



**HORGAN'S**  
**QUAY CORK**



# WORK / LIVE

## LANDMARK ARCHITECTURE FROM



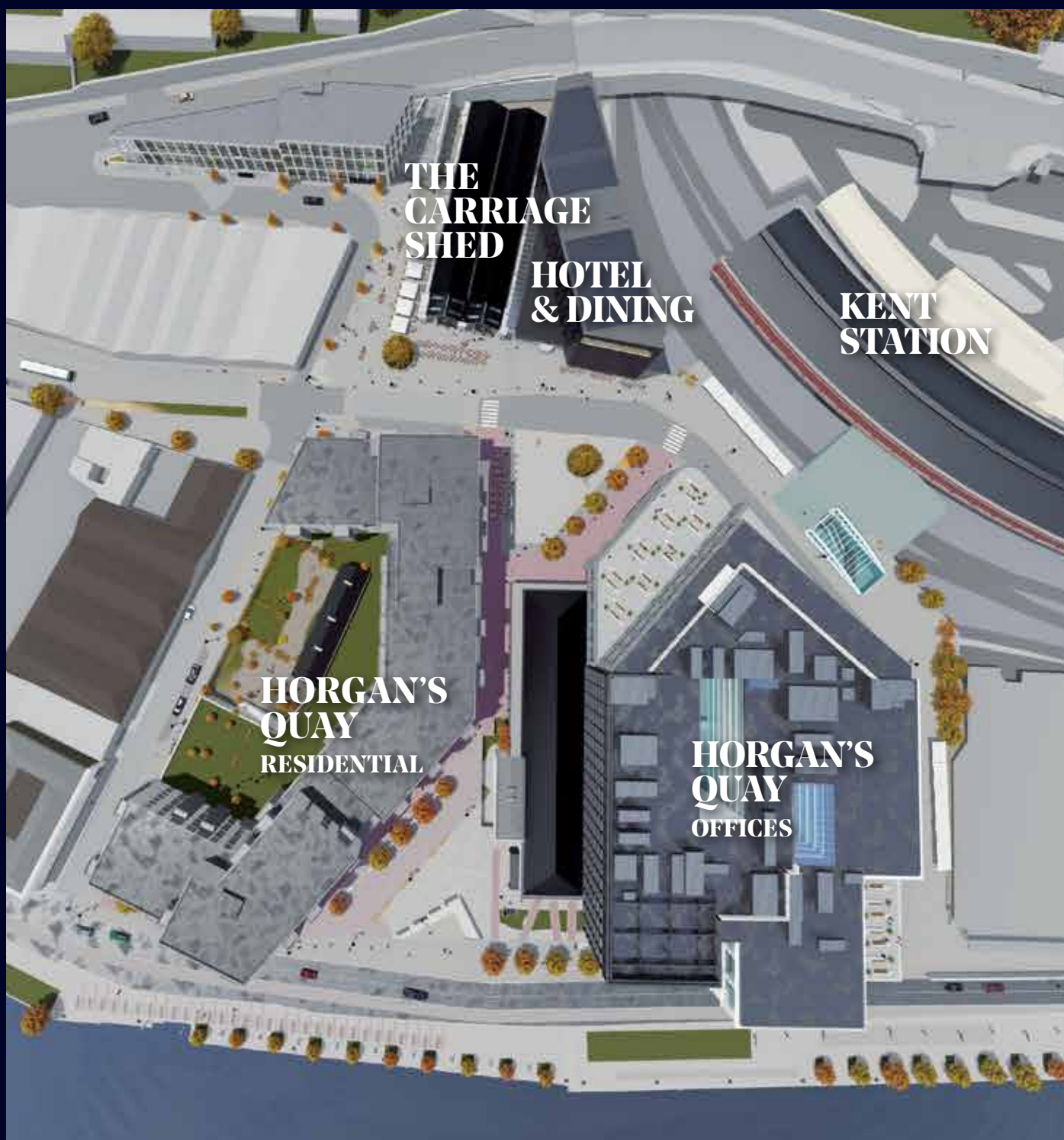
# WORK / CONNECT

CREATING TWO NEW PUBLIC PLAZAS



# A DYNAMIC REGENERATION PROJECT

Horgan's Quay, Cork, comprise a six acre mixed used development centred around the conservation of the site's Industrial heritage. The refurbishment of the **Station House** will form the centrepiece of the Residential development. The **Carriage Shed** will house Retail and Restaurant uses adjoining the Hotel. The **Goods Shed** refurbishment and restoration of the nine metre high Cork Limestone wall are integral to the development of the Office buildings.



Horgan's Quay is a major rejuvenation scheme for Cork City and includes the development of three LEED Gold Standard office blocks which can allow for LEED V4 Commercial Interiors Platinum. Providing unrivalled and modern accommodation for up to 3,600 employees across a Net Internal Area of 28,696.5 sq m. The blocks have been designed to allow for phased development, if required, for ease of delivery.

## HORGAN'S QUAY DELIVERING:

### OFFICES

### RESIDENTIAL

### RETAIL & LEISURE



#### Offices

Three individual unique Grade A Office Buildings extending to 28,696.5 sq m NIA



#### New Homes

325 new, modern apartments with riverfront views



#### Hotel

120 bed boutique hotel with rooftop dining



#### New Realm

Six acre development incorporating over 6,000 sq m of new public realm with direct train station access



#### Amenities

2,155 sq m providing a food market, ancillary shops, restaurants, a 208 sq m creche space, and hotel with rooftop bar and restaurant



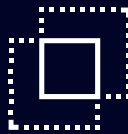
#### Transport Hub

On-site access to Kent Train Station, Bus Routes and Bike Depots



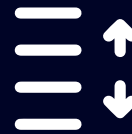
## 28,695.5 sq m

28,695.5 sq m NIA  
LEED Gold Standard  
office space



## Floorplates

18m wide flexible  
floorplates with dual  
aspect natural light



## 8.2m-9m

Impressive feature  
reception lobby



## Water's Edge

Riverside location with  
views of the River Lee



## 1:8

Base occupancy



## 175

Car parking spaces



## Lift Access

13 no. x 21 person  
passenger lifts



## 248

Bicycle spaces



## Shower Facilities

38 showers provided  
at a ratio of 1:94 persons

# HORGAN'S QUAY AT A GLANCE





**BUILDING ON  
TRADITION**



ANTHONY BARRY, CORK CITY &amp; COUNTY ARCHIVES

Spanning six acres and located on the River Lee next to the Port of Cork, the Horgan's Quay development comprises a new scheme of contemporary offices, homes, hotel, leisure facilities, shops and restaurants. The restoration of the on-site heritage buildings such as the goods shed, carriage shed and original station house make the centre pieces of this mixed use development.

# A NEW QUAYSIDE LOCATION TO WORK, LIVE & CONNECT



THE  
CARRIAGE  
SHED

HORGAN'S  
QUAY  
RESIDENTIAL

**HOTEL &  
DINING**

**No. 1  
HORGAN'S  
QUAY**

**No. 4  
HORGAN'S  
QUAY**

**No. 2  
HORGAN'S  
QUAY**

**KENT  
STATION**



# SPECTACULAR PUBLIC REALM

Six acre campus with direct train station access. Featuring the Carriage Shed retail and restaurant facilities. A vibrant space with a food market, ancillary shops, restaurants, hotel with rooftop bar and restaurant, and rental apartments.



# THE DEAN

CORK

**THE DEAN, A 120 BED  
BOUTIQUE HOTEL  
WITH ROOFTOP DINING**



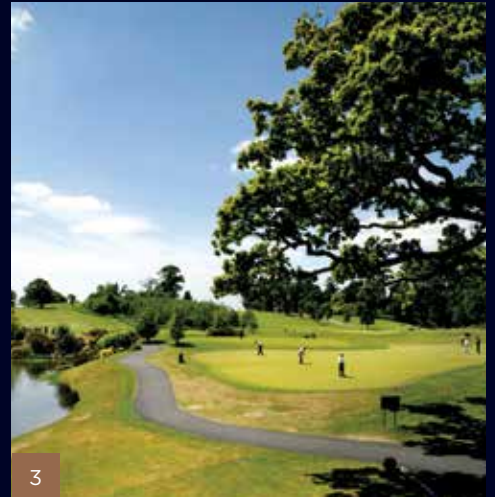
# WHY CORK?



1



2



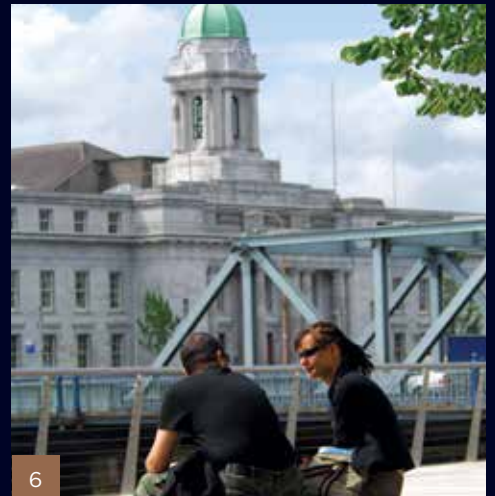
3



4



5



6

Centrally located in Cork City, Horgan's Quay offers occupiers a unique office experience situated immediately next to Kent Train Station and all the city has to offer. Cork's metropolitan area has a population in excess of 415,000 people and is home to over 40,000 full and part time students. Leading global companies such as Pfizer, IBM, Apple & Dell have identified Cork as a preferred location due to the quality of the work-life-balance it provides employees, in addition to the wide variety of restaurants, theatres, sports and access to top class graduates. Cork is a former City of Culture and listed as a Top Ten European City to visit.

Cork benefits from an extensive Residential development pipeline for both houses and apartments. The rail link also affords easily accessible country living in towns such as Cobh, Mitchelstown and Fermoy.

