

one**albert**quay



one**building** | one**vision**

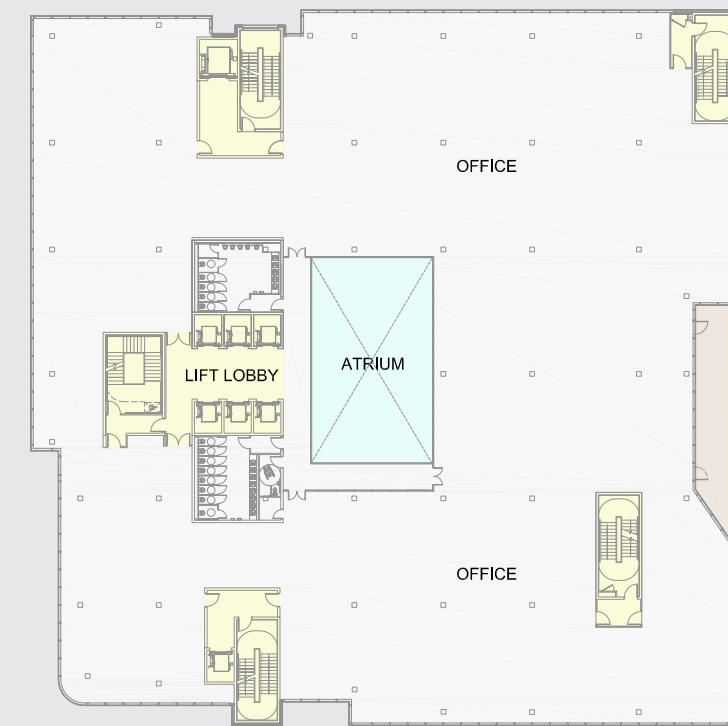
175,000 SQ FT OF
NEXT GENERATION
OFFICE SPACE



AN UNRIVALLED RIVERSIDE CITY CENTRE LOCATION

- In the heart of Cork's Central Business District
- 5 minute walk to the heart of the City Centre
- 3 minute walk to the Bus Station
- 10 minute walk to Kent Train Station
- 10 minute drive to Cork International Airport
- Adjacent to Cork City Hall





