

GRAND 14-23 PARADE

SPECTACULAR NEW OFFICE SPACE IN THE HEART OF CORK CITY



54,000 SQ FT OF NEW GRADE A OFFICE SPACE



## A UNIQUE COMBINATION OF STYLE AND LOCATION

- ◆ A landmark building designed by award winning Wilson Architects
- ◆ Reconstituted stone façade with curtain walled glazing
- ◆ Large open plan floor plates of up to 21,000 sq ft
- ◆ Glazed internal atrium bringing natural light into the heart of the building and feature garden on the second floor
- ◆ Luxurious entrance lobby with business hours' concierge
- ◆ Spectacular, landscaped terraces providing unparalleled views of Cork City and County
- ◆ Intelligent BMS providing 24/7 access and security
- ◆ Building designed to silver/gold LEED pre-certification standard
- ◆ Highly efficient, solar reflective external glazing

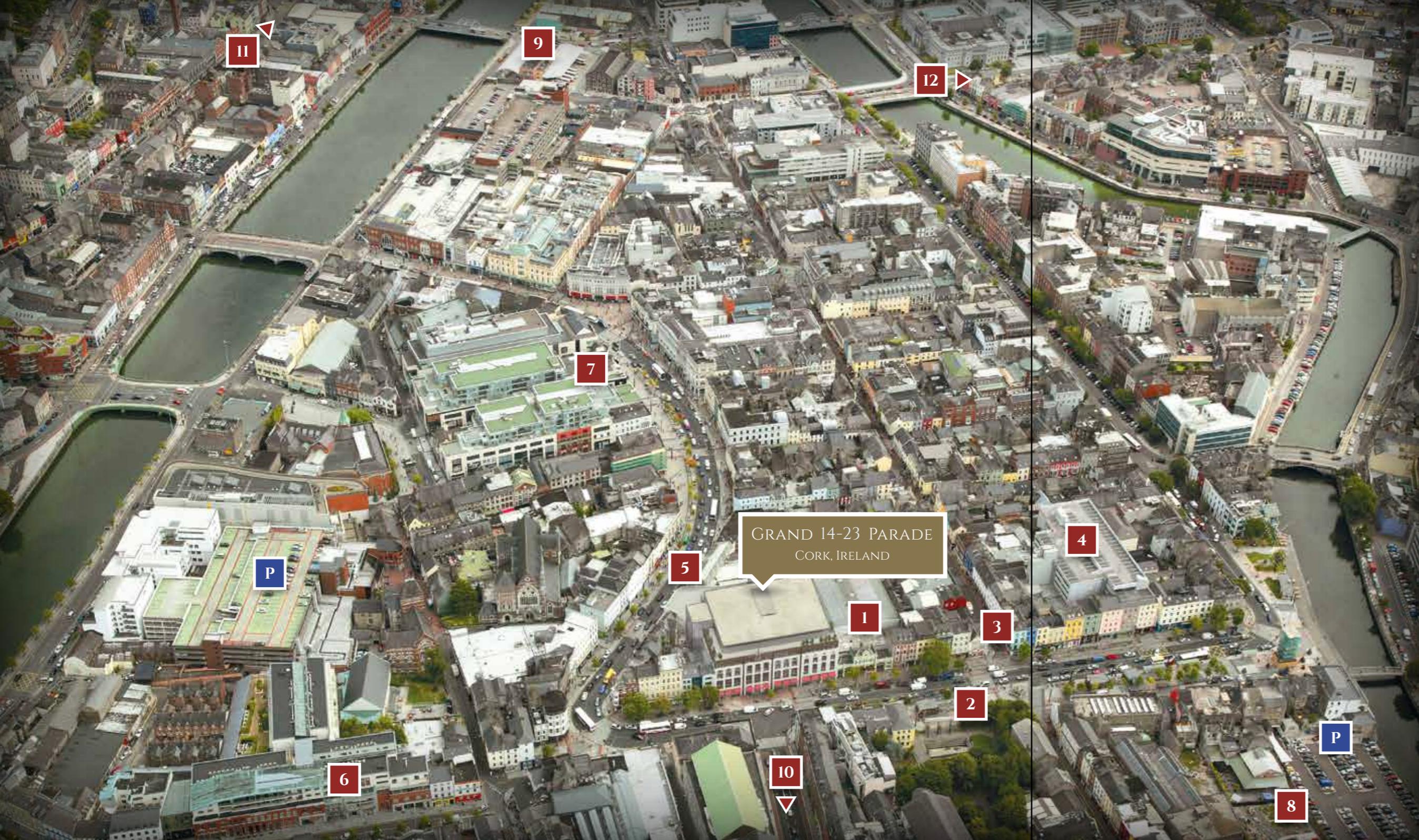