1. Cork International Airport
2. UCC
3. Fota Golf Course
4. Opera Lane
5. Cork Opera House
6. City Hall



## WHY CORK?

# SKILLED WORKFORCE

### Thriving Hub of Global Employers



DELLEMC



stryker



amazon

Quest



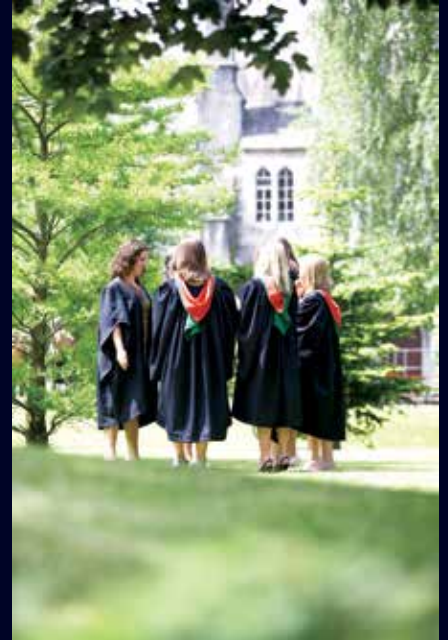
pwc



voxp

vmware

Qualcomm



University College Cork and Cork Institute of Technology, affirms Cork's reputation as home to a highly educated workforce.

### FDI

Cork has been named the best small city in Europe for its Foreign Direct Investment strategy by the Financial Times fDi magazine. The magazine also ranked Cork as one of the overall top 10 small European cities for inward investment. In addition, Cork was also included in the top ten small European cities for economic potential and for business friendliness.

### Third Level Education

Cork is a university city and home to over 40,000 full and part time students studying across multi-disciplinary sectors including business, science, technology and research. Colleges include Cork Institute of Technology, Cork College of Commerce, Cork City College, St. John's College and Griffith College as well as University College Cork.

### The Tyndall Institute

Located on the western side of the city close to UCC, The Tyndall National Institute at the National University of Ireland, Cork, is one of Europe's leading nanotechnology research centres. The Tyndall Institute specialises in ICT hardware research commercialisation of technology and the education of next generation researchers.

### Nimbus Centre

Nimbus is a research centre located next to Cork Institute of Technology. Here, research focuses on Cyber-Physical Systems (CPS) and Internet of Things (IoT) applications. The centre was founded in 2014 and provides a creative research hub for entrepreneurs, start-ups and SME's.



## WHY CORK?

# A GREAT PLACE TO LIVE

Cork offers its inhabitants a work-life-balance that is unrivalled throughout Ireland and beyond. Cork benefits from an extensive residential development pipeline for both houses and apartments. The commuter rail link also affords easily accessible country living in towns such as Midleton, Cobh and Mallow. From live music to theatre, art exhibitions and dance, Cork celebrates diversity and creativity. As a former European Capital of Culture, it offers locals a lively cultural calendar at Cork Opera House, Crawford Gallery, Everyman Theatre or Triskel Arts Centre, amongst others.

Recognised for quality fresh local produce, and internationally celebrated restaurants and food markets, there is a wide variety of eateries, gastro-pubs and cafes throughout the city centre, Kinsale, East Cork, West Cork and beyond. Traditional Irish pubs and the number of expanding innovative microbreweries offer residents and visitors a wide variety of options to suit every taste and budget.

Cork rivals other European cities with its choice of independent boutiques, global brands and high-end concessions. Horgan's Quay is just a short stroll from the traditional shopping districts around St. Patrick's Street, Oliver Plunkett Street and Opera Lane. Whether it's purely recreational enjoyment or supporting professional teams, Cork is home to a host of sporting activity from hurling to football, rugby, water sports and equestrian pursuits.

### Compact

Easy to navigate by foot, car or public transport

### Cosmopolitan

With so many international firms already located in Cork, there is a cosmopolitan feel to the city

### Friendly

As Ireland's second largest city, Cork is famous for its welcoming atmosphere

### Historic

Enjoy a tour of Cork Gaol, the Butter Factory or Cobh's Titanic Experience

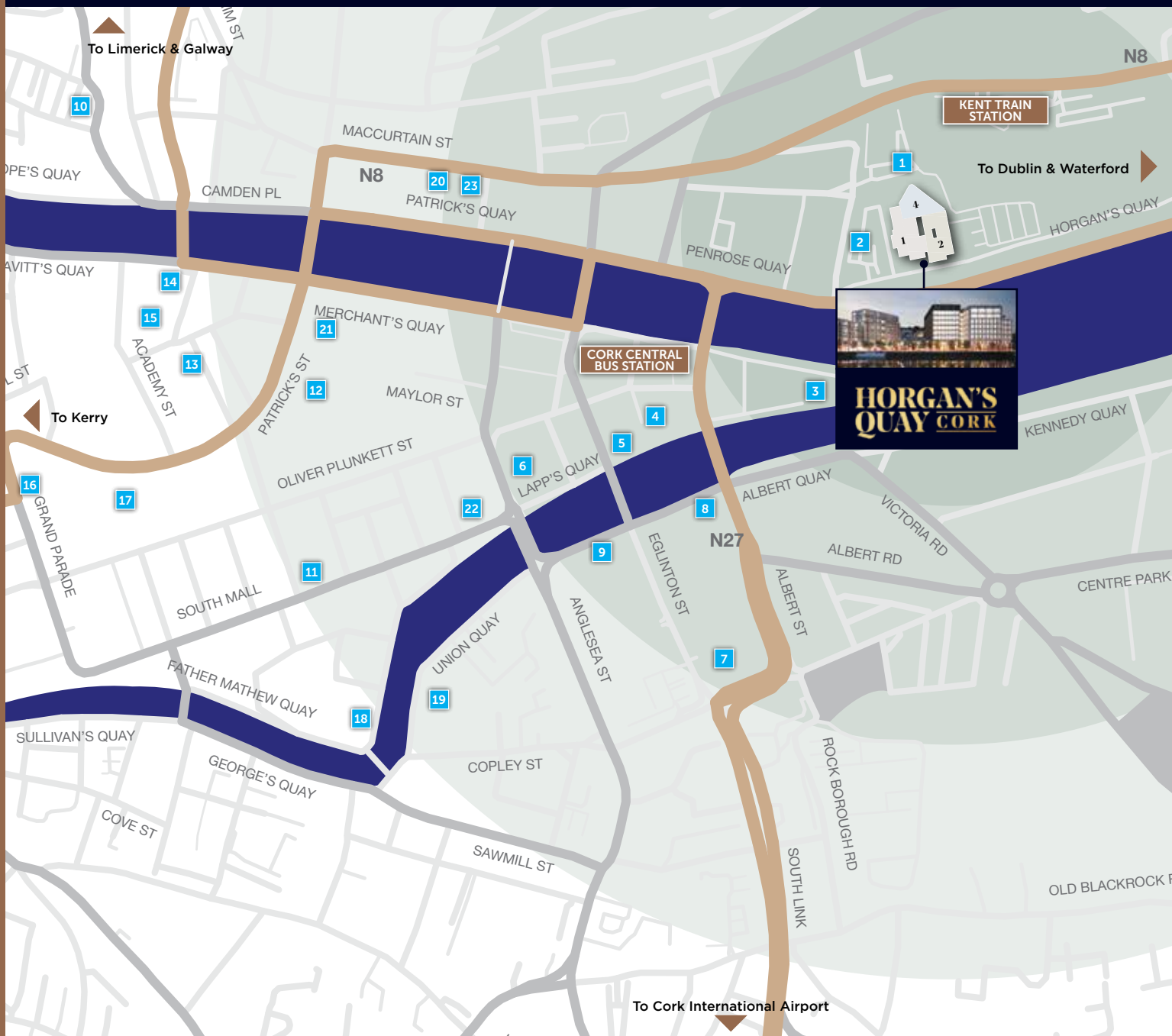




## WHY CORK?

LOCAL  
CONNECTIONS

1. The Dean Cork
2. Horgan's Quay Residential
3. Port of Cork
4. City Quarter
5. Clayton Hotel
6. Cork Business School
7. The Elysian
8. One Albert Quay
9. City Hall
10. Maldron Hotel
11. Imperial Hotel
12. Brown Thomas
13. Opera Lane
14. Opera House
15. Crawford Gallery
16. The Capitol
17. The English Market
18. Cork College of Commerce
19. Cork School of Music
20. The Everyman Theatre
21. Merchant's Quay Shopping Centre
22. Maldron Hotel
23. Metropole Hotel



A prime location with Cork City centre on its doorstep, Horgan's Quay is a hub of connectivity, perfect for those walking, driving or commuting to work. The scheme is located less than 500 meters from the city's central bus terminus and directly served by commuter and national train routes. The development also provides secure car parking and a bike station.



### Commuter train route

<b>Little Island</b>	<b>Glounthaune</b>	<b>Carrigtwohill</b>	<b>Midleton</b>	<b>Fota</b>	<b>Cobh</b>	<b>Mallow</b>
6 mins	9 mins	15 mins	23 mins	13 mins	24 mins	23 mins

### National Rail Links

Dublin/Limerick/Galway/Waterford/Kerry



### Bus

Horgan's Quay is located adjoining a bus hub that services Kent Train Station. The scheme is also located on a main bus corridor and is serviced by Routes: 205, 226, 226A & 237. The central bus station is located 500 metres from Horgan's Quay. CIE operate local and national bus routes servicing all main suburbs and towns across Cork City and county.

WHY CORK?

# INTERNATIONAL AIR ROUTES





Horgan's Quay is perfectly positioned with unrivalled access to all major bus, car, train, sea and air links. The scheme lies just 15 minutes' drive to Cork airport – the country's second largest airport with domestic and international connections including nine daily flights to London and two daily flights to Schiphol, Amsterdam. Its prime location provides unrivaled access with vast appeal to both national and global occupiers.



