

# GARDENS

— I N T E R N A T I O N A L —

HENRY STREET, LIMERICK

# GARDENS

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# A VISIONARY PAST. A VIBRANT FUTURE.

## INSPIRED BY INNOVATION. DRIVEN BY IMAGINATION.

For centuries, Limerick has been an international trading hub. Over two hundred years ago, local entrepreneurial families developed deep, lasting and profitable connections with mainland Europe. Later, the first transatlantic air routes added to the city's cosmopolitan character and enhanced its commercial reputation.

Today, an exciting new initiative is drawing on this heritage. The Gardens International is an iconic office development that reimagines one of Limerick's most historic and innovative buildings for the 21st century.

Two centuries ago, the brilliant and dynamic William Roche created the 'Hanging Gardens', a breathtaking set of tiered gardens between O'Connell Street and Henry Street.

Covering almost an acre and reaching 70 feet into the air, the brilliantly engineered Gardens grew exotic fruits, beautiful flowers and an extensive range of vegetables, on terraces over huge vaulted storehouses.

The 'Hanging Gardens' are long gone. But the architecture and vision that supported them has survived. And this is now being incorporated into the fabric of The Gardens International. Taking inspiration from Roche's vision - and honouring Limerick's international entrepreneurial heritage - The Gardens International will ensure that a site that once astonished local and international visitors will once again be associated with innovation, ambition and imagination.



**THE COMBINATION OF  
DYNAMIC CONTEMPORARY  
ARCHITECTURE AND OLD  
HERITAGE BUILDINGS**







**LIMERICK WILL AGAIN BE GRACED BY THE BEAUTY OF NATURE WHERE WILLIAM ROCHE'S HANGING GARDENS ONCE FLOURISHED**



A VIBRANT, COSMOPOLITAN  
MODERN CITY, LIMERICK  
OVERFLOWS WITH SPORTING,  
CULTURAL, RECREATIONAL  
AND EDUCATIONAL  
OPPORTUNITIES



University of Limerick



The Hunt Museum



Thomond Park



Howleys Quay Riverside Boardwalk



Bedford Row

A CITY OF CHOICES  
AND CONTRASTS

AMENITIES THAT  
OFFER SOMETHING FOR  
EVERYONE

Thomond Park is Munster's home ground and a mecca for rugby lovers. Limerick Racecourse also quickens the pulses of racing fans, both nationally and internationally.

If history and heritage capture your interest, so will Craggaunowen Heritage Park which features a full-sized crannog (medieval island home). Bunratty Castle and the Foynes Flying Boat Museum and Heritage Centre are amongst the area's many other attractions.

In the cultural sphere The Hunt Museum consistently attracts praise for its superb collections of art and antiquities housed in one of Limerick's finest Georgian houses. The University of Limerick has become one of Ireland's most respected centres of learning since becoming a university in 1989.



## LIMERICK CITY IS ALSO THE GATEWAY TO MANY OF IRELANDS MOST BEAUTIFUL AND ICONIC NATURAL LANDSCAPES

The magnificent Burren and Cliffs of Moher are less than an hour's drive away while the *Wild Atlantic Way* offers a unique opportunity to experience Ireland's untamed western seaboard.





Riverfest Limerick



Greyhound Stadium



Limerick Institute of Technology



Canoeing on the River Shannon



The Limerick Strand Hotel



King John's Castle



Great Limerick Run, Living Bridge, University of Limerick



Riverfest Limerick



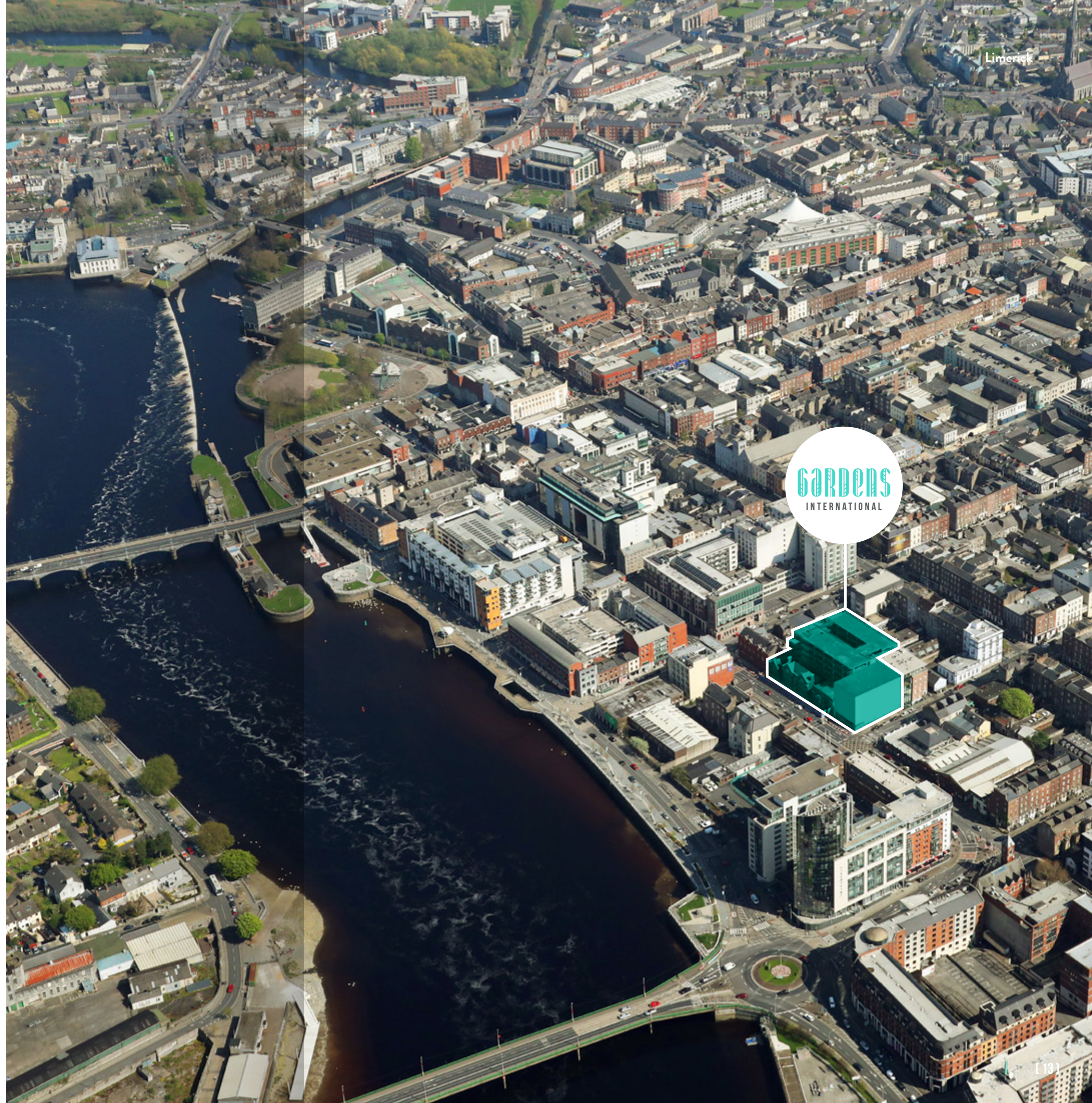
## DECADES OF DEVELOPMENT HAVE TRANSFORMED LIMERICK

Just 20 minutes from Shannon International Airport which offers full US customs pre-clearance and direct flights to Britain and mainland Europe, Limerick is one of Ireland's best-connected cities.

It is equally well served by sea. Taking advantage of some of the world's deepest and most sheltered harbours, Shannon Foynes Port Company (SFPC) is transforming the Shannon estuary into an international economic hub.

The city itself is also investing in its future. As part of a plan to transform Limerick into a major economic force in the Irish and European stage, €1bn is now being committed to generate 12,000 new jobs.

Unsurprisingly, Limerick's energy and commitment to development attracts dynamic new businesses across many sectors. These include medical, IT, electronics and financial services, while nine of the world's top 10 pharmaceutical companies are located within two hours drive.







DUBLIN



PROPOSED  
NEW NORTHERN  
DISTRIBUTOR ROAD



# GARDENS INTERNATIONAL: ENHANCING LIMERICK'S COMMERCIAL AND RETAIL HEART





Today, successful business locations are judged on three key criteria: their educational facilities and standards, their housing and office capacity, their availability of talent and their quality of life. Across all four areas, Limerick scores highly:

## EDUCATION

- ▶ Three of Ireland's most respected third level academic institutions are located in Limerick: University of Limerick (UL), Limerick Institute of Technology (LIT) and Mary Immaculate College (MIC).
- ▶ Each year, 6,000 people graduate in IT, Life Sciences, Business Administration, Engineering, Technology and other disciplines.
- ▶ 62% of Limerick's 30-34 year olds have completed 3rd level education - a percentage that significantly exceeds the European average.