## A CITY CENTRE LOCATION THAT EXCEEDS ALL EXPECTATIONS

- ◆ Located in the heart of Cork City, bordering its two main thoroughfares, St Patrick's Street and Grand Parade
- ◆ St Patrick's Street and Grand Parade are two of Cork's most vibrant streets with stunning public realms
- ◆ In the core of the main retail and business districts
- ◆ Next door to the world famous English Market
- ◆ Directly opposite Bishop Lucey Park, which provides an acre of parkland
- ◆ Within minutes of Cork's best restaurants and bars
- ◆ Cork's premium "city living" locations: Cornmarket Street; Opera Lane; Lavitts Quay; Lancaster Gate and the Elysian all within walking distance
- ◆ 8 minute walk to the Bus Station
- ◆ 10 minute walk to University College Cork
- ◆ 15 minute walk to the Train Station
- ◆ 10 minute drive to Cork International Airport

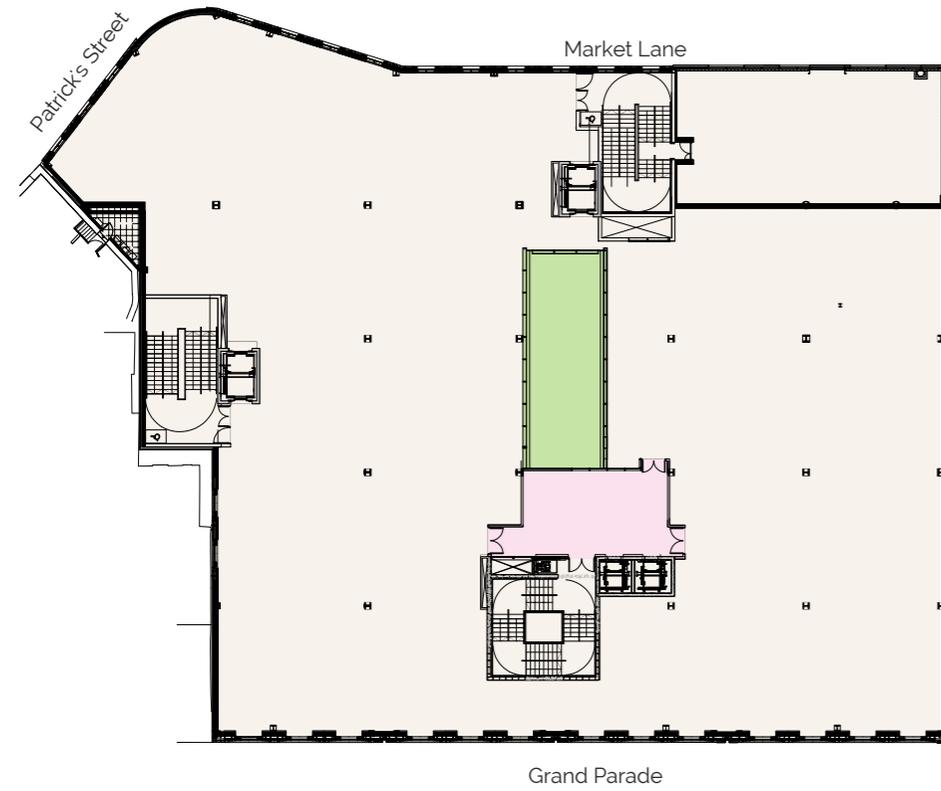
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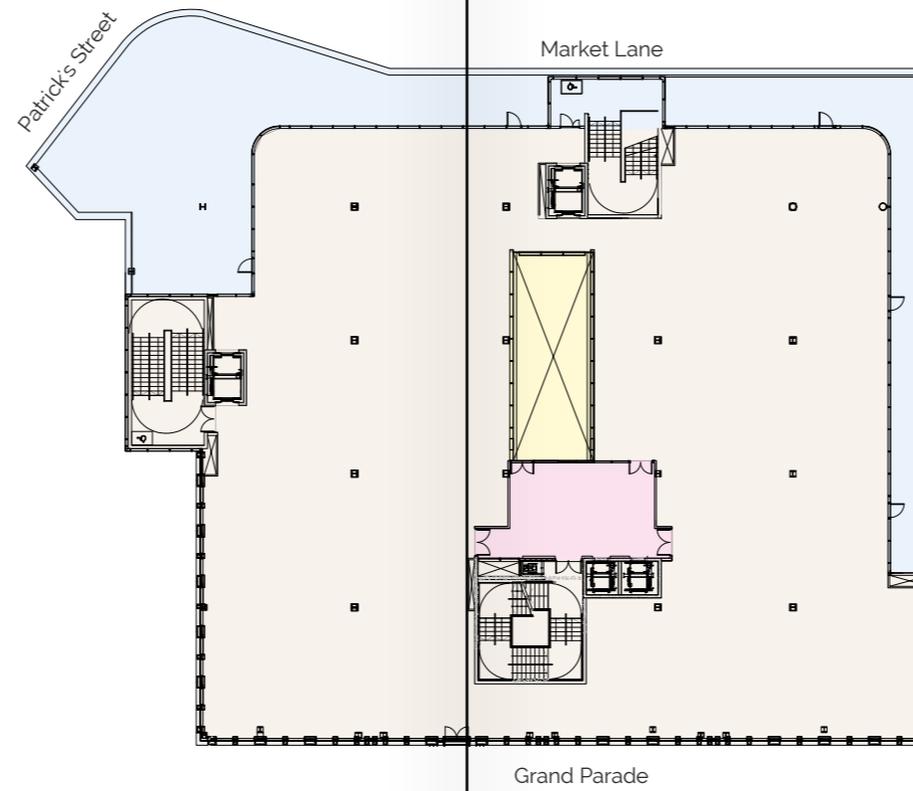
## FANTASTIC AMENITIES FOR YOUR EMPLOYEES