## International air routes from Cork Airport

### AUSTRIA

Salzburg

### CROATIA

Dubrovnik

### FRANCE

Bordeaux  
Carcassonne  
Nice  
Paris  
Rennes

### GERMANY

Munich

### HUNGARY

Budapest

### ITALY

Milan  
Bergamo  
Naples  
Verona

### MALTA

Malta

### POLAND

Gdańsk  
Poznań  
Wrocław

### PORTUGAL

Faro  
Lisbon

### SPAIN

Barcelona  
Girona  
Alicante  
Barcelona  
Barcelona Reus  
Gran Canaria  
Lanzarote  
Madrid  
Málaga  
Palma  
De Mallorca  
Tenerife

### SWITZERLAND

Zürich

### THE

### NETHERLANDS

Amsterdam

### UNITED KINGDOM

Birmingham  
Bristol  
Cardiff  
Edinburgh  
Glasgow  
Liverpool  
London  
Gatwick London  
Heathrow  
London  
Luton  
London  
Stansted  
Manchester  
Newquay  
Southampton

### USA

Providence



HORGAN'S  
QUAY  
RESIDENTIAL

HORGAN'S  
QUAY  
OFFICES

# HIGH PROFILE NEIGHBOURS

**HOTEL  
& DINING**

**KENT  
STATION**

1. Oxford
2. MC2 Accountants
3. UTC
4. Port of Cork Company
5. Clearstream
6. Johnson Controls
7. Malware Bytes
8. Investec
9. PWC
10. Horton Works
11. OPW
12. Skyworks
13. Affidea
14. E&Y
15. Brookfield
16. Glandore
17. Cushman & Wakefield
18. Deloitte
19. DataStax
20. Morgan McKinley
21. Version1
22. Eventbrite
23. Cylance
24. KPMG
25. Forcepoint
26. Davy
27. Savills
28. Grant Thornton
29. VHI
30. AIB
31. AXA
32. BOI
33. Keeper
34. Facebook
35. Huawei
36. AlienVault
37. Apple
38. Merchants Quay Shopping Centre

# No. 1

## HORGAN'S QUAY CORK

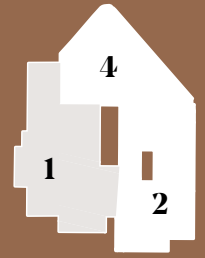
No. 1 incorporates a part newly constructed, part restoration to Grade A modern office block. The new building, cantilevered over the original Goods Shed Cork limestone wall, provides modern open floor plates with natural light from dual aspects. The upper floors of No. 1 have built-in solar shading to negate the south and west aspects of the building.



The Goods Shed restoration is designed to provide a unique and impressive reception lobby.



- Excellent profile and prominence within the City Centre
- 8 storey office accommodation fronting the new square
- Recessed and elevated site with panoramic views of the upper harbour
- Unique design with impressive cantilever over the Goods Shed wall
- 4 no. x 21 person passenger lifts



# No. 2

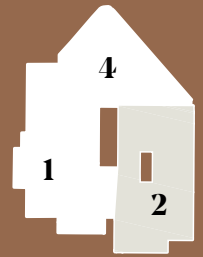
## HORGAN'S QUAY CORK

No. 2 benefits from extensive southern and eastern views of the upper harbour. The sixth floor benefits from a 260 sq m private terrace overlooking the River Lee. The design of No. 2 provides the flexibility to efficiently sub-divide the floor plates to allow for strategic space planning. The original Goods Shed Cork limestone wall provides the backdrop to No. 2's generous lobby.



Réception area of No. 2

- No. 2 occupies a recessed and elevated site with views of the upper harbour
- Floor to ceiling glazing
- LEED Gold Standard Buildings to allow for LEED V4 Commercial Interiors Platinum
- Maximum flexibility and efficiency around space planning and sub division
- 5 no. x 21 person lifts



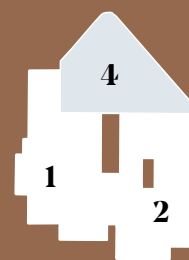
# No. 4

## HORGAN'S QUAY CORK

No. 4 occupies a prominent location immediately opposite the new entrance to Kent Train Station and the Dean Hotel. Brick piers have been included in the design of No. 4 to compliment the industrial nature of the Goods Shed.



- West-facing external terrace extending to 562 sq m
- No. 4 is fronting the new Railway Square at the heart of the development
- Accommodation provides for large floor plates of up to 1,538 sq m
- Immediate adjacent to the train station entrance
- 4 no. x 21 person lifts



# DESIGNED FOR SUSTAINABILITY & ENERGY EFFICIENCY

The subject scheme addresses sustainability at both the broader level of an appropriate mix of uses on a strategically positioned site, and in the details of its design. The strategic location of the office building adjacent to a mass transit hub and within walking distance of the city centre, aligns with sustainable objectives of encouraging sustainable movement, reducing urban sprawl and enhancing a green economy.

Specific energy management objectives have been employed in the design of the office building, including the elevational composition of floor to ceiling glazing and deep overhangs to allow maximum daylight transmission while reducing unwanted solar gain. The use of ecologically-friendly building materials where appropriate and rainwater harvesting.



Horgan's Quay has been designed to target a Building Energy Rating of A2 and Wired Score Platinum.

## ENERGY EFFICIENCY

- NZEB compliant building
- VRV air conditioning technology with a European Seasonal Energy Efficiency Ratio (ESEER) of 7.05
- Dedicated zoned VRV systems per tenancy
- Low water usage sanitaryware appliances
- Heat recovery ventilation via ERP approved Air Handling Units (AHU's)
- High efficiency condensing gas boilers
- Format 30 water storage tanks on roof
- High performance façade
- Photovoltaic Panels on roof
- Sub-metering of energy consumption
- High efficiency lighting with intelligent controls
- Electric vehicle charging points

## MECHANICAL SERVICES

- Space heating and cooling via the latest in high efficiency VRV air conditioning technology. Each tenancy will have dedicated system with control and monitoring within the tenancy
- Fresh air ventilation supplied to all spaces via roof mounted air handling units complete with filtration for air quality and heat recovery in accordance with the current EU codes
- Boosted cold water supply to all tenancies from central roof storage
- Boosted hot water supply from central hot water storage generated by high efficiency low NOx gas-fired boilers
- Rain water harvesting system to limit fresh water usage for flushing WC's and urinals
- Low flow sanitaryware in line with LEED gold requirements
- Building Energy Management System (BEMS) for control and monitoring of HVAC systems

## ELECTRICAL SERVICES

- LED lighting to all areas with presence, absence, and daylight dimming controls
- Destination controlled lifts for efficient management of personnel traffic



# UNINTERRUPTED PANORAMIC VIEWS





## 9 METRE DOUBLE HEIGHT RECEPTION FOYER

**BLENDING  
HERITAGE  
WITH  
MODERNITY**





## IMPRESSIVE LIGHT-FILLED WORKING ENVIRONMENTS

POTENTIAL FOR  
4,577 SQ M OF  
OPEN-PLAN,  
EFFICIENT  
FLOOR PLATES



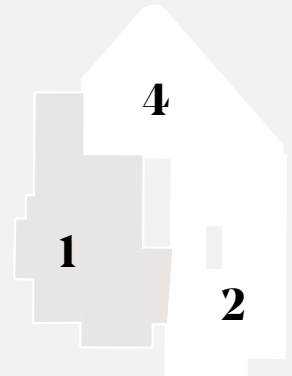


# ACCOMMODATION SCHEDULE



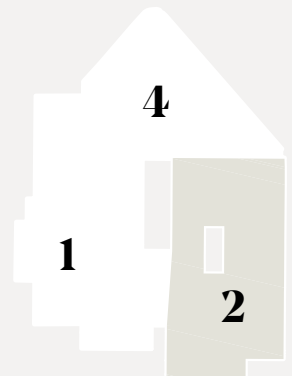
## 1 HORGAN'S QUAY

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	COURTYARD M <sup>2</sup>	TERRACE M <sup>2</sup>
Level 0	1,598.0	1,050.9	-	-
Level 1	1,026.0	719.9	-	-
Level 2	1,371.0	1,121.7	278.0	-
Level 3	1,371.0	1,134.3	-	-
Level 4	1,371.0	1,134.3	-	-
Level 5	1,371.0	1,134.7	-	-
Level 6	1,371.0	1,134.7	-	-
Level 7	1,371.0	1,134.7	-	-
<b>SUBTOTAL</b>	<b>10,850.0</b>	<b>8,565.2</b>	<b>-</b>	<b>-</b>



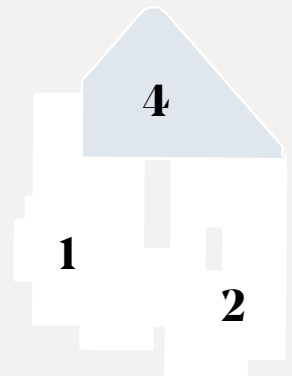
## 2 HORGAN'S QUAY

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	ATRIUM M <sup>2</sup>	TERRACE M <sup>2</sup>
LEVEL 0	868.0	322.0	-	-
LEVEL 1	1,056.0	668.0	-	-
LEVEL 2	2,341.0	1,905.0	98.0	-
LEVEL 3	2,341.0	1,905.0	-	-
LEVEL 4	2,341.0	1,905.0	-	-
LEVEL 5	2,341.0	1,905.0	-	-
LEVEL 6	2,052.0	1,650.0	-	260.0
LEVEL 7	2,052.0	1,650.0	-	-
<b>SUBTOTAL</b>	<b>15,392.0</b>	<b>11,910.0</b>	<b>-</b>	<b>-</b>