## QUALITY OF LIFE

- ▶ Limerick is affordable. The city has the highest level of disposable income per capita outside of the greater Dublin region. This, combined with lower living costs, make Limerick a very cost-effective place to live.
- ▶ Commuting times are short. For two-thirds of the working population, the commute is less than thirty minutes.
- ▶ Schools are plentiful. There are 33 primary schools and 15 secondary schools in Limerick city and a further 107 primary schools and 17 post primary schools across the county.

## HOUSING

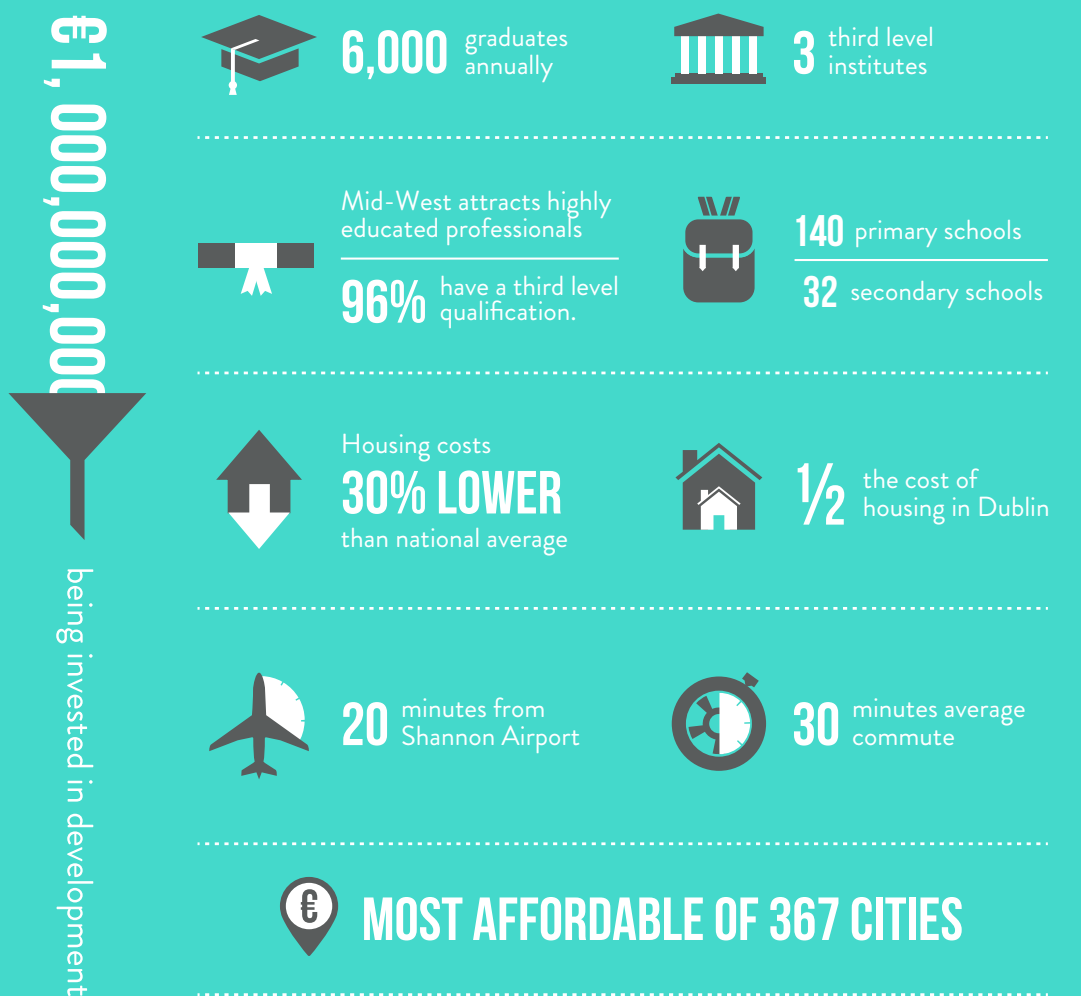
- ▶ On average, Limerick's housing costs are 30% less than the national average.
- ▶ In a recent survey of 367 cities, Limerick was named the most affordable place to buy a home<sup>1</sup>.
- ▶ In 2016, an average four-bedroom semi-detached house in Limerick cost €197,000 – less than half the price of a similar house in Dublin.

<sup>1</sup> 13th Annual Demographia International Housing Affordability Survey 2017 [Year TBC]

## TALENT

- ▶ The Mid-West attracts highly educated professionals; 96% have a third level qualification.
- ▶ 'Limerick for IT' and 'Limerick for Engineering' are two programmes established in recent years between the city's third level institutions to develop the quality and quantity of IT and Engineering talent within the region.

## THE KEY NUMBERS





BUILDING ON LIMERICK'S  
LONG AND PROUD  
COMMERCIAL HERITAGE

DESIGNED FOR  
MODERN BUSINESS



The Henry Street/Lower Glentworth Street junction's stunning new view

**THIS LEED GOLD  
BUILDING PROVIDES  
HIGH PERFORMANCE  
GRADE A OFFICE  
WORKSPACE OVER  
SIX FLOORS**

The Gardens International Office will have a unique character, enriched by the combination of dynamic contemporary architecture and old heritage buildings and will be Limerick's first city centre LEED Gold certified office scheme.

The development sets new standards of design construction and prestige and is perfectly positioned to cater for a range of business needs.



## AN EXPANSIVE RECEPTION WITH CONTEMPORARY FINISHES







**80,000 SQ FT**  
OF OFFICE ACCOMMODATION

**2.6 M**  
FLOOR TO CEILING HEIGHT

**GRADE A**  
OFFICE WORKSPACE





## THE OFFICE ACCOMMODATION EXTENDS TO 80,000 SQ FT FINISHED TO THE HIGHEST SPECIFICATION.

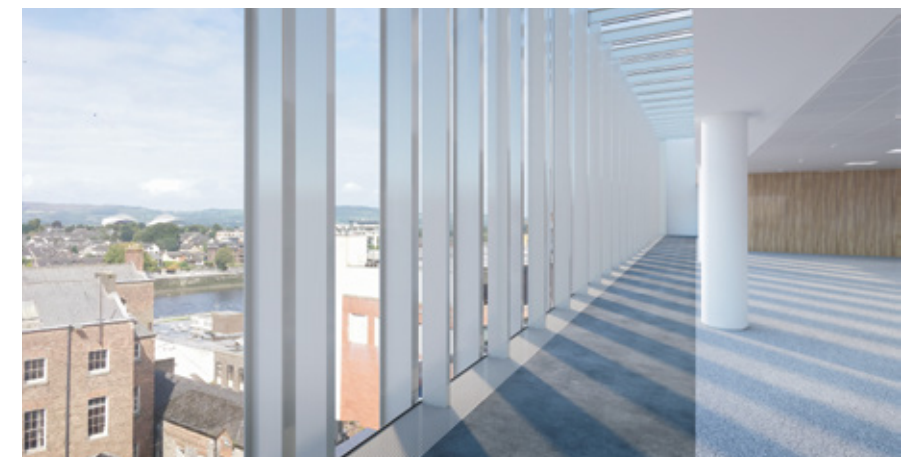
The impressive entrance is framed by a restored original 19th century arched structure leading to an expansive reception with contemporary finishes where you immediately get a sense of the quality of this building.



Inspired by the past. Designed for the future

## THE OFFICE FLOOR PLATES OFFERS SUPREME LAYOUT FLEXIBILITY WITH EXCEPTIONAL NATURAL LIGHTING LEVELS.

Tenant amenities include dedicated male and female shower and changing facilities and secure bicycle parking.