- 1 World famous English Market
- 2 Bishop Lucey Park
- 3 Oliver Plunkett Street – Winner 'Great Street Award 2016' by the Academy of Urbanism
- 4 QPark – Secure 24/7 parking available to occupiers at favourable rates
- 5 Patrick's Street – Cork's main retail centre
- 6 Cornmarket Street – Bars, restaurants, retail & accommodation.
- 7 Opera Lane – Retail centre and accommodation
- 8 Brewery Quarter – The location of Cork's new event centre
- 9 Bus Station
- 10 University College Cork – 10 minute walk
- 11 Train Station
- 12 Cork International Airport
- P Additional Car Parking

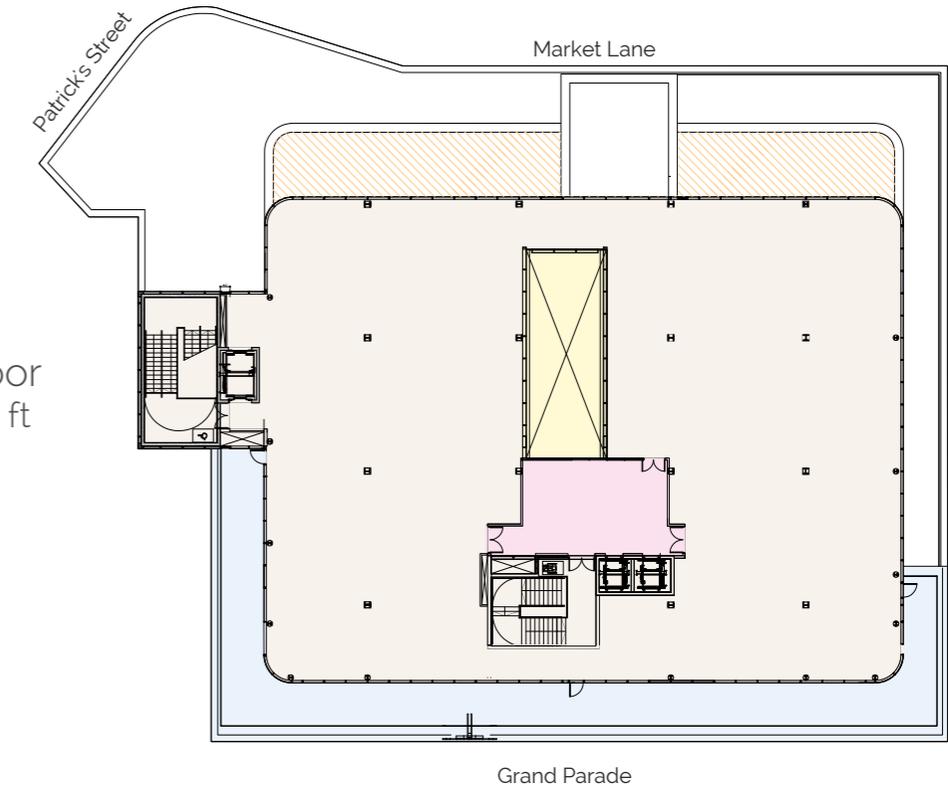
# EXTREMELY EFFICIENT AND FLEXIBLE FLOOR PLATES



Second Floor  
21,000 sq ft



Third Floor  
18,500 sq ft



Fourth Floor  
14,500 sq ft

- ◆ Large floor plates stretching from St Patrick's Street to Grand Parade sub-divisible from 5,000 sq ft
- ◆ Over 3 metre clear floor to ceiling height
- ◆ Full third generation specification
- ◆ Panoramic views and spacious terrace areas
- ◆ Generous 9 x 10 metre grid layouts and access to up to 3 stair wells
- ◆ Impressive internal atrium that allows light into the heart of each floor with a feature garden on second floor

- Internal garden
- Atrium
- Lobby area
- Landscaped external terraces
- Secondary terrace

## CORK – A GREAT PLACE TO WORK & LIVE

- ◆ Cork City centre is a great shopping location with household names such as; Brown Thomas, Debenhams, River Island, Top Shop, Next, H&M, New Look, and Penney's
- ◆ Choose from some of Ireland's best restaurants and bars on your doorstep
- ◆ A wide variety of unique fresh produce available daily from Cork's English Market
- ◆ An impressive choice of boating, sailing and kayaking at Cork Harbour, Ireland's largest harbour
- ◆ A vibrant sporting culture with Gaelic games, rugby, soccer and golf
- ◆ Experience Cork, voted one of the Top Ten European Cities to visit by the Lonely Planet Guide
- ◆ Great events happening all year round; Guinness Jazz Festival, Live at the Marquee, The Cork Folk Festival, The Corona Cork Film Festival and Glow (Christmas Market)
- ◆ Picturesque coastal villages and beaches within a 30 minute drive

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## ACCESS TO GREAT PEOPLE FOR YOUR BUSINESS

- ◆ Cork is a modern European city and region, with a population of almost half a million people, that competes for Foreign Direct Investment on a global stage
- ◆ A well-educated, talented workforce with a strong quality of social & cultural life is what sets Cork apart