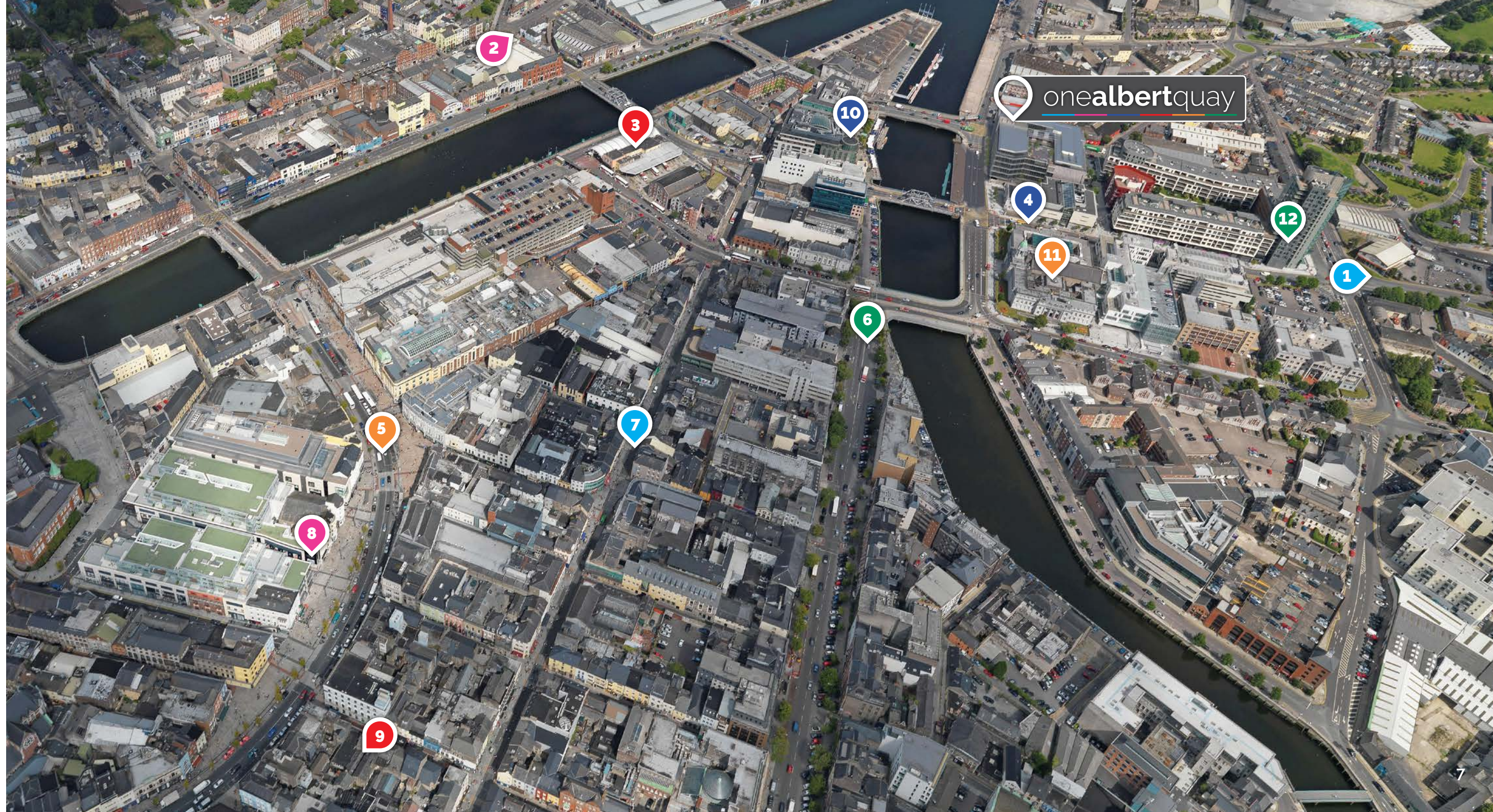
EXPERIENCE A UNIQUE WORKPLACE

- Dramatic entrance foyer
- Large central glazed atrium
- 2 storey high internal water feature
- Impressive landscaped external terraces
- Floor plates of up to 31,000 sq ft, subdivisible from 6,000 sq ft
- Double level basement carpark



GREAT AMENITIES FOR YOU AND YOUR STAFF

- 1. Cork Airport – 10 minute drive
- 2. Kent Train Station – 10 minute walk
- 3. Bus Éireann Bus Station – 5 minute walk
- 4. Park & Ride Bus Stop
- 5. St. Patrick's Street
- 6. The South Mall
- 7. Oliver Plunkett Street
- 8. Opera Lane
- 9. The English Market
- 10. The Clarion Hotel
- 11. Cork City Hall
- 12. The Elysian