## 4 HORGAN'S QUAY

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	COURTYARD M <sup>2</sup>	TERRACE M <sup>2</sup>
LEVEL 0	1,155.0	648.3	-	-
LEVEL 1	1,266.0	1,035.0	-	-
LEVEL 2	1,783.0	1,538.0	-	-
LEVEL 3	1,783.0	1,538.0	-	-
LEVEL 4	1,161.0	932.0	-	562.0
LEVEL 5	1,161.0	932.0	-	-
LEVEL 6	1,027.0	799.0	-	94.0
LEVEL 7	1,027.0	799.0	-	-
<b>SUBTOTAL</b>	<b>10,363.0</b>	<b>8,221.3</b>	<b>-</b>	<b>-</b>




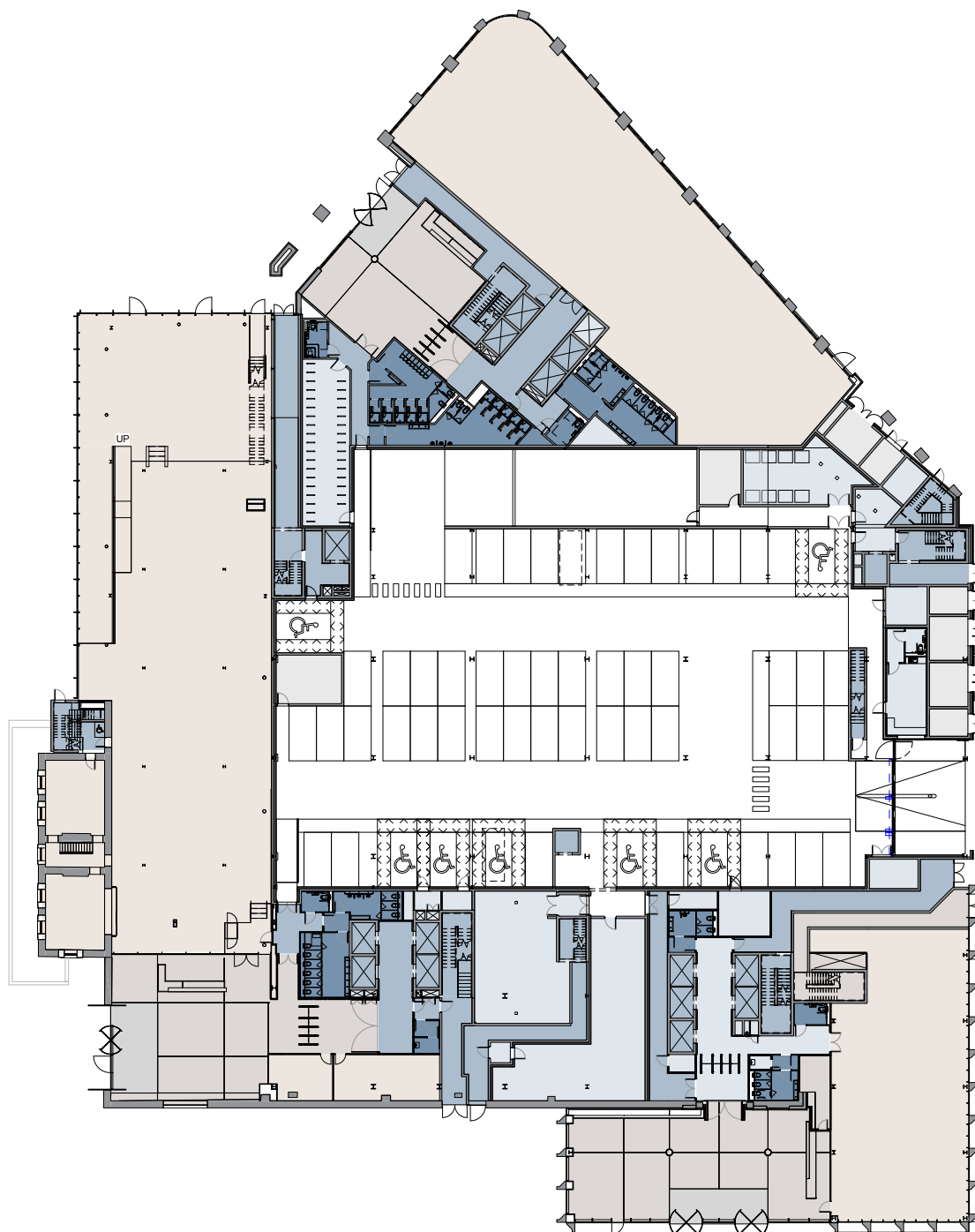
<b>TOTAL</b>	<b>37,897.0</b>	<b>28,696.5</b>	<b>376.0</b>	<b>916.0</b>
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## GROUND FLOOR

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	COURTYARD M <sup>2</sup>	TERRACE M <sup>2</sup>
No 1	1,598.0	1,050.9	—	—
No 2	868.0	322.0	—	—
No 4	1,155.0	648.3	—	—

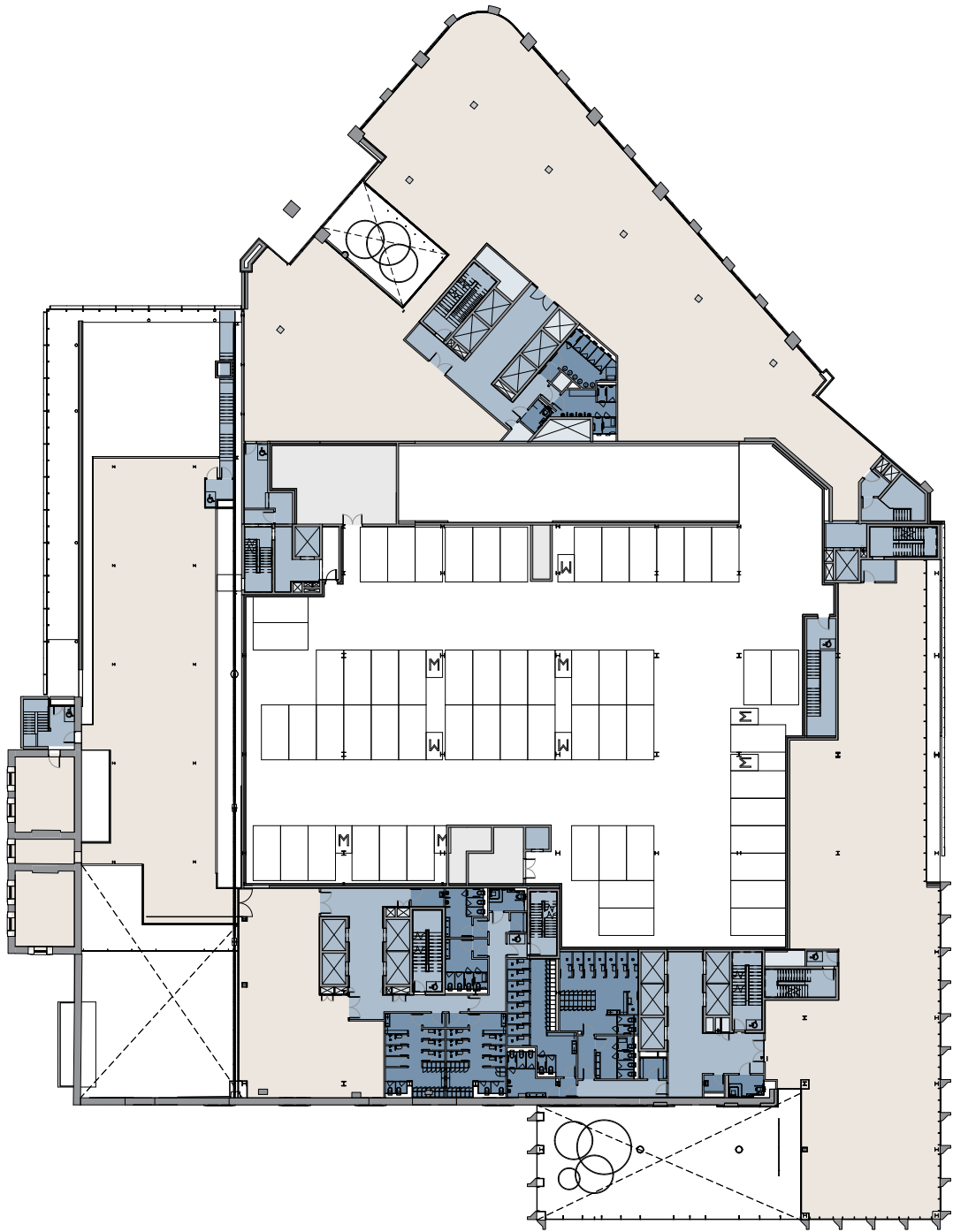
-  Offices
-  Core
-  Toilets
-  Reception



FIRST FLOOR

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	COURTYARD M <sup>2</sup>	TERRACE M <sup>2</sup>
No 1	1,026.0	719.9	-	-
No 2	1,056.0	668.0	-	-
No 4	1,266.0	1,035.0	-	-