- ◆ Cork has attracted an exciting cluster of knowledge based companies including; VMware, Intel Security, Trend Micro, Johnson Controls, Dell Software and Qualcomm
- ◆ Apple's only global corporate headquarters outside the US is in Cork, and the city has been EMC's European headquarters for over 25 years
- ◆ Benefit from a highly skilled workforce and talent pool, with graduates from UCC and CIT, as well as the Tyndall and Rubicon research institutes
- ◆ Great transport links to continental Europe as well as international transport hubs such as Amsterdam Schiphol, Munich, London Heathrow and Paris Charles De Gaul airports

# SUMMARY SPECIFICATION

## INTRODUCTION

Construction shall be in accordance with all current relevant Codes of Practice, Irish or British Standards, Legislation (including Health and Safety Legislation) and Statutory Instruments, Regulations, Local Authority and Fire Office Statutory requirements.

## SUB-STRUCTURE & STRUCTURAL FRAME

The structural frame to the upper floors consists of a structural steel frame construction of seven floors over ground with solid 250mm hollowcore precast slabs with a 75mm screed. The steel beams are supported on structural steel columns transferred to a concrete column at ground floor and on to a raft foundation at lower basement level.

## LOADINGS

Suspended floors throughout shall be of 150mm concrete with A252 mesh on MD80 G1.0 metal deck and will be designed to the following requirements in accordance with BS 6339 Part 1: 1996.

The floor loadings listed hereunder are the maximum permitted loadings exclusive of allowances made in the design for party walls provided by the landlord. The allowance made in respect of such walls and partitions represents the net load of the walls and partitions only. An allowance of 1.0 kN/

m<sup>2</sup> has been provided in the loadings listed hereunder for the tenant's own partitions.

## UPPER FLOOR LEVELS

- Imposed Loading 5.00 kN/m<sup>2</sup>
- Floor Finishes 0.50 kN/m<sup>2</sup>
- Partitions Included in the imposed load figure above
- Suspended Services & Ceilings 0.5 kN m<sup>2</sup>

Tenants are required to provide the landlord full details of the proposed methods of both noise and vibration attenuation associated with the individual tenant's plant and equipment.

## RAISED FLOORS

Medium duty raised access floor: 150mm

## SUSPENDED CEILINGS

"OWA Sandila" or equivalent mineral fibre tegular edged suspended ceiling: 800mm deep ceiling zone.