EXCEPTIONAL  
NATURAL LIGHTING LEVELS



▶ A more natural work environment

STUNNING  
VIEWS OF  
A VIBRANT  
CITY



EXCEPTIONAL  
NATURAL LIGHTING LEVELS

OFFERING EXPANSIVE PANORAMAS  
OF THE CITY AND BEAUTIFUL  
COUNTRYSIDE BEYOND



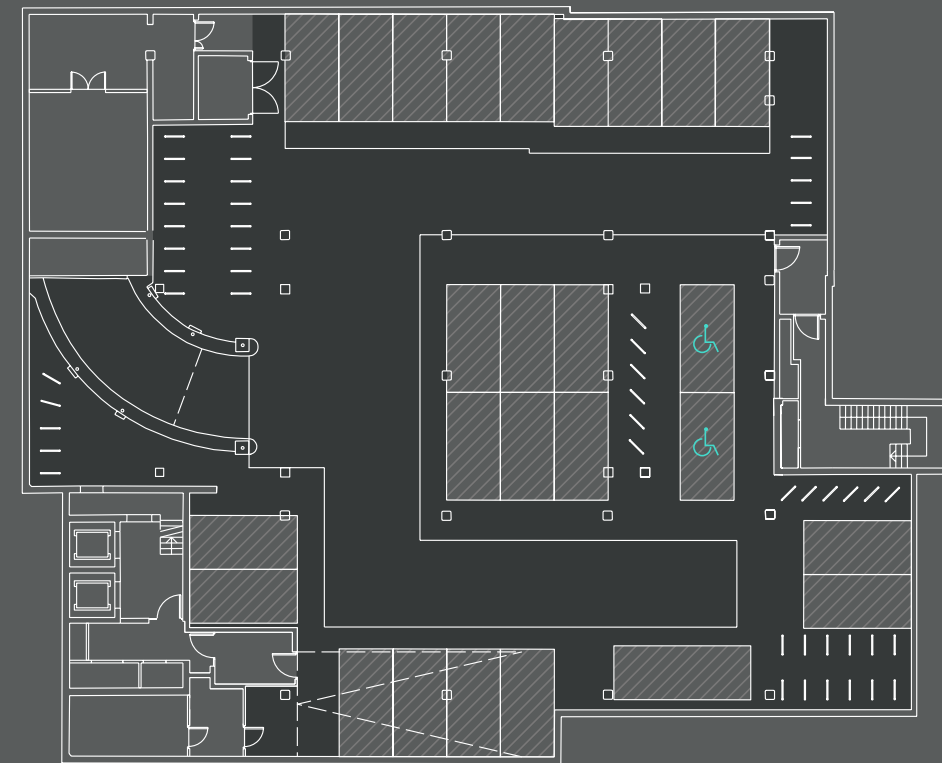
A more natural work environment





# BASEMENT

964 SQ M / 10,376 SQ FT



HENRY STREET

LWR GLENTWORTH STREET



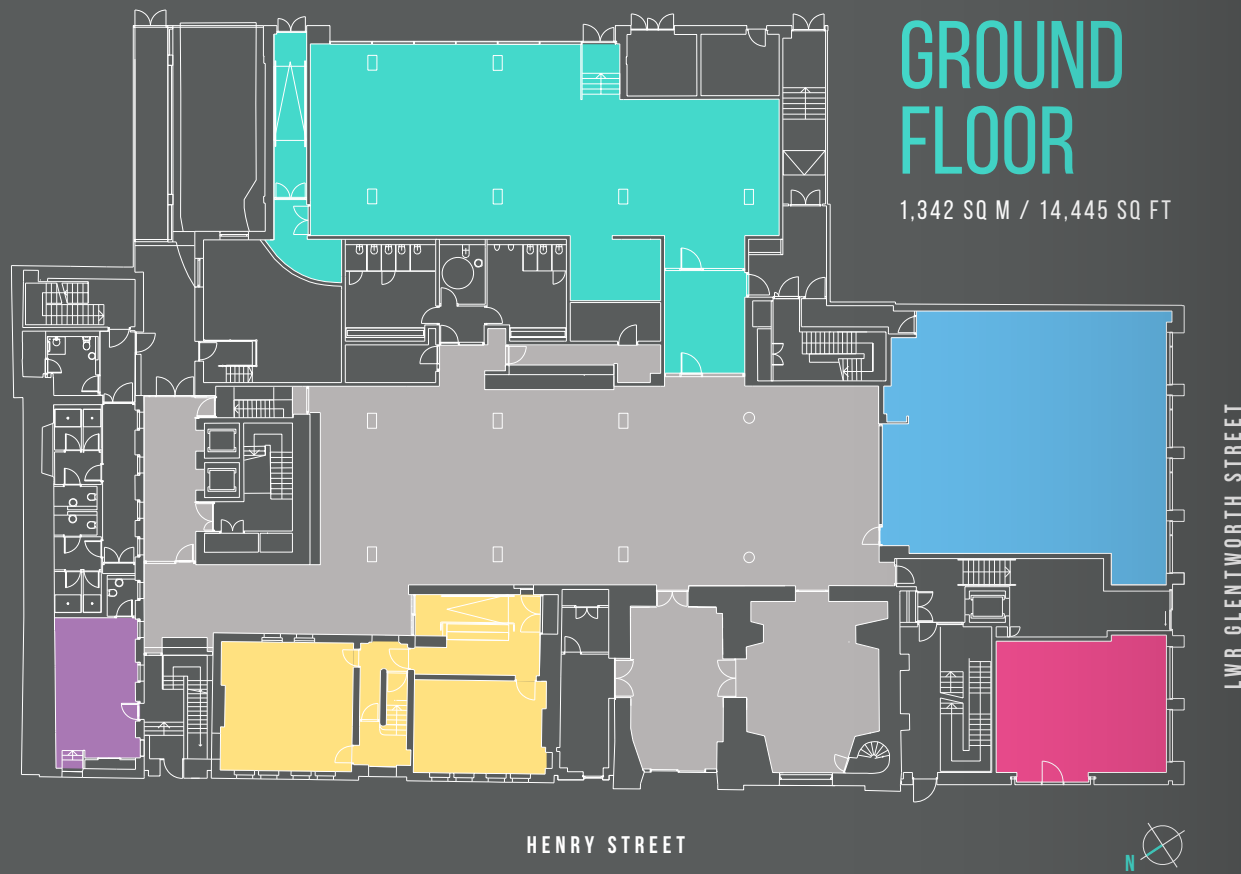
## SCHEDULE OF ACCOMMODATION

AREA (IPMS3)	FLOORS	SQ M	SQ FT
RECEPTION	1	511	5,500
GARDENS CENTRAL	6	5,104	54,939
NO. 19	5	1,273	13,702
G.P.O	3	365	3,929
MERCANTILE	2	164	1,765
RETAIL	1	76	818
<b>TOTAL</b>		<b>7,493</b>	<b>80,654</b>

IPMS3 based on single occupancy. Floor areas include internal walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.

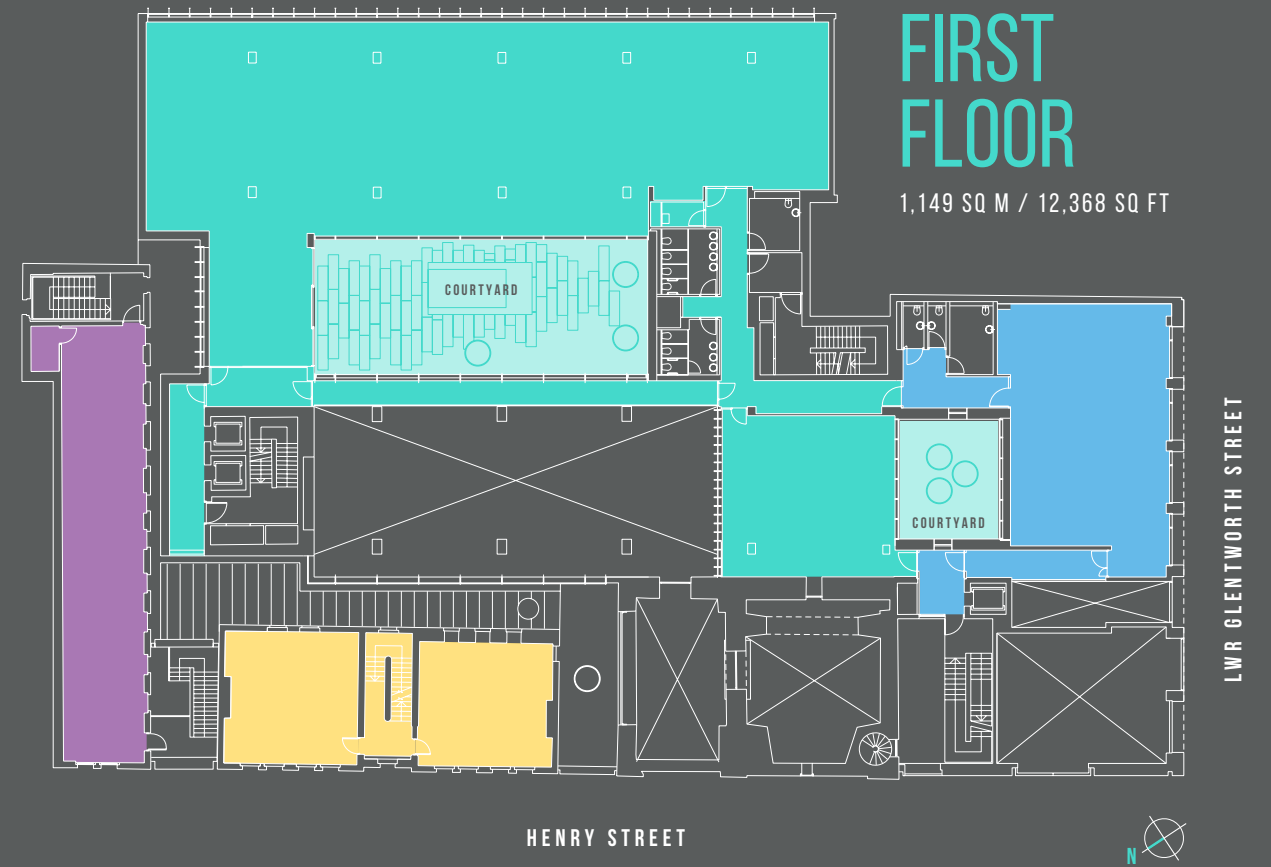
**INFRASTRUCTURE**  
**26 CAR PARKING SPACES**  
**50 CYCLE BAYS**  
**PLANT AND SERVICES**