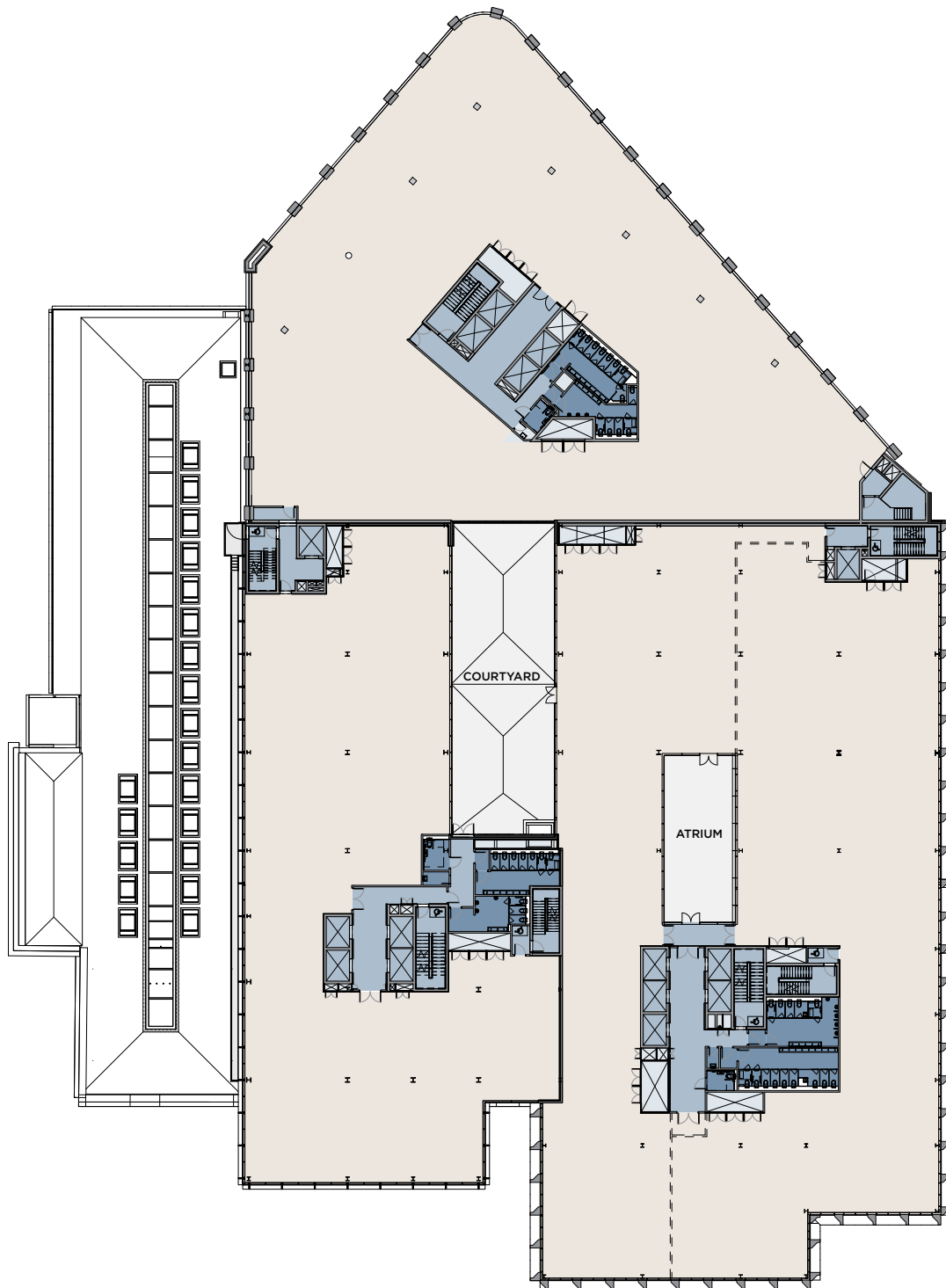
- Offices
- Core
- Toilets



## SECOND FLOOR

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	COURTYARD M <sup>2</sup>	ATRIUM M <sup>2</sup>
No 1	1,371.0	1,121.7	278.0	-
No 2	2,341.0	1,905.0	-	98.0
No 4	1,783.0	1,538.0	-	-

-  Offices
-  Core
-  Toilets



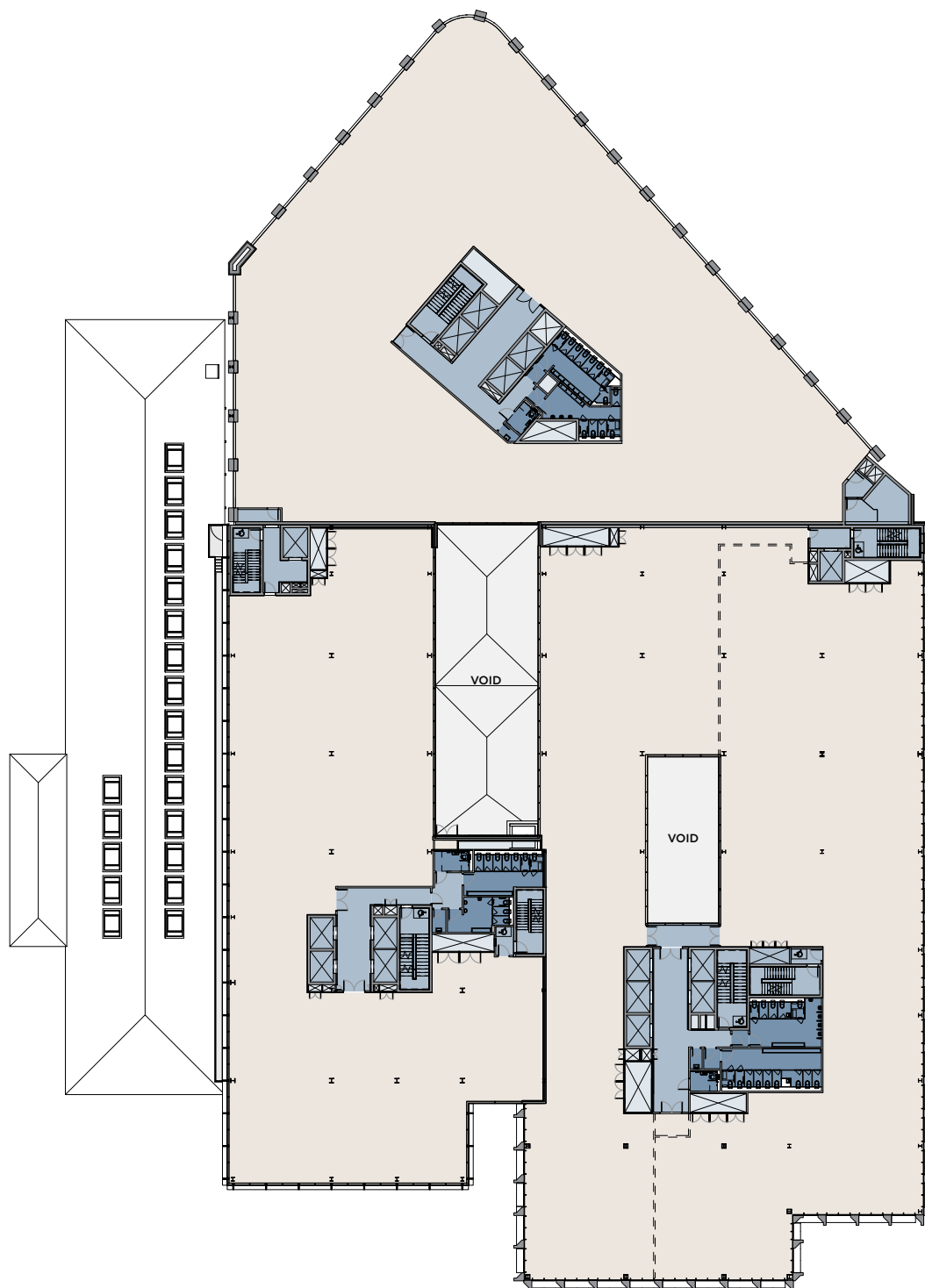
## THIRD FLOOR

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	TERRACE M <sup>2</sup>
No 1	1,371.0	1,134.3	-
No 2	2,341.0	1,905.0	-
No 4	1,783.0	1,538.0	-

○ Offices

● Core

● Toilets

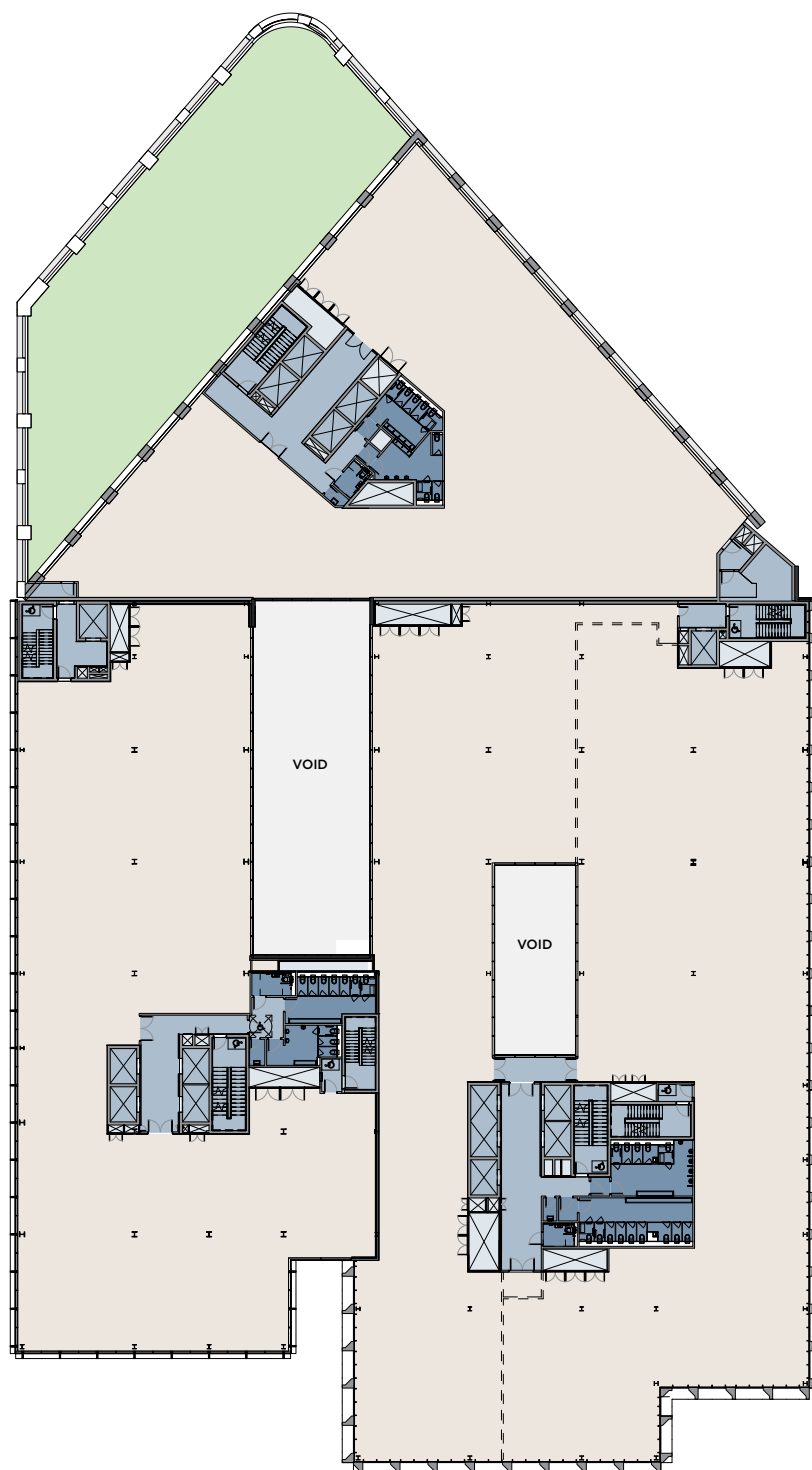


RIVER LEE

## FOURTH FLOOR

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	TERRACE M <sup>2</sup>
No 1	1,371.0	1,134.3	-
No 2	2,341.0	1,905.0	-
No 4	1,161.0	932.0	562.0

