

TO LET

**NSQ1**

FIRST & SECOND FLOORS

ALBERT QUAY | CORK

SUSTAINABLE GRADE A OFFICES

# NSQ1

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Located on a Prime Riverside site in the heart of Cork's Docklands



Available for immediate occupation



14,851 sq ft to 33,364 sq ft



Quality landlord CAT A specification



High structural glazed curtain walling



Superb natural light and views



Dramatic double height entrance foyer/reception area



Impressive shower & changing room facilities



30 car spaces/ ample bicycle parking



Electric vehicle charging points



New lease available



LEED GOLD accredited building



## LOCATION

Cork is Ireland's second largest city with a catchment population of some half a million people within a 30 minute drivetime. Cork city has a young, vibrant and highly skilled workforce, underpinned by University College Cork and MTU and its 40,000 students, that has attracted a long list of international companies.

U.S. technology giants, Apple, Dell EMC, and NetApp have their European Headquarters in Cork which is also home to global brands such as Pepsico, Boston Scientific, Stryker, Intel Security, Tyco, Trend Micro, VMware, Facebook, Amazon and Qualcomm. Eight of the top ten pharmaceutical companies are based in Cork and Pfizer, Novartis, Janssen, Glaxosmithkline, Merck and Eli Lilly are amongst the most significant employers in Cork.

Cork is connected to Ireland's capital city, Dublin, via the M8 motorway and travel time between the two cities is just under 3 hours. Cork City is served by Cork Airport, which operates a growing number of international flights to Europe. Cork is set to become the fastest growing city in Ireland over the next 20 years with the population expected to almost treble under the combination of the National Development Plan 2040 and the Extension of the City boundaries.

Cork benefits from a range of amenities including the famous English Market and St. Patrick's Street which is the city's premier retail area with the highest concentration of retail stores outside Dublin. St. Patrick's Street has a strong international tenant mix that includes, Schuh, H&M, River Island, New Look, Monsoon, Next, Boots, TK Maxx, Office Shoes, Superdry, Penneys and Holland & Barrett.





# IN THE HEART OF CORK'S CENTRAL BUSINESS DISTRICT



PARK & RIDE  
1 minute walk



ST PATRICK STREET  
5 minute walk



CLAYTON HOTEL  
2 minute walk



BUS STATION  
5 minute walk



KENT TRAIN STATION  
10 minute walk



CORK AIRPORT  
10 minute drive



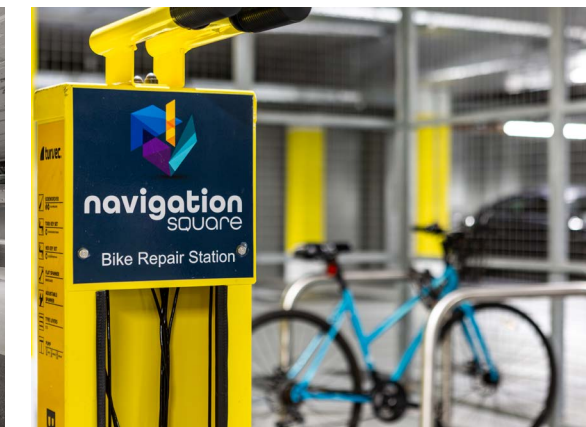
## OVERVIEW

Navigation Square is one of the most exciting and unique office developments in Cork's Docklands. The Navigation Square development will comprise four, fourth generation office blocks designed to LEED Gold standards with a total floor area of approximately 360,000 sq.ft when completed. Navigation Square 1 was the first phase of the office development and comprises a seven storey over double basement level office building.

The first and second floors benefit from a high quality CAT A landlord specification. The floors are regular, bright open plan floor plates and can easily be adapted to suit a variety of business user types.