AREA (IPMS3)	SQ M	SQ FT
RECEPTION	511	5,500
GARDENS CENTRAL	354	3,810
NO. 19	226	2,433
G.P.O	133	1,432
MERCANTILE	42	452
RETAIL	76	818
<b>TOTAL</b>	<b>1,342</b>	<b>14,445</b>

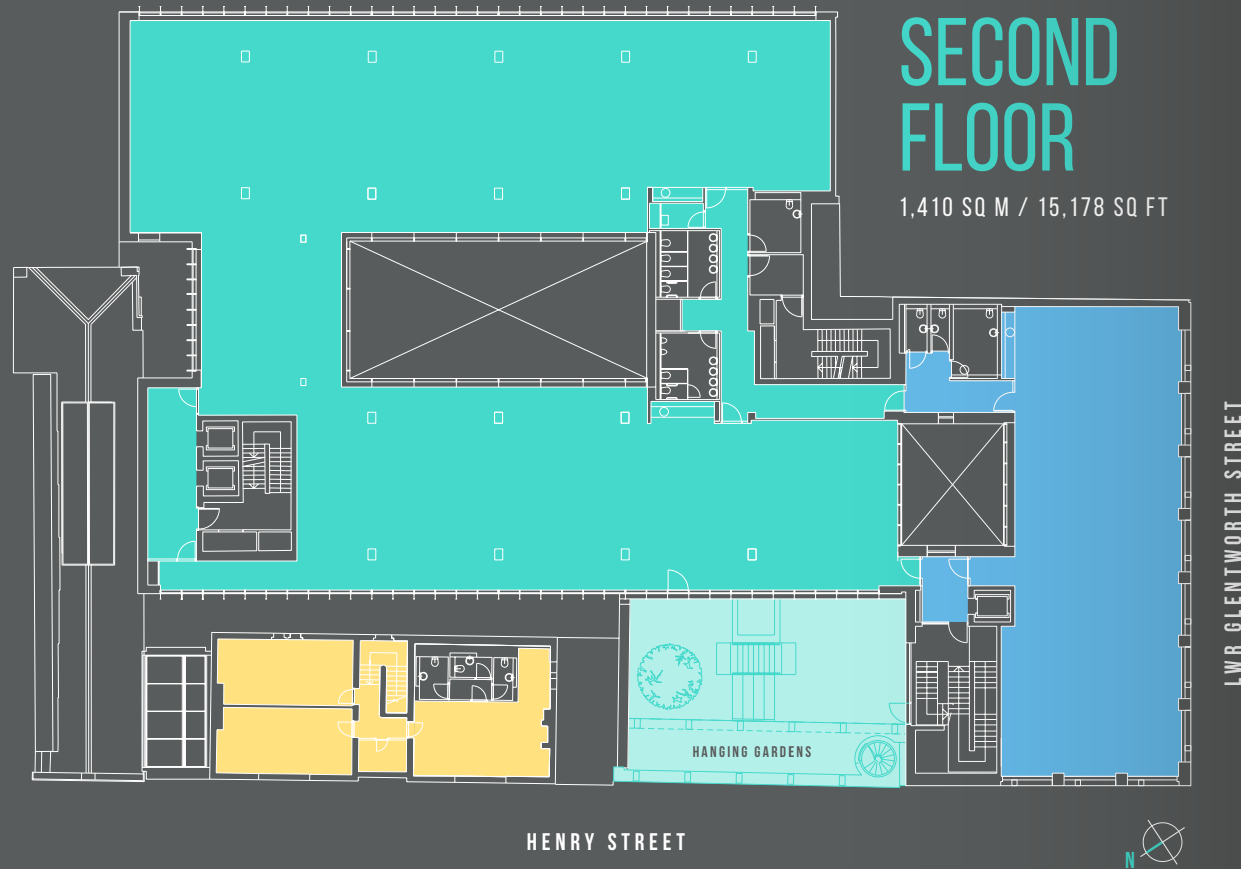
IPMS3 based on single occupancy. Floor areas include internal walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.



AREA (IPMS3)	SQ M	SQ FT
GARDENS CENTRAL	734	7,901
NO. 19	177	1,905
G.P.O	116	1,249
MERCANTILE	122	1,313
<b>TOTAL</b>	<b>1,149</b>	<b>12,368</b>

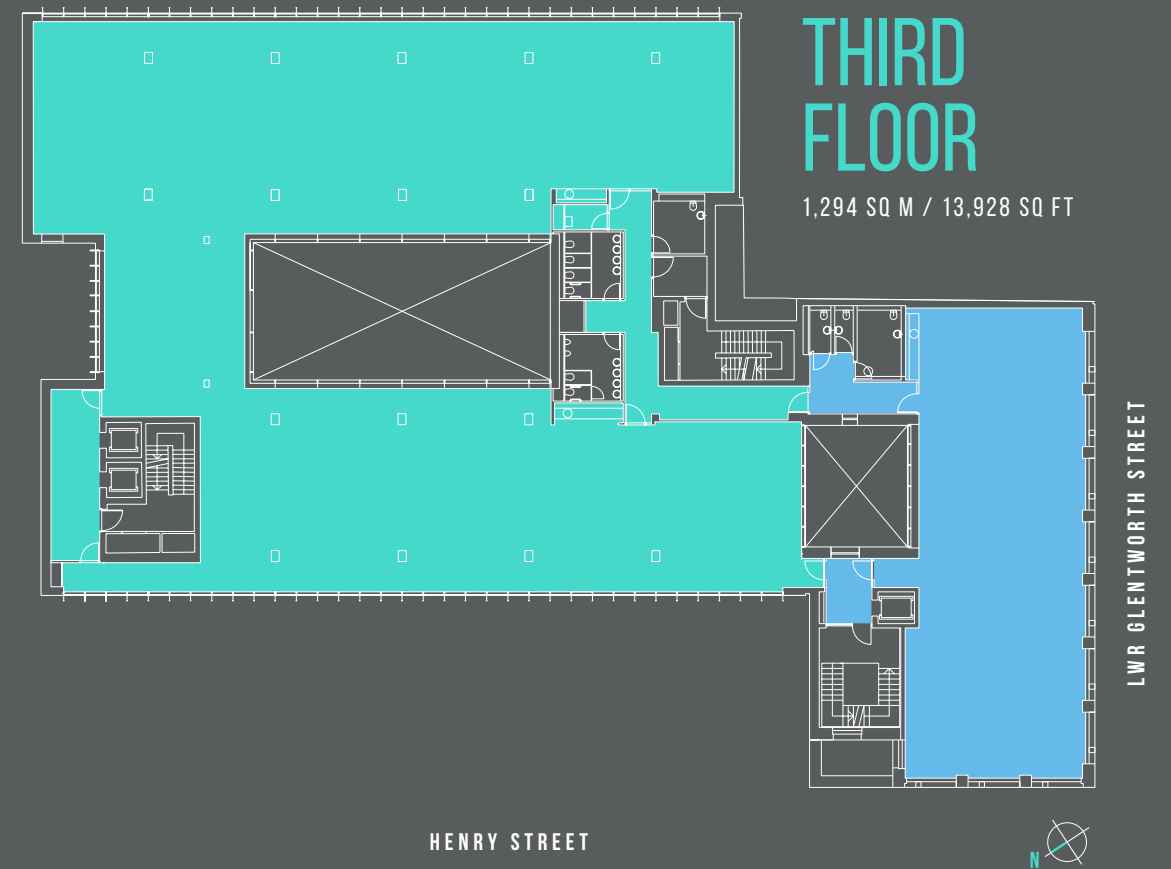
IPMS3 based on single occupancy. Floor areas include internal walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.