## FLOOR TO CEILING HEIGHTS

Floor to ceiling height: 3.00m.

## EXTERNAL WALL FINISHES

CE marked re-constituted stone cladding (Techrete); fixed to structural steel frame selected capping to match cladding.

Metal Cladding: 4mm insulated metal façade cladding system with factory coated PVDF finish stainless steel supports system to manufacturers recommendations.

## EXTERNAL GLAZING

AMS MU800 SG, double glazed toggled unit walling system all to achieve a U-Value of 1.1W/m<sup>2</sup>K and air tightness of 3M3/HR/m<sup>2</sup>/50pa.

## BALCONIES

450 x 450 x 40mm thick granite paviors on 'Harmer' desk modulock raised floor pedestal system sitting on asphalt roof finish.

## PASSENGER LIFTS

6 no. Schindler 5500 2m/s passenger lifts servicing basement to upper floor levels. Lifts include for Schindler port technology and are finished with Shanghai red back painted glass, brushed stainless steel ceiling and doors.

## SECURITY SYSTEMS

A CCTV System is provided covering the landlord open areas and the lobby areas. This system is wired back to the landlord control room for monitoring and can also be viewed on the web.

## ELECTRICAL SUPPLY

The building is fed from two 779KVA sub-station at ground level provided by ESB Networks. A client switchroom is located adjacent to the substation. A 400V three phase power supply will be distributed from the client switchroom to the client offices via distribution cabling to the local distribution board. From there, power is distributed to the final socket power outlets and lighting circuits.

## TELECOMMUNICATION SUPPLY

External telecom services are taken directly to the intake rooms by the telecom providers. From there multicore telecom cables are run to the client's offices. High bandwidth and broadband services are available from a number of different suppliers.

## SUSTAINABILITY

Grand 14-23 Parade will be a sustainable office development, which will be designed to meet the relevant standards for an A3 BER (Building Energy Rating) Certificate and to achieve a Silver/Gold LEED Pre-certification Accreditation.

"LEED" (Leadership in Energy & Environmental Design) is the US Green Building Council's building rating certification program that recognises best-in-class, green building strategies and practices.

## NATURAL DAY LIGHTING

The lighting strategy maximises natural day lighting through careful façade design and lighting control, whilst the full height atrium delivers daylight and views to the heart of the building over three floors.

## BMS CONTROLS

A landlord building management system is to be installed in all Landlord Areas. This BMS monitors various systems and creates alarms as required. These systems include water pumping systems, water heating, lighting control, air conditioning systems, landlord generator monitoring and metering of power consumption. This BMS is located in the landlord control room.

## HIGH EFFICIENCY LIGHTING

The stairwells are fitted with intelligent decorative wall lights these are controlled by PIR detectors which turn off the lights when there is no activity.

External lighting will be provided around the perimeter. It will be a low energy and low glare system controlled by photocell and BMS System.

## WATER EFFICIENCY

The scheme has incorporated dual flush WC's, sensor taps and low flush urinals. All water usage in the building is monitored to help maximise efficiency.

## AIR CONDITIONING

The air conditioning system is a highly efficient renewable air source heat pump type system using VRF (Variable Refrigerant Flow) to heat and cool the open plan floor layout. The system provides simultaneous heating and cooling and features inverter control on the outdoor condensers for energy efficiency. It has a master touch screen controller and also a PC web control interface to control usage and minimize energy consumption.

Fresh air for the open plan areas is provided by means of ceiling mounted high efficiency heat recovery units which distribute fresh air to the ceiling cassettes and extract air from the ceiling void providing 10 litres per person per second based on 10 people per 100m<sup>2</sup>.



## A TRUSTED DEVELOPMENT TEAM

### THE ARCHITECT



St Patrick's Place, Wellington Road, Cork

### THE DEVELOPER



1104 City Gate, Mahon, Cork

### THE BUILDING CONTRACTOR



Euro Business Park, Little Island, Cork

### THE ENGINEER



Lane Business Park, Monaghan Road, Cork

### THE LETTING AGENTS

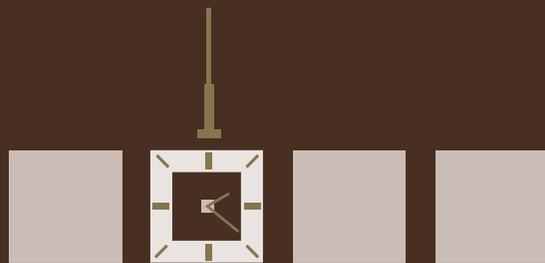


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