



MAYORALTY HOUSE

A UNIQUE OFFICE BLOCK DEVELOPMENT

Sole Letting Agents

ROONEY AUCTIONEERS LIMITED

VICTORIA HOUSE

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MAYORALTY HOUSE

This imposing building was built by Denis Bowes - Daly in the late 1790s.

Daly was six times Mayor of Galway and indeed the Daly clan seemed to have cornered the market on the Mayor's job in their day - In the 30 years before 1720 every single Mayor of Galway was a Daly.

"One of the most striking buildings in Galway City is the 18th Century Mayoralty House on Flood Street. Some might dispute that Mayoralty House is an architectural treasure, considering that all remains of any real architectural merit is an impressive late Georgian Facade" (Michael Finlan Irish Times).

And so Michael Finlan wrote in March 1976 when all that remained of this beautiful building was it's exterior walls and a Preservation Order from Galway Corporation. The developer, however, appreciating it's beauty has preserved it's architectural merit and completed an office development of unique distinction.

"We would like to see the facade refurbished" said L. B. Mayer - Jones, secretary, Galway branch An Taisce and so it has been through meticulous care and time consuming skill by the developer, resulting in a building of which Galway City must now be very proud. The property presents an unique opportunity for interested parties to acquire office space in a building that is completely modern in interior design, but externally preserving a historic link with the past.

LOCATION

Mayoralty House is located on Flood Street, beside the Hynes Office Block, 100 yards from Galway Docks and within 5 minutes walk of Eyre Square. Car parking facilities abound the area with parking for 500 cars in the Spanish Arch (2 minutes walk) and a small car park directly opposite Mayoralty House.

GALWAY CITY

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 particular exciting and fast developing city such as Galway.

ACCOMMODATION

Ground Floor	1,474 sq. ft. c.
Lower Ground Floor	1,473 sq. ft. c.
First Floor	1,803 sq. ft. c.
Second Floor	1,920 sq. ft. c.

TOILETS

Gents and Ladies Toilets alternating on each floor.

OTHER FEATURES

1. Main Hall:— Armour Glass Plated Doors. Oak Panelled Hall and Reception Area. Marble Floor.
2. General Offices:— Ceilings panelled Lights 2' x 2' fluorescent on each panel.
3. Floodlighting at front of building.
4. All floors carpeted.
5. Windows:— Tinted Glass.
6. Walls:— Emulsion paint with hardwood skirting.

LEASE

A 36 year lease will be available to tenants with 4 year rent revisions.

SERVICE CHARGE

In addition to the rent there will be a service charge which is envisaged at the moment at approximately 36p a sq. ft.

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