AREA (IPMS3)	SQ M	SQ FT
GARDENS CENTRAL	1,004	10,807
NO. 19	290	3,122
G.P.O	116	1,249
<b>TOTAL</b>	<b>1,410</b>	<b>15,178</b>

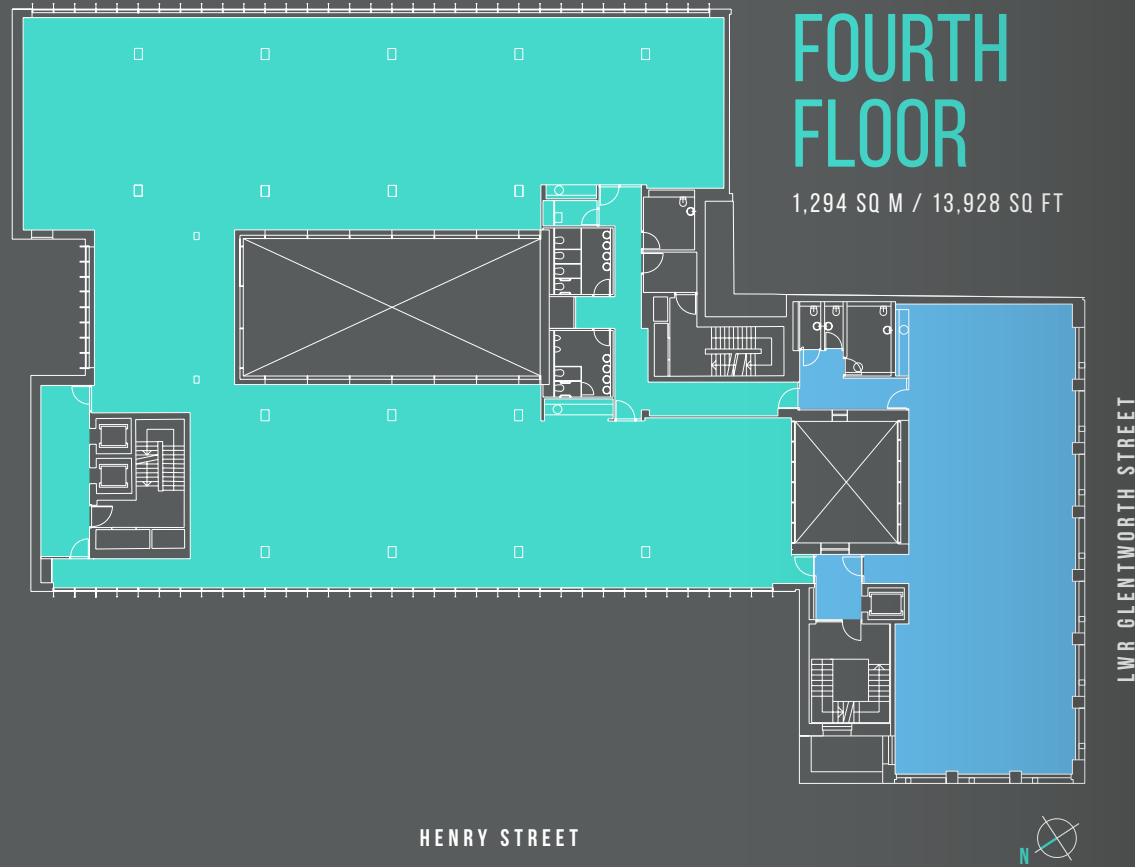
IPMS3 based on single occupancy. Floor areas include internal walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.



AREA (IPMS3)	SQ M	SQ FT
GARDENS CENTRAL	1,004	10,807
NO. 19	290	3,121
<b>TOTAL</b>	<b>1,294</b>	<b>13,928</b>

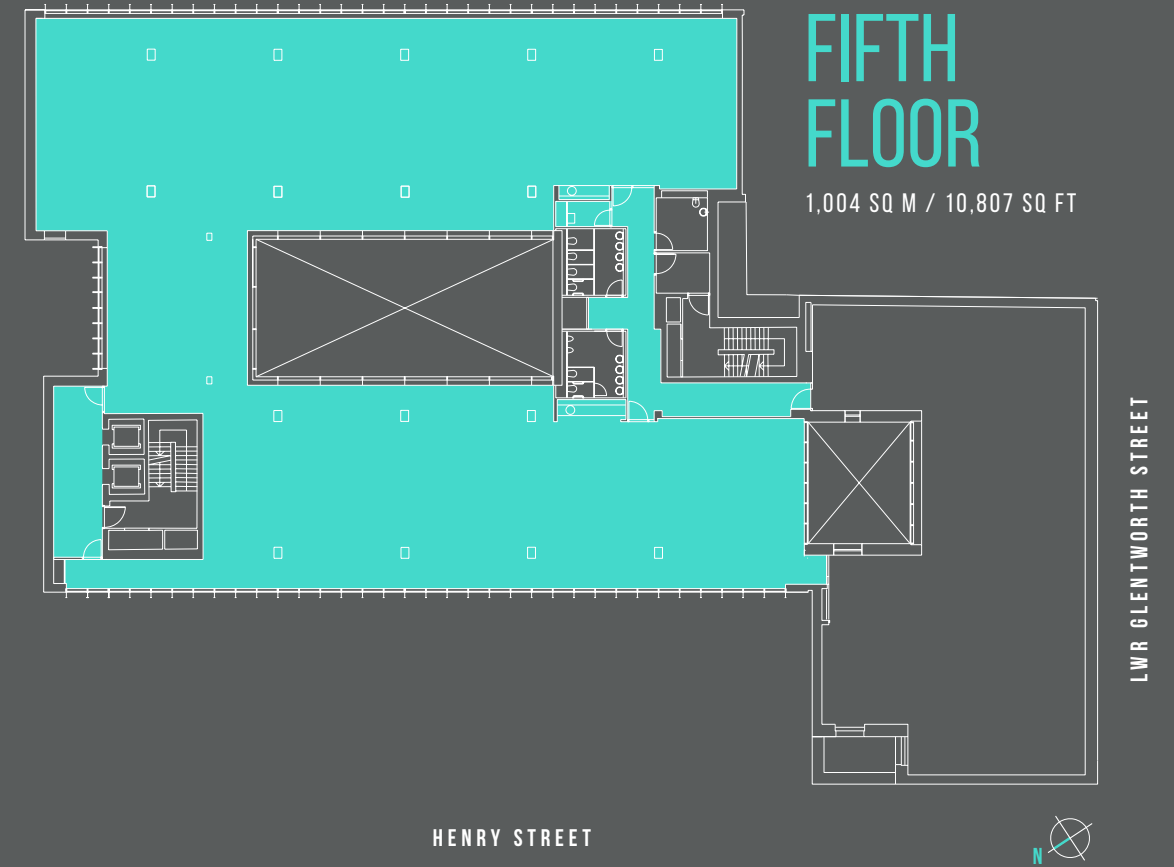
IPMS3 based on single occupancy. Floor areas include internal walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.





AREA (IPMS3)	SQ M	SQ FT
GARDENS CENTRAL	1,004	10,807
NO. 19	290	3,121
<b>TOTAL</b>	<b>1,294</b>	<b>13,928</b>

IPMS3 based on single occupancy. Floor areas include internal walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.



AREA (IPMS3)	SQ M	SQ FT
GARDENS CENTRAL	1,004	10,807
<b>TOTAL</b>	<b>1,004</b>	<b>10,807</b>

IPMS3 based on single occupancy. Floor areas include internal walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.

