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**GARDENS INTERNATIONAL OFFICE  
HENRY ST, LIMERICK**

A DEVELOPMENT BY LIMERICK TWENTY  
THIRTY STRATEGIC DEVELOPMENT DAC



THE COMBINATION OF DYNAMIC  
CONTEMPORARY ARCHITECTURE  
AND OLD HERITAGE BUILDINGS





**DESIGNED FOR  
MODERN BUSINESS**

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 Limericks 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.





## OFFICE

The office accommodation extends to 80,000 sq ft and will be 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.

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.





## LIMERICK

# Established and proven location for international business.

Ireland's most future focused city, committed to innovation and economic growth.

Located on the western periphery of Europe, just 20 minutes from Shannon Airport - an international airport with daily services to the UK, Europe and the US - Limerick is Ireland's third largest city, attracting a pool of young, energetic and talented people, which makes it an increasingly competitive location for both domestic and foreign business.

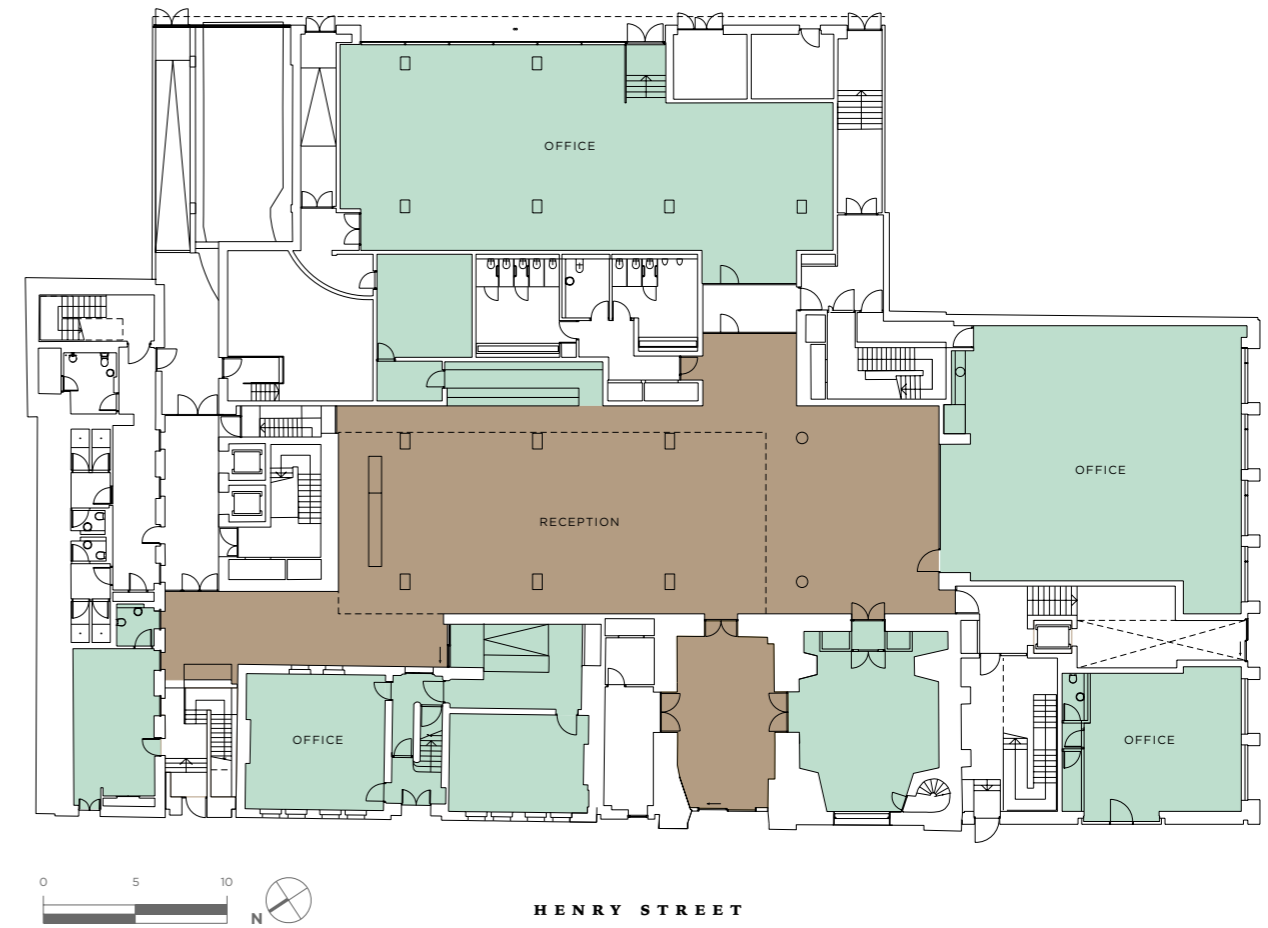
The Gardens  
International  
Office







# GROUND FLOOR

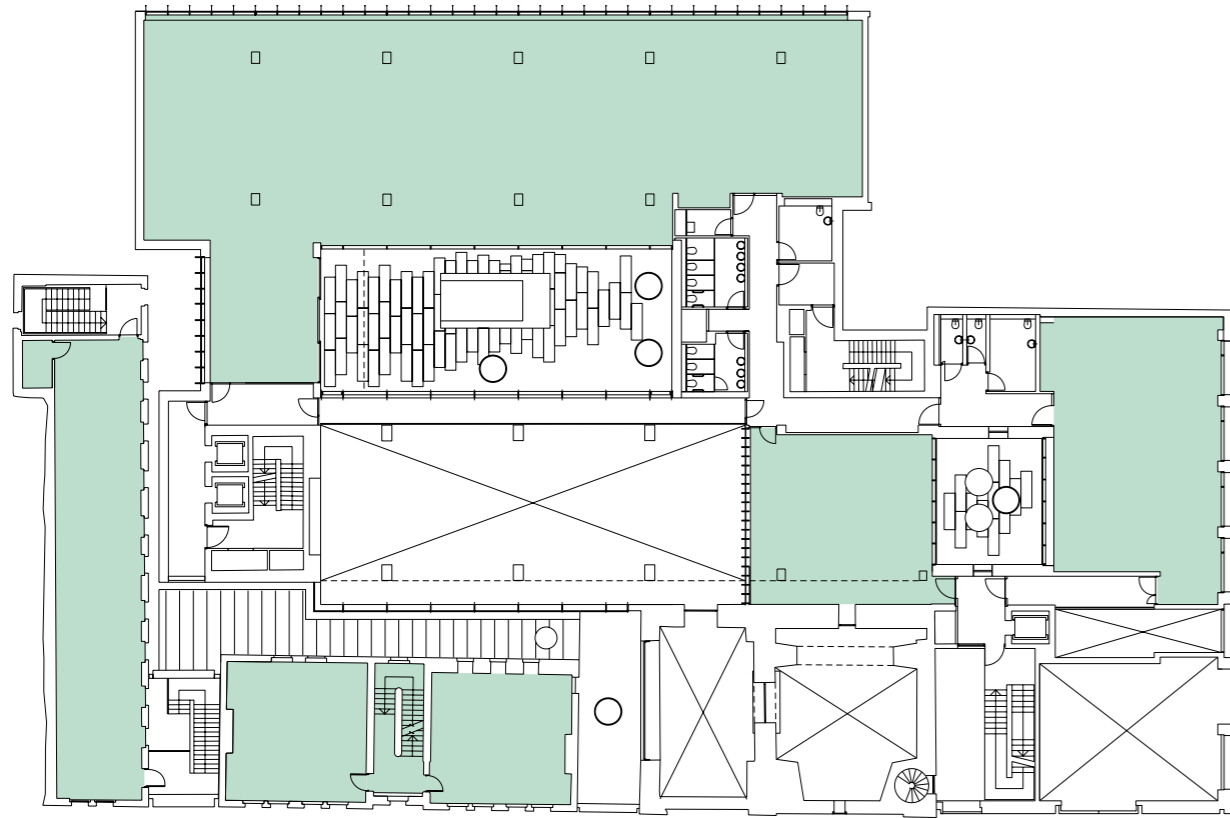


## SCHEDULE OF AREAS (NIAs)

	SQ M	SQ FT
Reception	544	5,853
Ground Floor	905	9,737
First Floor	1,093	11,760
Second Floor	1,365	14,687
Third Floor	1,224	13,170
Fourth Floor	1,224	13,170
Fifth Floor	932	10,028
<b>Total</b>	<b>7,287</b>	<b>78,405</b>