- Offices
- Core
- Toilets
- Terrace

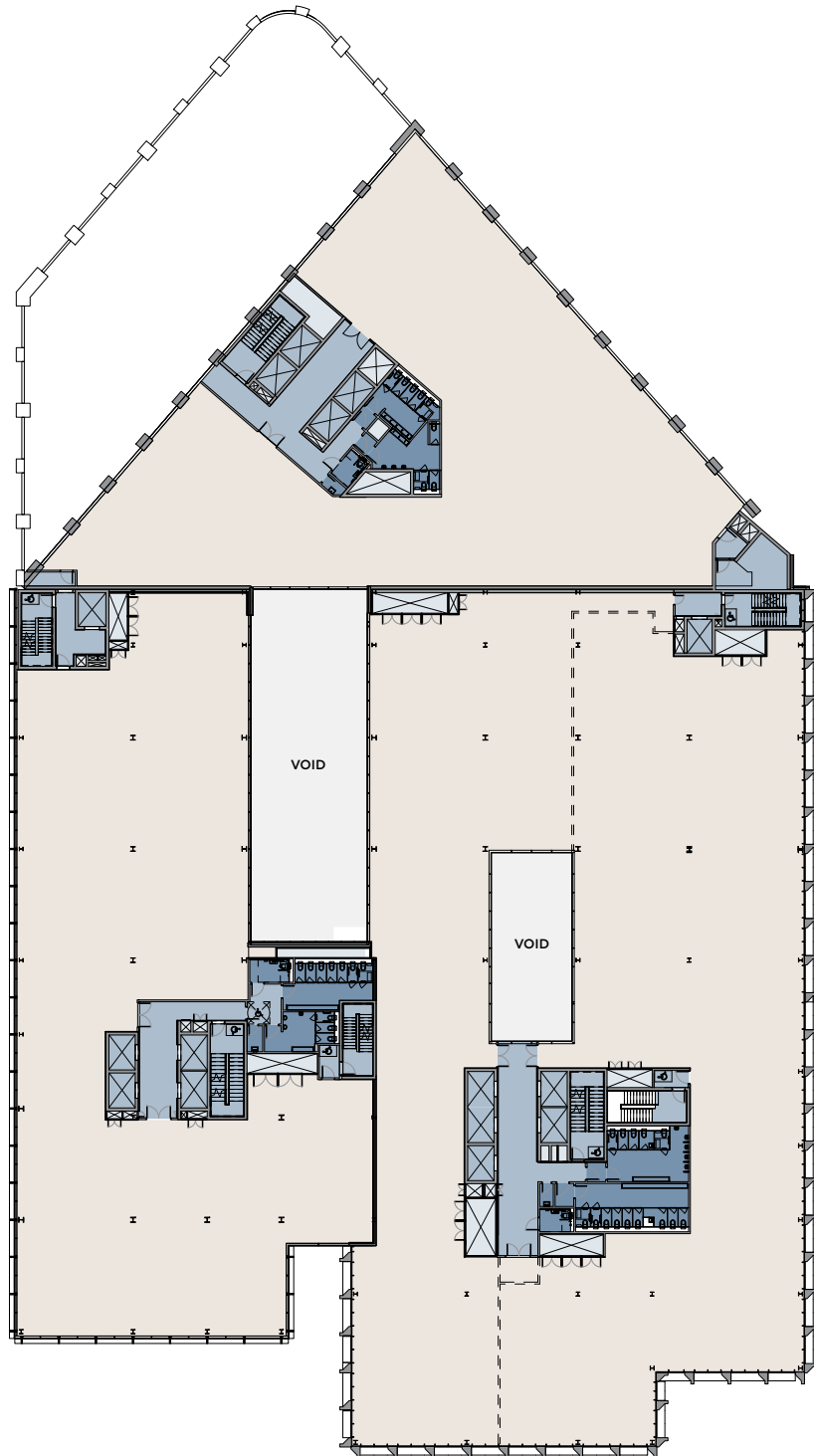


RIVER LEE

# FIFTH FLOOR

	GIA M <sup>2</sup>	NIA M <sup>2</sup>
No 1	1,371.0	1,134.7
No 2	2,341.0	1,905.0
No 4	1,161.0	932.0

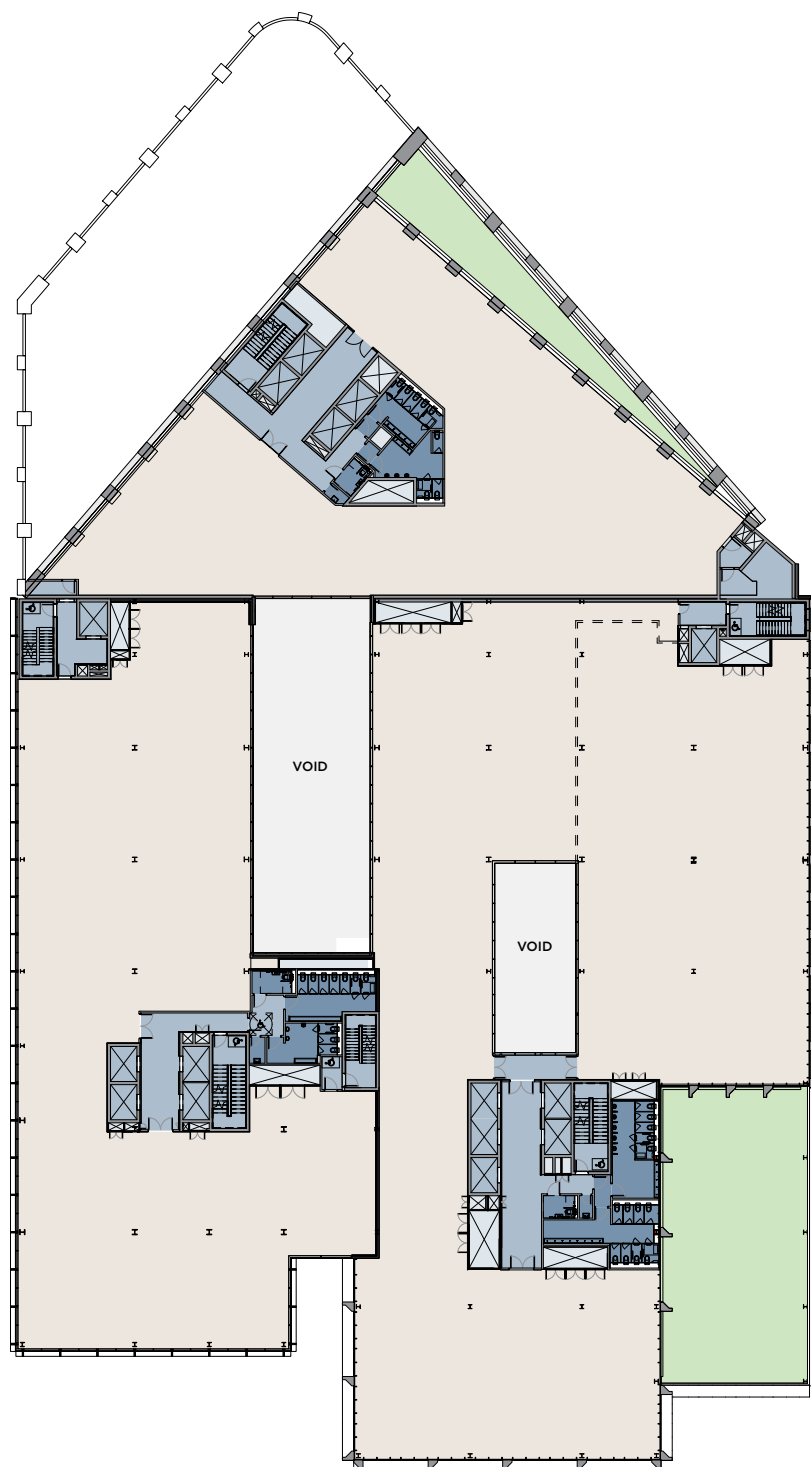
-  Offices
-  Core
-  Toilets



## SIXTH FLOOR

	GIA M <sup>2</sup>	NIA M <sup>2</sup>	TERRACE M <sup>2</sup>
No 1	1,371.0	1,134.7	-
No 2	2,052.0	1,650.0	260.0
No 4	1,027.0	799.0	94.0