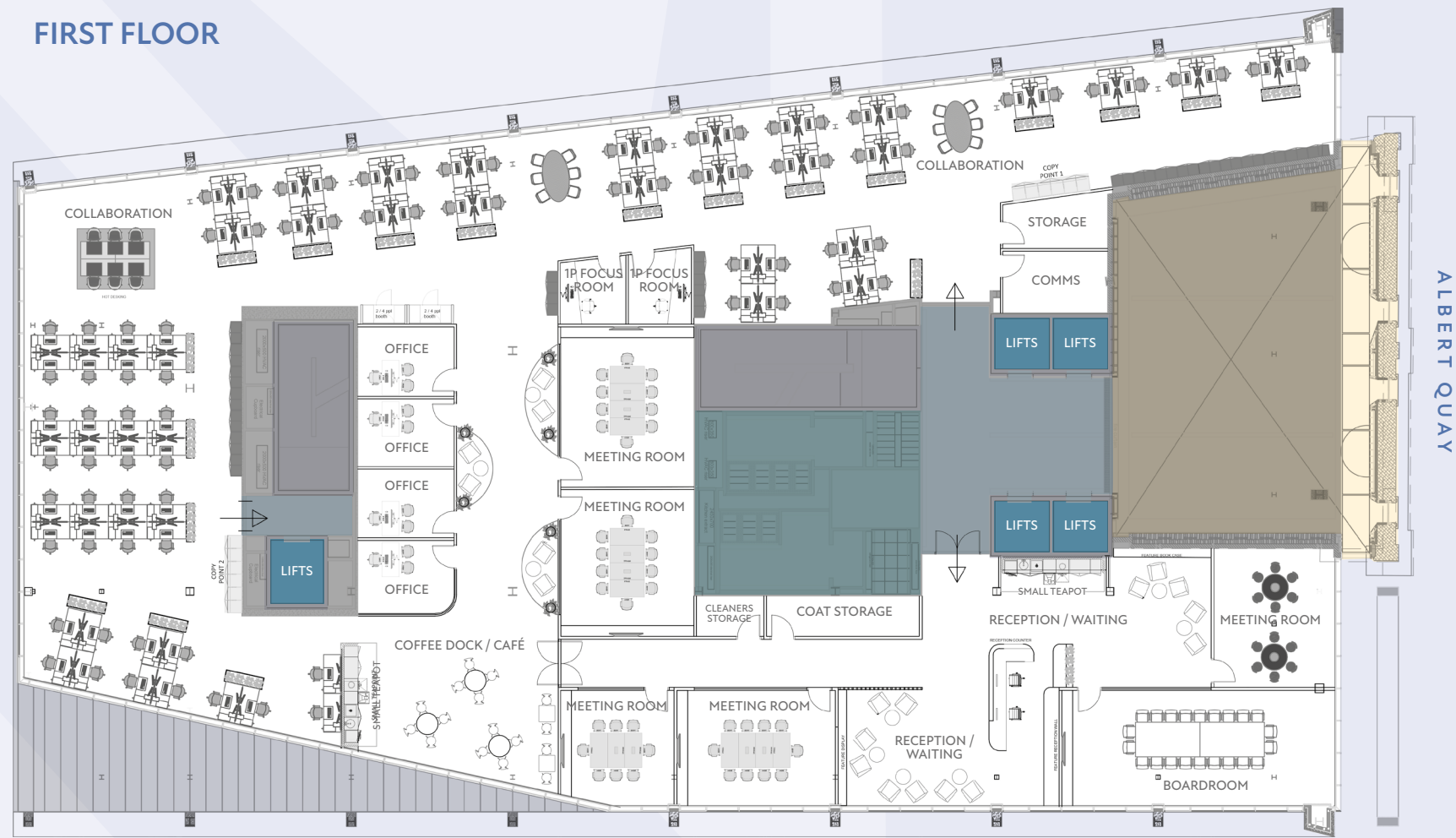
Each floor contains a service block which comprises four passenger lifts, stair well and male/female/accessible toilet facilities. Basement levels include underground carparking with some electric charging points, bike storage and bike repair station. Basement Level -1 includes a drying room with lockers and male/female/accessible shower and changing facilities.

Navigation Square designed by award winning architects Henry J. Lyons, with its attractive glazed façade, provides breath-taking views of the River Lee and City Centre area. Other occupiers in the development include Clearstream, NetApp and Iconic. The immediate location offers a wide variety of restaurants, cafes, bars, shops, gyms and hotels.