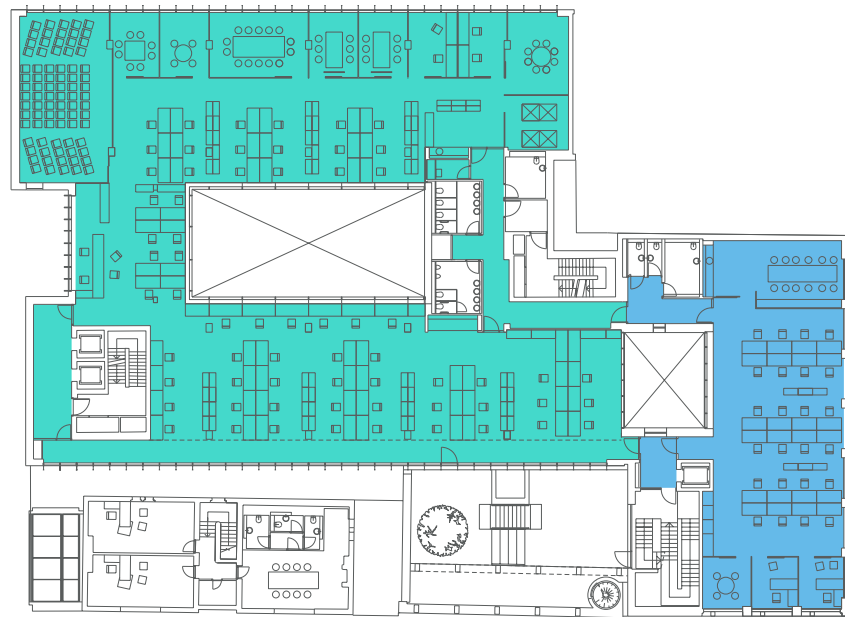


# TYPICAL SPACE PLAN LAYOUTS

AREA

GARDENS CENTRAL

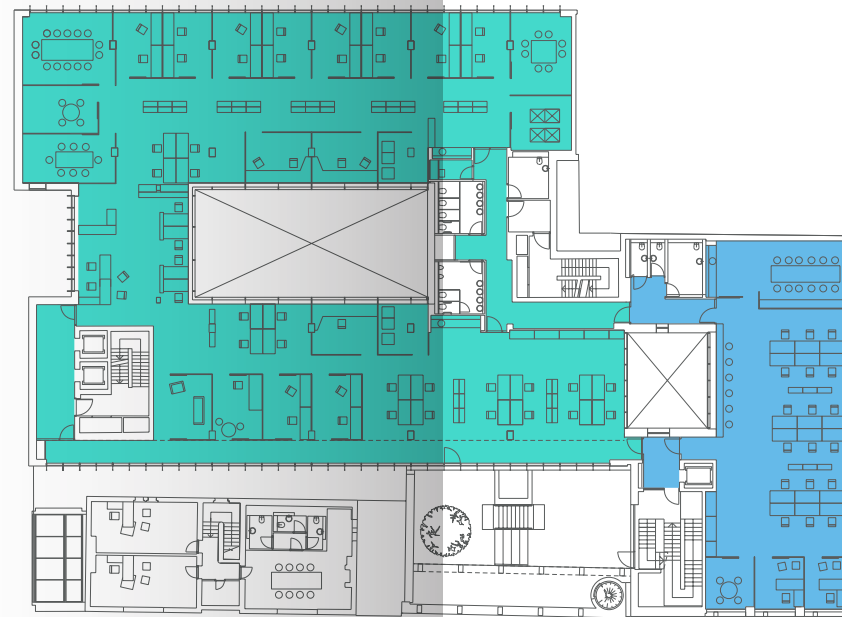
NO. 19



## FINANCIAL LAYOUT

- |                           |   |                           |    |
|---------------------------|---|---------------------------|----|
| ▶ 14 Person Board Room    | 1 | ▶ Comms Room              | 1  |
| ▶ 8 Person Meeting Room   | 2 | ▶ Video conference Room   | 2  |
| ▶ 4 Person Meeting Room   | 1 | ▶ Open Plan Workspace     | 90 |
| ▶ 70 Person Briefing Room | 1 | ▶ Single Cellular Offices | 2  |
| ▶ Reception               | 1 | ▶ Double Cellular Offices | 2  |
| ▶ Kitchen/ Tea Station    | 2 |                           |    |

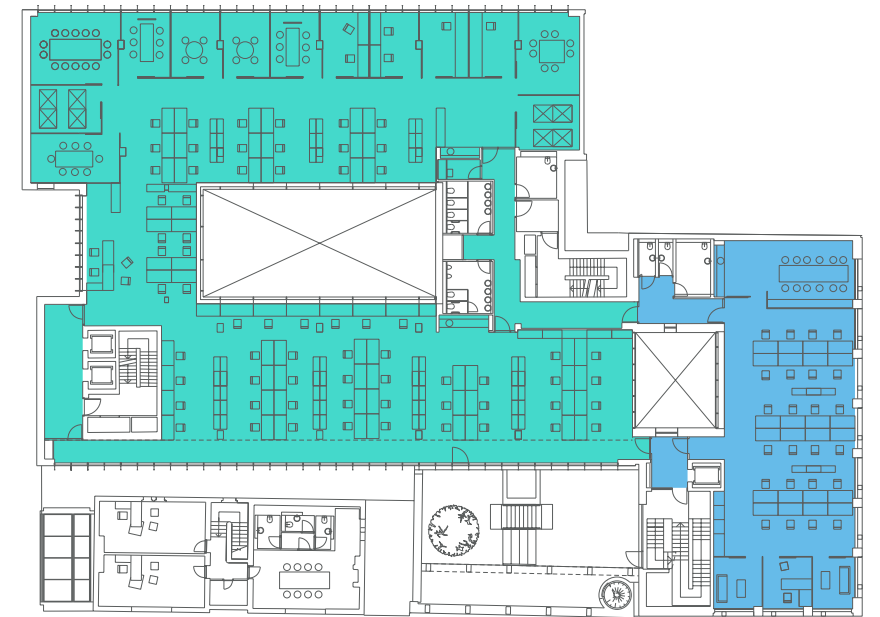
DENSITY 1:10 SQM



## PROFESSIONAL LAYOUT

- |                         |   |                           |    |
|-------------------------|---|---------------------------|----|
| ▶ 14 Person Board Room  | 1 | ▶ Quiet Room              | 3  |
| ▶ 8 Person Meeting Room | 2 | ▶ Open Plan Workspace     | 48 |
| ▶ 4 Person Meeting Room | 2 | ▶ Single Cellular Offices | 3  |
| ▶ Reception             | 1 | ▶ Double Cellular offices | 13 |
| ▶ Kitchen/ Tea Station  | 2 |                           |    |
| ▶ Comms Room            | 1 |                           |    |

DENSITY 1:15 SQM



## TECHNOLOGY LAYOUT

- |                         |   |                           |    |
|-------------------------|---|---------------------------|----|
| ▶ 14 Person Board Room  | 1 | ▶ Quiet Room              | 3  |
| ▶ 8 Person Meeting Room | 2 | ▶ Video conference Room   | 2  |
| ▶ 4 Person Meeting Room | 2 | ▶ Phone Booth             | 2  |
| ▶ Reception             | 1 | ▶ Open Plan Workspace     | 90 |
| ▶ Kitchen/ Tea Station  | 1 | ▶ Single Cellular Offices | 2  |
| ▶ Comms Room            | 2 | ▶ Double Cellular Offices | 2  |

DENSITY 1:10 SQM

For identification purposes only.





**STRUCTURE TO GARDENS CENTRAL**

- ▶ 7.2m x 8m structural grid with minimal columns creating large-span office space.
- ▶ 3.7m slab to slab to office floor heights.
- ▶ 2.6m clear ceiling from FFL.
- ▶ Floor slab 300mm reinforced concrete flat slab construction.

**STRUCTURE TO NO. 19**

- ▶ 8 x 9.6m structural grid with minimal columns creating large-span office space.
- ▶ 3.8m slab to slab to office floor heights.
- ▶ 3.1m clear ceiling from FFL to underside of fair-faced concrete slab.
- ▶ Floor slab 400mm reinforced concrete flat slab construction with fair-faced finish to exposed soffit.

**INTERNAL WALLS**

- ▶ Entrance Lobby - Restored brick and limestone within an original 18th century structure.
- ▶ Central Foyer - Bianco di Carrara (white marble) / White painted plaster.
- ▶ Central Lift Lobby (Ground Floor only) - Bianco di Carrara (white marble) / Ribbed acoustic ceiling panels.
- ▶ Central Lift Lobby (upper floors) - oak veneered linings / Ribbed acoustic ceiling panels.
- ▶ Solid oak internal glazed screens with fire-rated glass to selected areas as required.
- ▶ No. 19 - Fair-faced white concrete finishes.