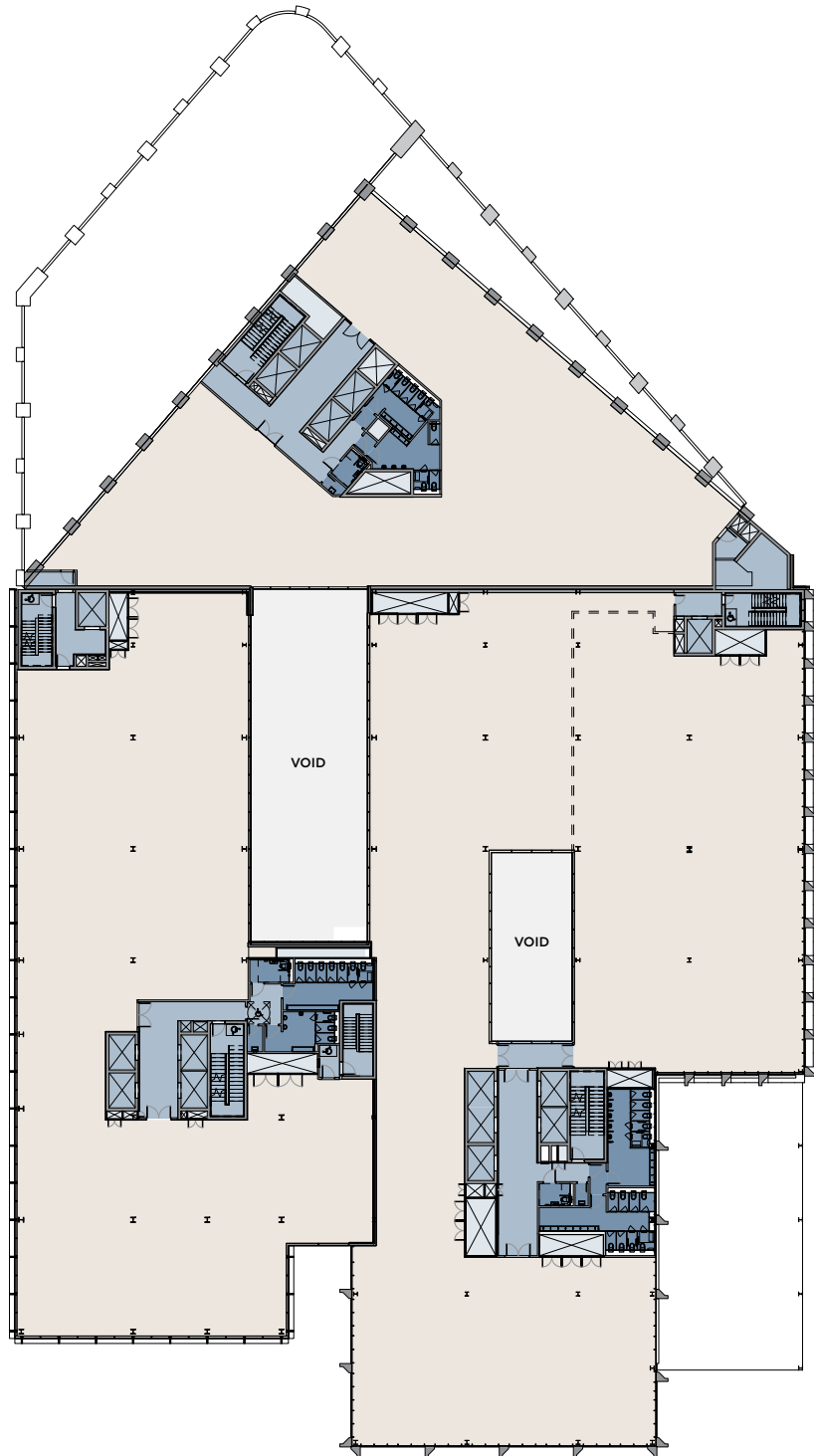
- Offices
- Core
- Toilets
- Terrace

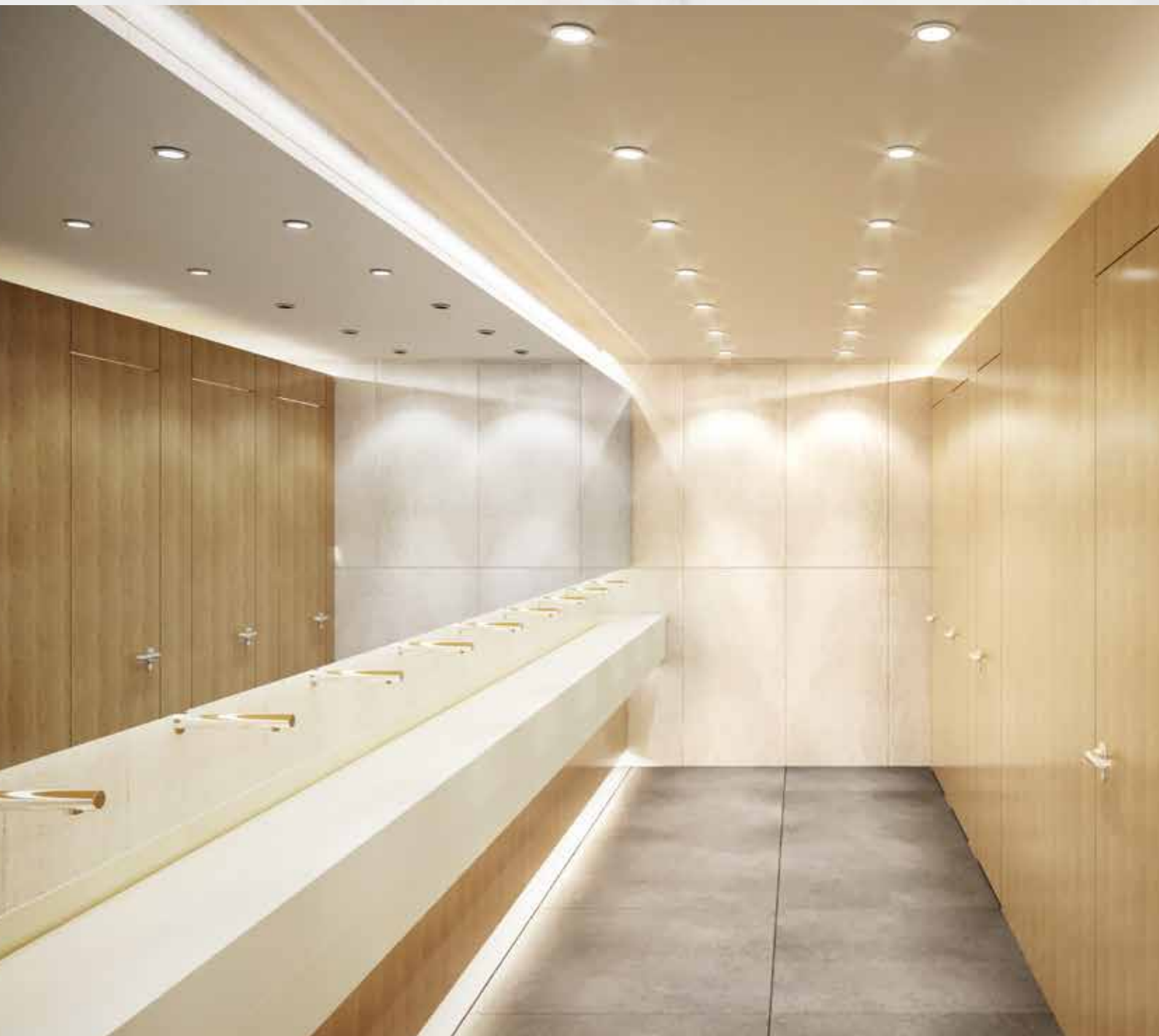


# SEVENTH FLOOR

	GIA M <sup>2</sup>	NIA M <sup>2</sup>
No 1	1,371.0	1,134.7
No 2	2,052.0	1,650.0
No 4	1,027.0	799.0

- Offices
- Core
- Toilets





# TOILET & WELFARE AREAS

- Large format porcelain wall tiling
- Plasterboard ceiling with concealed feature lighting and metal tile access panels
- Solid-core prefinished European quarter cut oak or similar and approved veneered flush doors and frames, hardwood lipping all round, with vision panels where required complete with selected stainless steel ironmongery and door furniture.
- High quality ceramic sanitary fittings
- High quality pre-formed vanity top, inset WHBs and splash backs
- High pressure laminate cubicles and doors
- Wall hung WCs with concealed cisterns
- Modular vanity system incorporating hand dryer, soap dispenser and taps
- Shower cubicle systems with high pressure laminate finish.
- High pressure laminate lockers with timber slatted benches to changing rooms



# TECHNICAL SPECIFICATION

## NO.1 HORGAN'S QUAY

### Executive Summary

No.1 Horgan's Quay is a new 8-storey office building which features 6 large open-plan upper office floors. The restored structure of the Goods Shed with its preserved historic features, including internal columns, lattice girder, box truss, queen post trusses and roof structure provides a unique backdrop to No.1's entrance hall and reception foyer. Ground and first floor office accommodation are also located within this historic structure.

No.1 Horgan's Quay benefits from prominent frontage to the river Lee and the new Waterfront Square. The office reception is accessed through a glass revolving door from Waterfront Square, the reception provides direct access to the vertical circulation in the central core. A secondary entrance from the podium parking area leads directly to the reception area and vertical circulation.

Office floor plates are arranged around a central core, housing vertical circulation and ancillary facilities. Structural columns are located on a 9m grid to maximise flexibility for tenant fit-outs.

