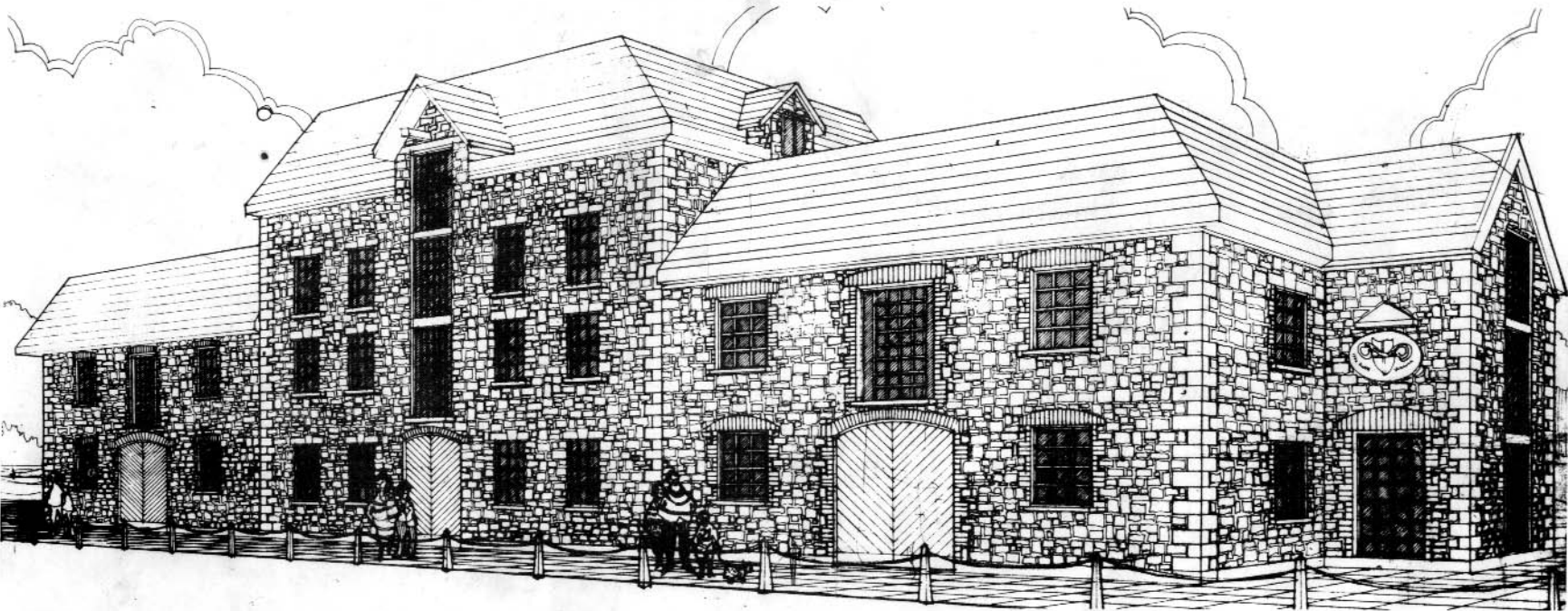


ISLAND HOUSE

CATHEDRAL SQUARE, GALWAY.

A UNIQUE OFFICE BLOCK DEVELOPMENT



Dublin Office:
145, Pearse Street,
Dublin.
Telephone: 773548.

Sole Letting Agents:
Rooney Auctioneers Limited,
Victoria Place,
Eyre Square,
Galway.
Telephone: (091) 65147/8

Limerick Office:
99, O'Connell Street,
Limerick.
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ISLAND HOUSE

Cathedral Square,

GALWAY.

A new office Block known as Island House is being erected on the site of Galway's Old Jail and right beside the New Cathedral. The site and the building are both unique. The site because of its historic location and the building because the Contractors, The Conroy Brothers from Cong, have preserved the outer front wall and facade and have integrated an extension to the existing old building on the same lines. The old building located on the Canal was used as an Old Mill house for storing grain etc., in the years gone by. The office Block will have some 17,400 sq. ft. and the only part of the old building that will remain is the old facade. This is the second development by The Conroy Brothers who developed Mayoralty House in Galway which at the moment is occupied by Lydon House as their Head Office. The site itself is also unique in that it can avail of the enormous car parking area in front of it which surrounds Galway's New Cathedral. Thus we have a new modern office block in the centre of Galway City just over the famous Salmon Weir and beside the Cathedral with the ability of clients to drive to the front door and park their cars.

Designed by Taylor & Veale Architects, the new office block which will be known as Island House will be built to the finest standards available in office block developments. The building will be four storeys high and the design caters for three separate units on the ground floor with separate entrances if so required. Each of the three floors, ground floor, first floor and second floor have over 5,000 sq. ft. and the top floor is 1,665 sq. ft. All the floors overlook a beautiful Canal on which the building is sited and gives a very pleasant atmosphere for those working in the office block. Walls are insulated to the highest standards with suspended ceilings and concealed lighting and passenger lift adding to the many fine qualities of this building.

Probably the City with the largest expansion rate in Ireland with population increasing at over 1,000 persons per annum. Galway City boasts of many advantages in its fast expanding Industrial Estate, its ever increasing tourist business and its University Campus to which a large extension has just been completed and a further extension being commenced. In addition to these exciting developments comes the news of the oil explorists who already are reserving various accommodations for themselves in Galway City. All in all an interesting time to live in a particularly exciting and fast developing city such as Galway.

ISLAND HOUSE, GALWAY.

SCHEDULE OF FINISHES

EXTERNAL:

Doors: All solid cedar to design.

Walls: Limestone pointed.

Windows: Cedar, Georgian design, roof window being velux type.

Roof Pitched: Blue Bangor slates on felt and insulation on timber to steel.

Roof Flat: Mortarplast on felt, on insulation, on decking, on steel, with Cox Doam lights.

Gutters: O. G. design aluminium.

Front Paving and Patio Area: Liscannor natural stone, crazy design.

Footpath Protection: Bollard with chain.

Services: ESB, telephones and telex services, all underground.

Side Garden: Landscaped.

INTERNAL:

Front Entrances: Three.

Door: Cedar to design in three no. section to open in half. (as security doors)

Porch: Draft porch to each entrance with armour plate glass doors. Cedar doors when open to form side of porch.

Fire Doors: Cedar to match design of main door.

Main Entrance To have reception area only.

Lift: Six person passenger lift to all floors.

Floor: Carpet tiles.

Wood Work: In cedar.

Ceiling: Tiles suspended.

Lights: Concealed fittings 600 x 600 defused units.

OFFICES:

Floors: Carpet Sheeting.

Walls: Plaster and emulsion to select colour.

Windows: Cedar with fitted curtains.

Skirting: Skirting trunking to carry services, painted after.

Ceiling: Suspended drop tiles.

Lights: Concealed units with 160W light with defusers switched in section.

Power Point: Power point incorporated in skirting trunking, also four twin outlet points at each column.

Telephone Services: In skirting trunking.

Heating: Storage Heating.

TOILETS:

Floor: Mosaic to select colours.

Steps: Having step lights.

Windows: Cedar.

Walls: Finished with glazed tiles to 4' 6" glazed paintwork over.

Partitions: Aicherplast.

W.C. Fittings: Slimline.

Vanity Basins:

ROONEY AUCTIONEERS LIMITED

VICTORIA HOUSE

EYRE SQUARE, GALWAY

Telephone: (091) 65147