- ▶ Lift Lobby (No.19 Ground Floor only) - Bianco di Carrara (white marble) / Exposed concrete.
- ▶ Lift Lobby (No.19 Upper floors) - oak veneered linings/ Exposed concrete.
- ▶ Mercantile and GPO protected structures - Painted plaster and or dry lining.

**EXTERNAL WALLS/ FAÇADE SYSTEMS**

- ▶ Entrance Lobby - Structural glazing with automated entrance doors.
- ▶ Modern Office Façade - High performance curtain walling with anodized aluminium brise soleil to selected areas with high performance solar control glazing.
- ▶ Sand blasted opaque glass rain screen cladding to selected areas.
- ▶ Courtyard Elevations - High performance curtain with anodized aluminium brise soleil to selected areas with high performance solar control glazing.
- ▶ Anodised aluminium rain screen cladding to selected areas.

**FLOOR FINISHES**

- ▶ Entrance Lobby - Flamed limestone flooring.
- ▶ Central Foyer - Bianco di Carrara (white marble).
- ▶ Lift Lobbies - European oak hardwood flooring.
- ▶ Gardens Central office - 600 x 600 raised access floor system.
- ▶ No. 19 - 600 x 600 raised access floor system.
- ▶ Mercantile and GPO protected structures - Hardwood floating floor on concrete base.

**CEILING FINISHES**

- ▶ Entrance Lobby - Restored vaulted brick arch within an original 18th century structure to entrance.
- ▶ Central Foyer - White painted timber slats with acoustic insulation.
- ▶ Lift Lobbies - Veneered acoustic suspended ceiling.
- ▶ Gardens Central office - 600 x 600 metal suspended ceiling system.
- ▶ No. 19 - Fair-faced white concrete finishes.
- ▶ Mercantile and GPO protected structures - Restored ceiling finishes / suspended plasterboard ceilings.

**INTERNAL DOORS**

- ▶ Oak veneered doors with solid oak hardwood edge trims.
- ▶ Doors to lift lobbies - oak veneered glazed doors with solid oak hardwood edge trims.
- ▶ Ironmongery in brushed stainless steel finish with access control to selected doors.

**PASSENGER LIFT INSTALLATIONS**

- ▶ Gardens Central office - Passenger lifts include 2 No. 1,000kg MRL geared electric traction passenger lifts (Duplex control).
- ▶ No. 19 - 1 No. 800kg MRL geared electric traction passenger lift (Simplex control).
- ▶ Lifts comply with Part M of Building Regulations and European Lift Standards EN-81.

**WC & CHANGING ROOM INSTALLATIONS**

- ▶ High quality ceramic sanitary fittings.
- ▶ High pressure laminate cubicle systems.
- ▶ Modern changing room lockers.
- ▶ Warm air dryers in all toilet areas.

**STAIR COMPLETIONS**

- ▶ Oak handrails to main stairs.
- ▶ No. 19 - Solid oak treads to staircase.
- ▶ Mercantile building - Solid oak treads to staircase.
- ▶ Rubber floor sheeting / paint finishes to escape staircases.

**ROOF FINISHES**

- ▶ High performance membrane finish to flat roof areas with light coloured top surface to achieve LEED Gold rating.
- ▶ Green roof to selected areas with an intensive roof build-up.
- ▶ Natural slate roof finishes to the Mercantile and GPO protected structures.

**BASEMENT**

- ▶ Single storey basement with reinforced concrete walls.
- ▶ 26 office carparking spaces with epoxy paint floor finish.
- ▶ 50 cycle bays in dedicated bicycle storage area.
- ▶ Fully automated security roller shutter screen at entrance to carpark.





**MECHANICAL SERVICES SUMMARY**

- ▶ Mechanical systems are developed on the basis of a 'shell and core' scheme at a 1 person per 10sqm net occupancy, with facilities provided for sub-metering.
- ▶ Mechanical services are designed to meet the requirements of LEED Gold Certification and A3 Energy Rating.
- ▶ Central HWS storage will be provided and boosted hot water services will be generated by high efficiency low NOX natural gas fired LPHW boiler system and solar thermal panels.
- ▶ High efficiency water cooled chillers c/w dry air coolers and water stations will be provided to generate thermal cooling storage during night time. Cooling energy will be stored in phase change thermal buffer tanks to supply chilled water during day time.
- ▶ No. 19, GPO and Mercantile Buildings are naturally ventilated and are not air conditioned. Heating connections with energy metering provided for tenant connection.
- ▶ No. 19 concrete ceilings will be exposed for heat sink/natural cooling purposes, and therefore suspended ceilings will not be provided.

**ELECTRICAL SERVICES SUMMARY**

- ▶ Electrical services are based on a 'shell and core' scheme at a 1 person per 10sqm net occupancy. Provision is made for tenant fit out of general lighting and power services, door access control, emergency lighting and fire alarm systems.
- ▶ High efficiency LED lighting and emergency lighting is provided to all landlord/common areas.
- ▶ Main entrance/exit doors at ground floor level in landlord/common areas are provided with access control and intercom and are monitored by CCTV.
- ▶ Cable containment systems link service risers to all tenant spaces. Separate containment is provided for mains power, fire alarm, ICT/communications wiring.

**GARDENS CENTRAL MECHANICAL SERVICES - CATEGORY A FIT OUT**

- ▶ The Gardens Central office space will be air conditioned via 4-pipe fan coil units mounted above ceiling level with pressure independent waterside control.
- ▶ Fan coil units provided on 1:27 sqm net floor area for perimeter zones and 1:40sqm net floor area for internal zones, in main building only. FCU Specific fan power not greater than 0.35Watts/L/Sec. Fans will be high efficiency EC type and fan coil units will be Eurovent Certified.
- ▶ Each fan coil connects to a series of supply air diffusers in the ceiling.
- ▶ Chilled water (80C Flow / 140C Return) and low temperature hot water (700C Flow / 550C Return) are provided to the fan coil units for cooling and heating.
- ▶ Fresh air ventilation provided via local high efficiency heat recovery ventilation units. Ventilation air will be drawn in through high level louvres above ceiling level and stale air will be exhausted to atmosphere via high level louvres above ceiling. Fresh air ventilation provided at a rate of 10 litres per second per person.

**NO. 19 MECHANICAL SERVICES - CATEGORY A FIT OUT**

- ▶ Low pressure hot water radiator heating system connected to the metered service provided by the landlord. Heating fit out to include local thermostatic controls and automatic controls with service/energy consumption to be monitored by the landlord's central plant and BMS.
- ▶ Natural Ventilation - Category A fit out to include automatic controls and wiring associated with the motorized window actuators. The control system will include the a central controller and control panel with local manual system over-ride switches.
- ▶ Fit out of the Ground Floor office space will include roof top ventilation plant, wiring and air distribution ducting within the unit.

**ELECTRICAL SERVICES - CATEGORY A FIT OUT**

- ▶ Lighting in open plan areas to be provided on basis of 500 lux average illuminance and a maximum power loading of 8 Watts per sq.m using high efficiency LED luminaires. Lighting installations to include DALI controls and daylight sensors with luminaires to have a glare rating of UGR 19 in accordance with CIBSE LG-7 Lighting Code.
- ▶ Emergency lighting to be installed in accordance with IS3217:2013. Automatic fire detection and alarm installations to be provided to open plan areas in accordance with IS3218: 2013.
- ▶ Cable containment only in raised access floor voids for power and data wiring with floor outlet boxes (1 No. per 10m2), wiring not provided.
- ▶ A local power distribution panel will be provided and connected to the main electrical distribution board located in the basement switchroom.

**FIRE SERVICES**

- ▶ Gardens International is protected by a fully automated analogue addressable, open protocol fire detection and alarm system. System in accordance with IS3218: 2013.
- ▶ First Aid portable type fire extinguishers are provided in accordance with IS291:2015.

**BUILDING MANAGEMENT SYSTEM (BMS)**

- ▶ A fully automated building management control system will be provided to control and monitor all mechanical services plant. The BMS will also log consumption of energy and water.

**SECURITY SYSTEMS**

- ▶ Intruder alarm system monitors the building perimeter.
- ▶ CCTV cameras monitor all building entrances / exits, basement car park areas, lift lobbies and central concourse / atrium.
- ▶ Proximity card access control system provided to all building entrances.
- ▶ Intercom system provided at all main entrances.

**ICT SERVICES**

- ▶ ICT Cable management provided in all main service risers and linked to the buildings incoming service ducts.
- ▶ ICT cable way connections provided to building on Henry Street at rear in Post Office Lane.
- ▶ ICT cable fit out including incoming fibre optic service by tenant.