### Building Statistics

- Structural grid of 9m x 9m generally
- Structural steel frame and 150mm composite floor slabs
- Glazing set out on a planning grid of 1.5m to 3.0m
- 4.0m floor to floor height on office floors
- 725mm deep ceiling zone (including castellated beam and ceiling finishes)
- 175mm raised access floor void (including access tiles, 135mm clear void space)
- Floor plates are designed for single tenant or multi-tenant arrangements, level 2 – level 7 can be sub-divided into two separate units
- Occupancy rate for sanitary provision in accordance with BS6465, based on a density of 1 person/8 sq.m. 60:60 male:female provision

### Entrance Hall/Reception

- Feature Planar glazing entrance with selected revolving door
- Polished concrete floor with 8mm stainless steel expansion trims
- Glazed steel-framed partition system
- Large wall-mounted graphic art piece against original stone wall
- Central large suspended light-feature above reception desk
- Selected turnstile system at entrance foyer
- Feature bespoke joinery reception desk
- High quality contemporary furniture

### Lift & Main Stairs Lobbies

- Large format porcelain floor tiling
- Suspended ceiling system with plasterboard and skim finish, with perimeter concealed recessed lighting trough detail
- 4 no. passenger lifts servicing the ground to upper floor levels. Lifts are finished with brushed satin stainless steel ceilings and doors. Large format porcelain tiling to lift car.
- Feature timber ribbed wall cladding
- Glazed doors to office accommodation
- Concrete stairs and landing finished with high quality carpet

## NO.2 HORGAN'S QUAY

### Executive Summary

No.2 Horgan's Quay is a new 8-storey office building which features 8 large open-plan office floors, all benefitting from extensive river views. The restored limestone wall of the Goods Shed forms a backdrop for No.2's 9m tall reception foyer. The office reception is accessed through a glass revolving door from Horgan's Quay. The reception provides direct access to the vertical circulation in the central core. A secondary entrance from the podium parking area leads directly to the reception area and vertical circulation.

Office floor plates are arranged around a central core, housing vertical circulation and ancillary facilities. Structural columns are located on a 9m grid to maximise flexibility for tenant fit-outs.

### Building Statistics

- Structural grid of 9m x 9m generally
- Structural steel frame and 150mm composite floor slabs
- Glazing set out on a planning grid of 1.5m to 3.0m
- 4.0mm floor to floor height on office floors
- 725mm deep ceiling zone (including castellated beam and ceiling finishes)
- 175mm raised access floor void (including access tiles, 135mm clear void space)
- Floor plates are designed for single tenant or multi-tenant arrangements, level 02- level 07 can be subdivided into four separate units
- Occupancy rate for sanitary provision in accordance with BS6465, based on a density of 1 person/8 sq.m. 60:60 male:female provision

### Entrance Hall/Reception

- Feature Planar glazing entrance with selected revolving door
- Polished terrazzo floor with 8mm stainless steel expansion trims
- Glazed steel-framed partition system at high level
- Large wall-mounted graphic art piece against over reception desk
- Central large suspended light feature
- Selected turnstile system at entrance foyer
- Feature bespoke joinery reception desk
- High quality contemporary furniture

### Lift & Main Stairs Lobbies

- Large format porcelain floor tiling
- Suspended ceiling system with plasterboard and skim finish, with perimeter concealed recessed lighting trough detail
- 5 no. passenger lifts servicing the ground to upper floor levels. Lifts are finished with brushed satin stainless steel ceilings and doors. Large format porcelain tiling to lift car.
- Feature timber ribbed wall cladding
- Glazed doors to office accommodation
- Concrete stairs and landing finished with high quality carpet

# TECHNICAL SPECIFICATION

## NO.4 HORGAN'S QUAY

### Executive Summary

No.4 Horgan's Quay is a new 8-storey office building which features 8 large open-plan office floors fronting the newly formed Railway Square. Level 4 and level 6 benefit from large terraces, with views towards Montenotte and the city. The office reception is accessed through a glass revolving door from Railway Square, the reception provides direct access to the vertical circulation in the central core. A secondary entrance from the podium parking area leads directly to the reception area and vertical circulation.

Office floor plates are arranged around a central core, housing vertical circulation and ancillary facilities. Structural columns are located on a 9m grid to maximise flexibility for tenant fit-outs.

### Building Statistics

- Structural grid of 9m x 9m generally
- Structural steel frame and 150mm composite floor slabs
- Glazing set out on a planning grid of 1.5m to 3.0m
- 4.0mm floor to floor height on office floors
- 725mm deep ceiling zone (including castellated beam and ceiling finishes)
- 175mm raised access floor void (including access tiles, 135mm clear void space)
- Floor plates are designed for single tenant or multi-tenant arrangements, level 02- level 07 can be sub-divided into two separate units
- Occupancy rate for sanitary provision in accordance with BS6465, based on a density of 1 person/8 sq.m. 60:60 male:female provision

### Entrance Hall/Reception

- Feature Planar glazing entrance with selected revolving door
- Polished terrazzo floor with 8mm stainless steel expansion trims
- Glazed steel-framed partition system at high level
- Large wall-mounted graphic art piece against over reception desk
- Central large suspended light feature
- Selected turnstile system at entrance foyer
- Feature bespoke joinery reception desk
- High quality contemporary furniture

### Lift & Main Stairs Lobbies

- Large format porcelain floor tiling
- Suspended ceiling system with plasterboard and skim finish, with perimeter concealed recessed lighting trough detail
- 4 no. passenger lifts servicing the ground to upper floor levels. Lifts are finished with brushed satin stainless steel ceilings and doors. Large format porcelain tiling to lift car.
- Feature timber ribbed wall cladding
- Glazed doors to office accommodation
- Concrete stairs and landing finished with high quality carpet

## GENERAL FINISHES

### Fire Escape Stairs + Stairs Lobbies

- Concrete stairs and landing finished with marmoleum flooring
- Dry-lined walls with emulsion paint finish.
- Plasterboard ceiling system to incorporate light fittings

### Toilet & Welfare Areas

- Large format porcelain wall tiling.
- Plasterboard ceiling with concealed feature lighting and metal tile access panels
- Solid core prefinished European quarter cut oak or similar and approved veneered flush doors and frames, hardwood lipping all round, with vision panels where required complete with selected stainless steel ironmongery and door furniture
- High quality ceramic sanitary fittings
- High quality pre-formed vanity top, inset whbs and splashbacks
- High pressure laminate cubicles and doors
- Wall hung wcs with concealed cisterns
- Modular vanity system incorporating hand dryer, soap dispenser and taps
- Shower cubicle systems with high pressure laminate finish
- High pressure laminate lockers with timber slatted benches to changing rooms

### Office Area CAT A Specification

- Proprietary suspended ceiling system with mineral fibre ceiling tiles on metal suspension grid including perimeter trims
- Plasterboard bulkhead around façade perimeter in proprietary suspended ceiling system with selected plasterboard and skim finish
- The open plan office area will be provided with 600mm x 600mm recessed light fittings all to be powdercoated to same RAL colour as ceiling
- 175mm 600mm x 600mm Raised Access Flooring System

- Dry-lined internal walls with emulsion paint finish
- Proprietary plasterboard column encasement with skim and emulsion paint finish

### Mechanical Services

- Space heating and cooling via the latest in high efficiency VRV air conditioning technology. Each tenancy will have dedicated system with control and monitoring within the tenancy
- Fresh air ventilation supplied to all spaces via roof mounted air handling units complete with filtration for air quality and heat recovery in accordance with the current EU codes
- Boosted cold water supply to all tenancies from central roof storage
- Boosted hot water supply from central hot water storage generated by high efficiency low NOx gas-fired boilers
- Rain water harvesting system to limit fresh water usage for flushing WC's and urinals
- Low flow sanitaryware in line with LEED gold requirements
- Building Energy Management System (BEMS) for control and monitoring of HVAC systems

### Electrical Services

- Dedicated electrical utility supply to each tenancy throughout
- Power distribution via busbar system in the raised access floor connected to main distribution board per tenancy
- LED lighting to all areas with presence, absence, and daylight dimming controls
- Emergency lighting in accordance with IS 3217:2013
- Full accessed controlled building from car park through to office tenancies
- Destination controlled lifts for efficient management of personnel traffic
- Complete CCTV coverage monitoring building entrances, external access routes, and car parks
- Fully addressable fire alarm system in accordance with IS 3218:2013

# DESIGN TEAM/ DEVELOPMENT

Having worked on some of Ireland's most significant development projects, our team holds a wealth of experience and an impeccable track record.

We comprise of a joint venture between Clarendon Properties and BAM Ireland. This partnership comes as a result of a recent tender process and the signing of an agreement with the property owners, CIÉ. We're proud to bring a collaborative approach, collective knowledge and years of expertise to Horgan's Quay, Cork.

## A PARTNERSHIP



CLARENDON

An experienced urban developer and international property investment firm, Clarendon Properties' portfolio consists of high-end retail and office developments in some of the world's most attractive locations - Dublin, London, Berlin and Boston.

For more information contact  
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BAM Ireland (formerly Ascon Contractors) is a wholly owned subsidiary of Royal BAM Group of the Netherlands, which employs over 23,000 people worldwide. BAM leads Ireland's construction sector, with a reputation for undertaking and delivering challenging, complex and iconic projects.

As Ireland's largest civil engineering and public works contractor, BAM has had much involvement in major Cork schemes.

For more information contact  
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## UNRIVALLED EXPERTISE

Architect (Office & Residential Quarter)	O'Mahony Pike
Architect (Northern Quarter)	Wilson Architecture
Conservation Architect	JCA Architects
Mechanical & Electrical Engineer (Office Quarter)	EDC Engineers
Mechanical & Electrical Engineer (Northern Quarter)	ARUP
Civil & Structural (Office & Northern Quarter)	Murphy Matson O'Sullivan
Civil & Structural (Residential & Public Realm)	ARUP
Fire Engineer and Disability Access	Maurice Johnson & Partners
Project Manager	Lafferty
Project QS (Northern Quarter & Office Quarter)	Michael Barrett Partnership
Project QS (Residential & Public Realm)	Linesight
Landscape Architect	Aecom
Assigned Certifier	I3pt
Planning Consultant	Harry Walsh Planning





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