SUSTAINABLE OFFICES WITH STYLE

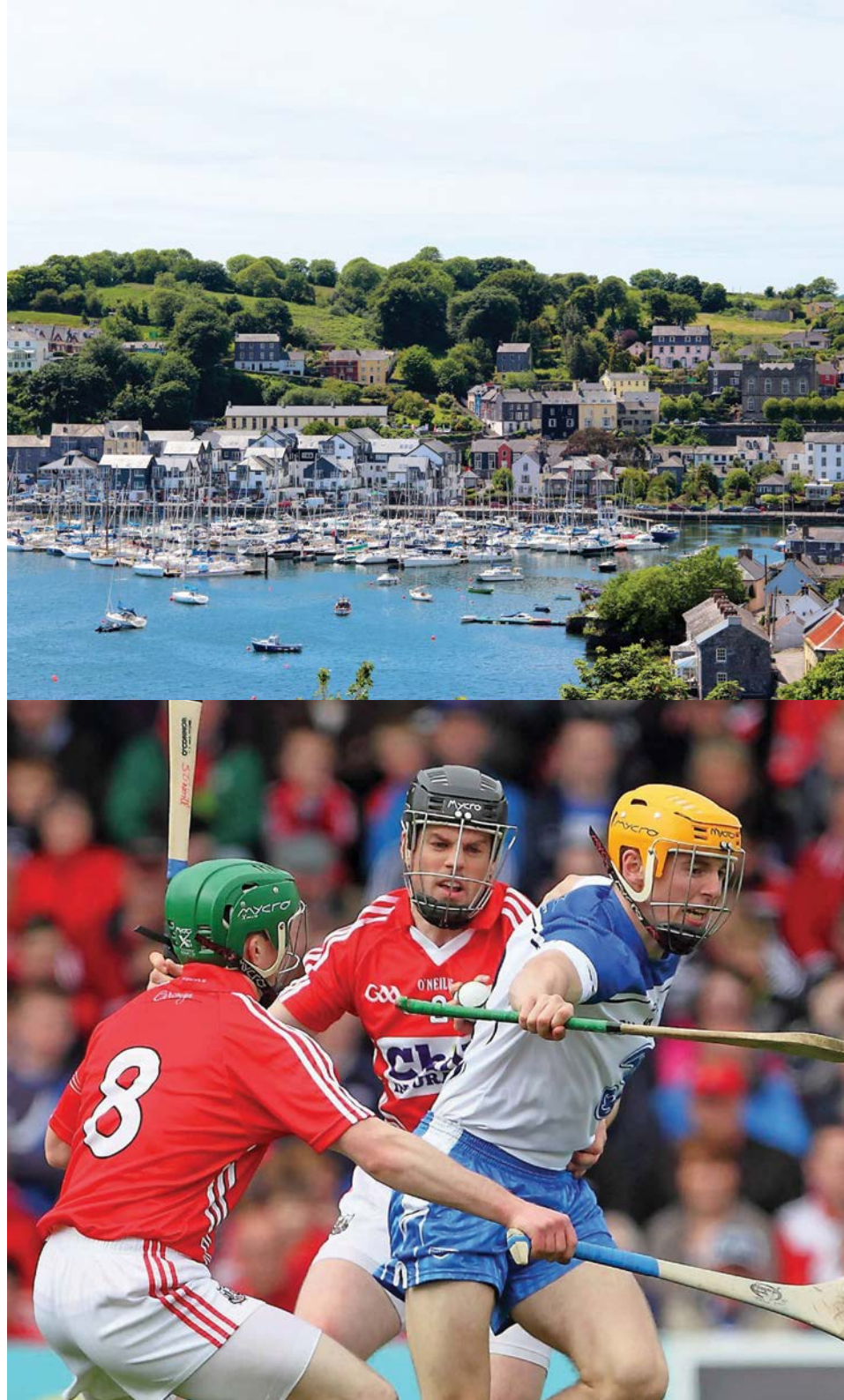
Sustainability is at the heart of every design decision at one**albert**quay.

Designed to Gold LEED standards, some of the key sustainable features of one**albert**quay include:

- Rainwater harvesting and treatment
- Highly efficient solar reflective external glazing
- Glazed internal atrium bringing natural light into the heart of the building
- Intelligent BMS controls ensuring efficient energy usage
- LED lobby lighting with PIR and lux level sensors
- Solar thermal collectors and efficient heat pump technology

CORK – A GREAT PLACE TO WORK & LIVE

- Cork City centre is a great shopping location with household names such as Brown Thomas, Debenhams and Penneys
- Choose from some of Ireland's best restaurants and bars just minutes away from one **albert** quay
- 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 and soccer
- Experience Cork, voted one of the Top Ten European cities to visit by the Lonely Planet Guide





ACCESS TO GREAT PEOPLE FOR YOUR BUSINESS

- Cork is a modern European city and region with a population of almost half a million people competing for business 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 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 the Tyndall and Rubicon research institutes
- Great transport links to continental Europe as well as international transport hubs such as Amsterdam's Schiphol and London's Heathrow 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.

STRUCTURE

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 precast composite slabs and will be designed to the following requirements in accordance with BS 6339 Part 1: 1996.