## DESIGN SUMMARY

MECHANICAL SERVICES	
Internal Winter Dry Bulb	21°C +/- 2°C
Internal Winter RH	Not Controlled
Internal Summer Dry Bulb	22.5°C +/- 1.5°C
Internal Summer RH	Not Controlled
External Winter	-4°C, 100% RH
External Summer	+28°C DB, +20°C WB
Occupancy Density	1 person / 10m <sup>2</sup>
Fresh Air Allowance	10 litres/sec per person
Air Conditioning Systems	4 Pipe fan coil, water side control
Fan Coil Density	1 FCU/27m <sup>2</sup> Perimeter 1 FCU/40m <sup>2</sup> Internal
Internal Heat Gains	Lighting: 8 w/m <sup>2</sup> Small Power: 20 w/m <sup>2</sup> People: 90 Watts / Person (Sensible)
Cold Water Storage	40 litres per person
Hot Water Storage	5 litres per person / generation
Chilled Water	8°C Flow / 14°C Return
Heating Water	70°C Flow / 55°C Return
Thermal Storage	Phase change material for cooling
Renewables	Solar Thermal Panels on roof
Noise Rating	NR 35 Office.
LEED Rating	LEED GOLD
BER Rating	A3
Service Connections to Tenancy	Heating Water (Metered) • Chilled Water (Metered) • Mains Water (Metered) • Electrical Power (Metered) • Drain Connection Pipe
Boilers	3 x High Efficiency Modulating Natural Gas Condensing Type
Chillers	2 x High efficiency water cooled type with water stations, dry coolers and thermal storage
Basement Car Park Ventilation	Propulsion fan system 6 Air changes per hour (Normal) 10 Air changes per hour (Fire)

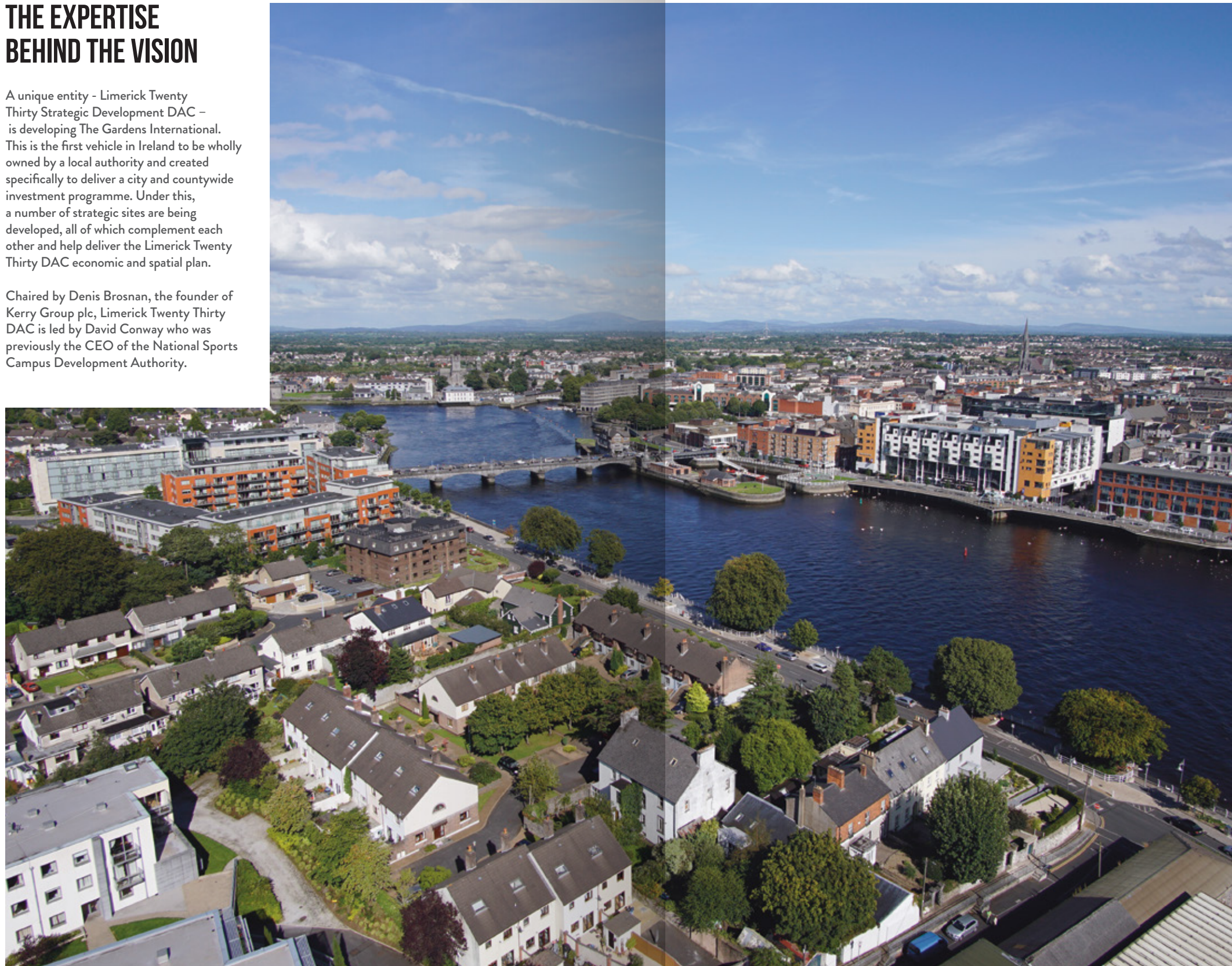
ELECTRICAL SERVICES	
Workstations Allowance	1 per 10m <sup>2</sup>
Lighting Level	Office 500 Lux
Lighting Type	High Efficiency LED
Lighting Control	Dali System. Daylight and occupancy sensing / controls
Lighting Power	8 Watts (Maximum) per sq. m in open plan areas.
Emergency Lighting	As per IS3217: 2013 requirements
Fire Detection and Alarm	Fully addressable, Type L1 as per IS3218:2013 requirements
Small Power Loading	20 Watts per m <sup>2</sup>
ICT Wiring	As per tenant fit out
Cable Distribution to Work Stations	Via raised access floor
Emergency Generator	None
Lightning Protection	Building Protected as per IS EN 62305
Door Access Control	Yes
CCTV	Building entrances, exits, car parking, lift lobbies, foyers and atrium. Digital IP based system
Intercom	At main entrances to building
Lift Services	2 No. 1,000kg MRL geared electric traction 1 No. 800kg MRL geared electric traction passenger lift No goods lift
Air Conditioned Areas	
Main Building Tenant Areas	Yes. 4 Pipe FCU'S
Building No. 19	Not airconditioned. Naturally ventilated and radiator type heating
Mercantile Building, GPO, Hanging Gdns.	Not airconditioned. Naturally ventilated and radiator type heating



## THE EXPERTISE BEHIND THE VISION

A unique entity - Limerick Twenty Thirty Strategic Development DAC – is developing The Gardens International. This is the first vehicle in Ireland to be wholly owned by a local authority and created specifically to deliver a city and countywide investment programme. Under this, a number of strategic sites are being developed, all of which complement each other and help deliver the Limerick Twenty Thirty DAC economic and spatial plan.

Chaired by Denis Brosnan, the founder of Kerry Group plc, Limerick Twenty Thirty DAC is led by David Conway who was previously the CEO of the National Sports Campus Development Authority.



## PROFESSIONAL TEAM

- ▶ **CLIENT**  
Limerick Twenty Thirty DAC
- ▶ **CONTRACTOR**  
JJ Rhatigan & Co.
- ▶ **ARCHITECT**  
Carr Cotter & Naessens /  
Denis Byrne Architects
- ▶ **PROJECT MANAGER**  
Kerin Contract Management
- ▶ **STRUCTURAL ENGINEER**  
Punch Consulting Engineers
- ▶ **SERVICES ENGINEER**  
Don O Malley & Partners
- ▶ **QUANTITY SURVEYOR**  
Tom Mc Namara & Partners
- ▶ **CONSERVATION**  
Carrig Conservation International
- ▶ **FACADE CONSULTANT**  
Murphy Facade Studio
- ▶ **PSDP**  
Chris Mee Group
- ▶ **FIRE CONSULTANT**  
Jeremy Gardner Associates
- ▶ **LEED CONSULTANT**  
Meehan Green
- ▶ **LEASING AGENT**  
Cushman & Wakefield



# CONTACTS



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PSRA No: 002222

## DUBLIN

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**WEBSITE: [WWW.GARDENSLIMERICK.COM](http://WWW.GARDENSLIMERICK.COM)**

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### Disclaimer

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.