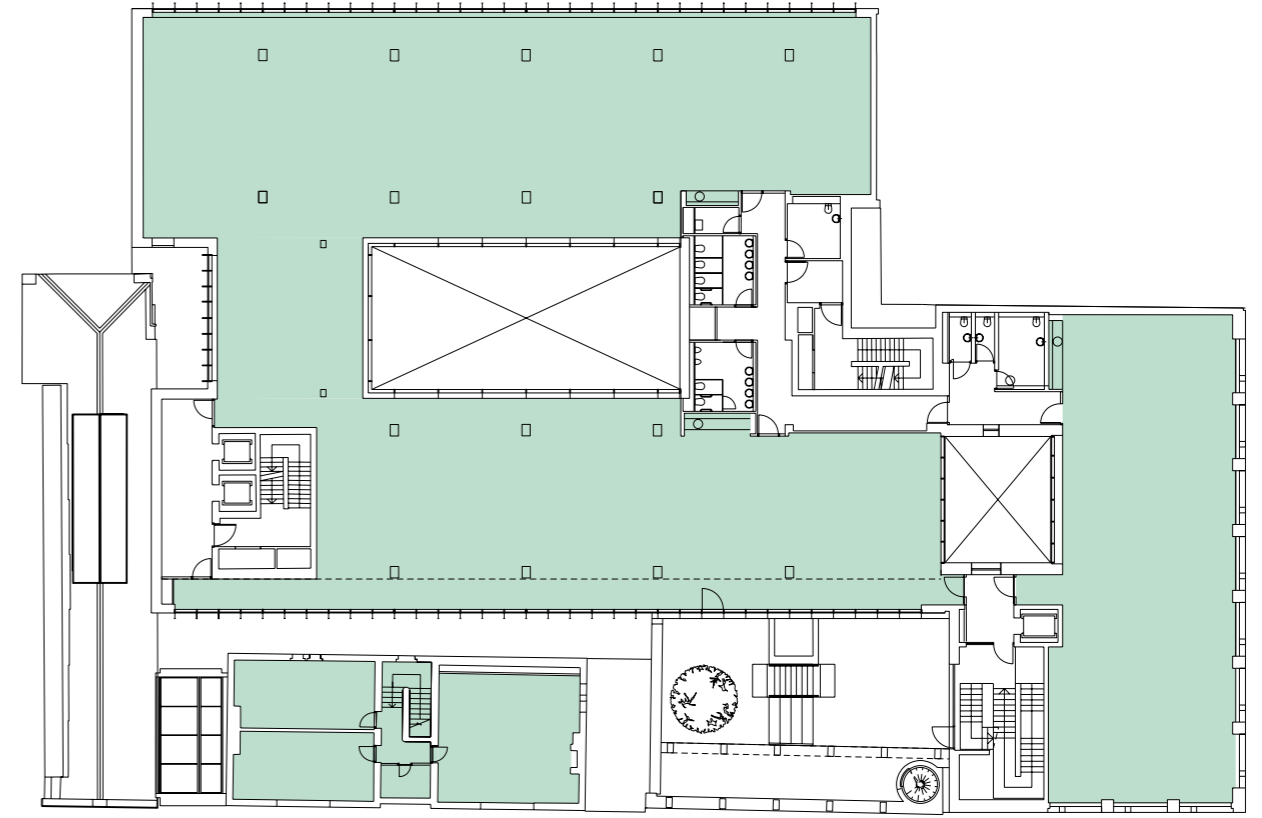
Not to scale. For identification purposes only.

# FIRST FLOOR



LWR GLENTWORTH STREET

# SECOND FLOOR



LWR GLENTWORTH STREET

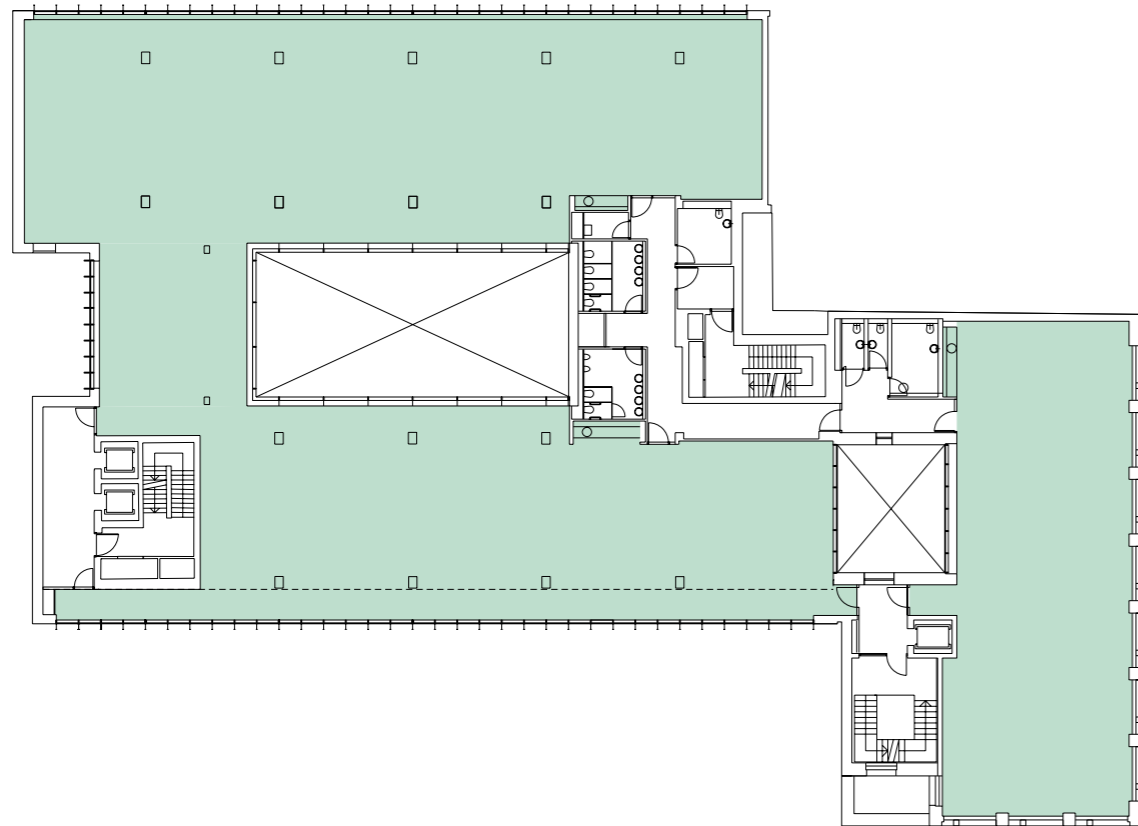
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# THIRD/FOURTH FLOOR