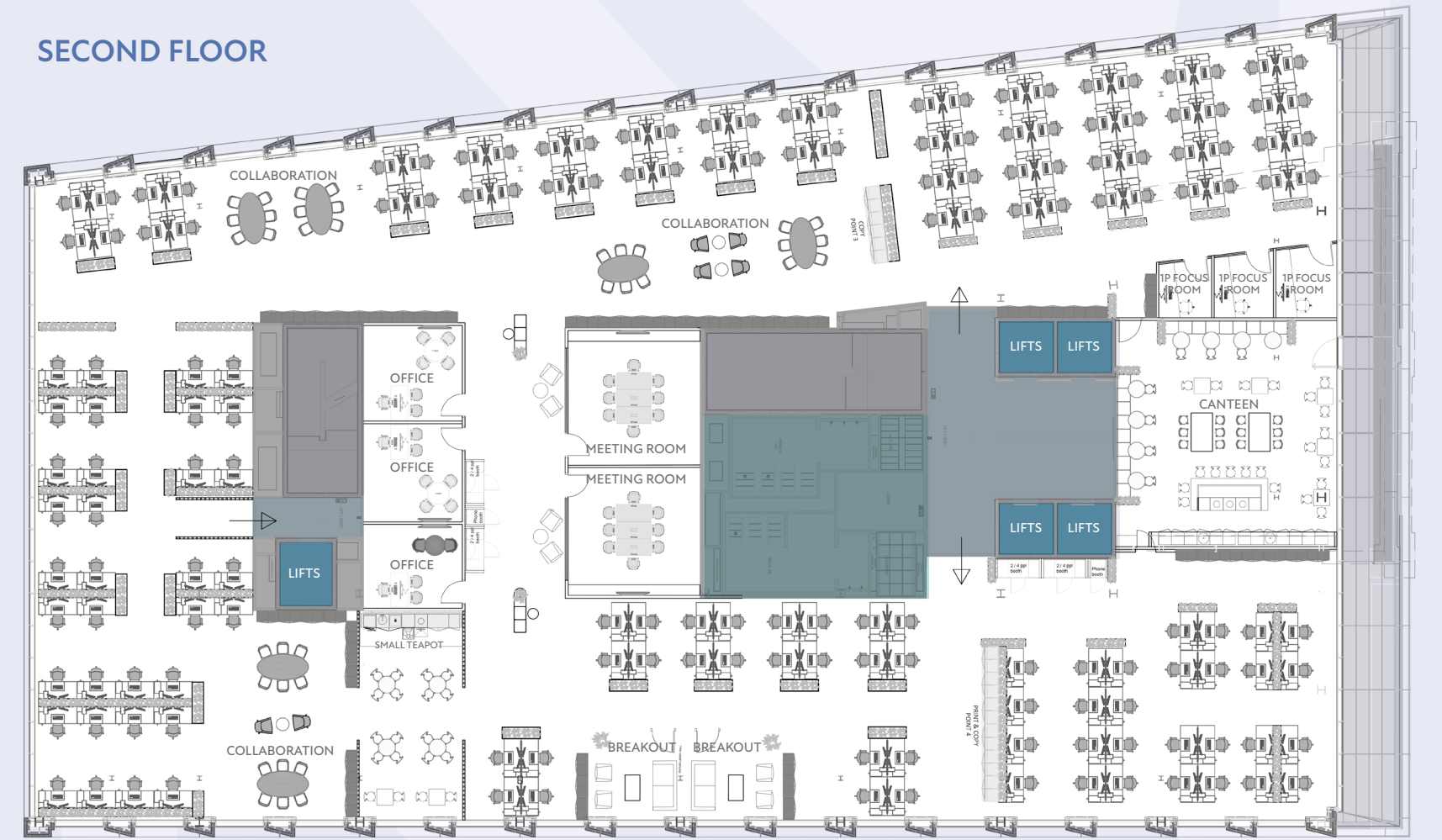


# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



## SCHEDULE OF AREAS

FLOOR	SQ. M.	SQ. FT.	CAR PARKING
First	1,379.7	14,851	13
Second	1,719.9	18,513	17
TOTAL	3,099.6	33,364	30

\*Measured on an NIA basis.

## SPECIFICATION

- Modern reception area with breakout seating
- Suspended ceiling system incorporating recessed lighting
- Air conditioning
- Raised access floors
- 4 x 21 Passenger lifts
- 2.85m floor to ceiling heights
- Energy Efficient LED lighting throughout with PIR detection

## SUSTAINABILITY

Sustainability is at the heart of every design decision at Navigation Square 1. Designed to Gold LEED standards, some of the key sustainable features include:

Rainwater harvesting and treatment

Highly efficient solar reflective external glazing

Intelligent BMS controls ensuring efficient energy usage

LED lobby lighting with PIR and lux level sensors Solar thermal collectors and efficient heat pump technology

## ON SITE AMENITIES



On-site concierge service



Secure basement parking



Bicycle repair station



Shower & changing block with lockers



Drying room



Break-out space in lobby



Central plaza with two independent cafe kiosks

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## LEASE

Available on a new lease.

## RENT

On application.

## JOINT AGENTS



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A  
**CORUM**  
BUILDING