GROUND FLOOR LEVEL		
• Imposed Loading	10.0 kN/m²	
• Floor Finishes	0.50 kN/m²	
• Partitions	Incl. in the imposed load figure above.	
• Suspended Services & Ceilings	0.5 kN/m²	

UPPER FLOOR LEVELS		
• Imposed Loading	5.00 kN/m²	
• Floor Finishes	0.50 kN/m	
• Partitions	Incl. in the imposed load figure above	
• Suspended Services & Ceilings	0.5 kN/m²	

The upper and lower basement structure will be an in-situ concrete frame construction. The basement walls will be constructed using a sheet piled perimeter retaining wall to the full circumference of the basement. All column loads will be supported by a reinforced concrete raft foundation.

RASIED 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: 2.85m.

EXTERNAL WALL FINISHES

Flamed Granite cladding; 40mm thick; fixed to blockwork with stainless steel fixings drilled into wall at required centres with selected stone capping to match cladding.

EXTERNAL GLAZING

Aluminium unitised glazing system to achieve a U- Value of 1.1W/m²K with double glazing to manufacturer's recommendations with outer pane of 8mm solar natural HP toughened 71/43, inner pane of 10mm clear toughened, all hermetically sealed double glazed units. Glass spandrel panels are provided at floor slabs. Allowance is provided for high quality neutral elastical silicone based

joint sealant between frame and stone cladding reveals to ensure air tightness.

WINDOWS

Powder coated aluminium thermally broken double glazed window and frames externally including aluminium cills once cranked over cladding including insulation EDPM cavity closer.

BALCONIES

450 x 450 x 50mm thick Tobermore concrete paving slabs on proprietary PVC paving stools to balconies; sitting on asphalt roof finish.

5TH FLOOR TERRACE

450 x 450 x 40mm thick Granite paving slabs bedded in 30mm - 70mm of 35N/mm² "Weber" construction grout to falls and crossfalls with Barley Corn Stone Ballast finish to perimeter.

PASSENGER LIFTS

6no 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.

FIREMANS LIFTS

1no Schindler 5500 and 1no Schindler 3300 1m/s fireman lifts servicing ground to upper floor levels. Lifts are finished with brushed stainless steel walls, ceiling and doors.

SHOWER FACILITIES

Showers and lockers are available at basement level.

SECURITY SYSTEMS

A CCTV System is provided covering the Landlord open areas and the lobby areas and car parks. 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 630KVA 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 suppliers. From there multicore telecom cables are run to the clients' offices. Broadband services are available from a number of suppliers.

CAR PARKING

158 car park spaces (including 10 disabled spaces) and 450 bicycle spaces within the basement carpark.

SUSTAINABILITY

onealbertquay is set to become Ireland's flagship

sustainable office development which will be designed to meet the relevant standards for a B1 BER (Building Energy Rating) Certificate and to achieve a Gold LEED Precertification Accreditation.

"LEED" (Leadership in Energy & Environmental Design) is the US Green Building Council's building rating certification program that recognizes 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.

FAÇADE THERMAL PERFORMANCE

onealbertquay is wrapped in Solar reflective energy efficient glazing which delivers high efficiencies by reducing heating and cooling loads. The structure on the outside of the façade incorporates metal louvres which further reduces the heating load and provides enhanced tenant comfort through control of glare and the effects of direct solar radiation.

BMS CONTROLS

A Landlord building management system is installed in 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.

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. Carpark Lightning to be provided by twin florescent fittings to provide 150 lux and will be controlled by the BMS System. 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 100m².



A TRUSTED DEVELOPMENT TEAM

THE ARCHITECT

HENRY J LYONS ARCHITECTS 16 Lavitt's Quay, 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



Savills Cork
11 South Mall,
Cork
021 427 1371
cork@savills.ie

Savills Dublin
33 Molesworth Street,
Dublin 2
01 618 1300
info@savills.ie



DTZ Sherry Fitzgerald Cork
6 Lapp's Quay
Cork
021 427 5454
cork@dtz.ie

DTZ Sherry Fitzgerald Dublin
164 Shelbourne Road
Ballsbridge, Dublin 4
01 639 9300
info@dtz.ie

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