LWR GLENTWORTH STREET

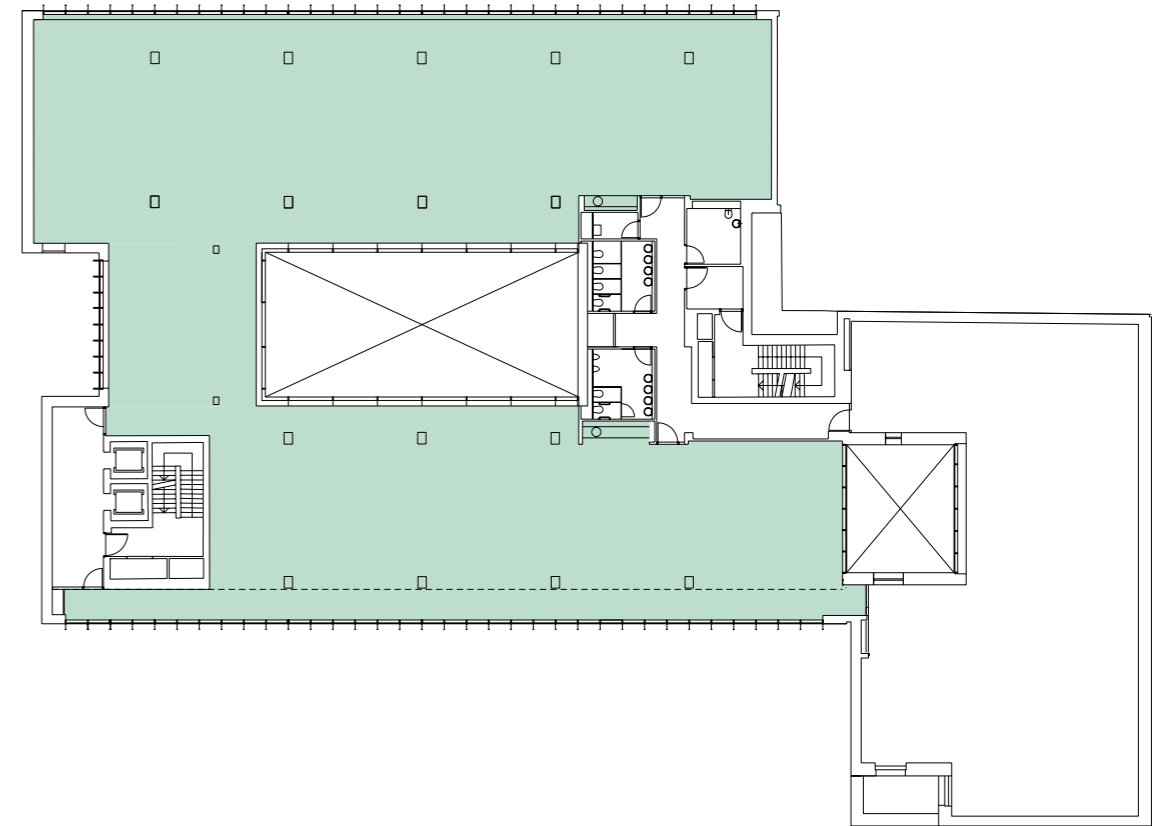


HENRY STREET

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Fifth Floor	932	10,028
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Not to scale. For identification purposes only.

# FIFTH FLOOR



LWR GLENTWORTH STREET



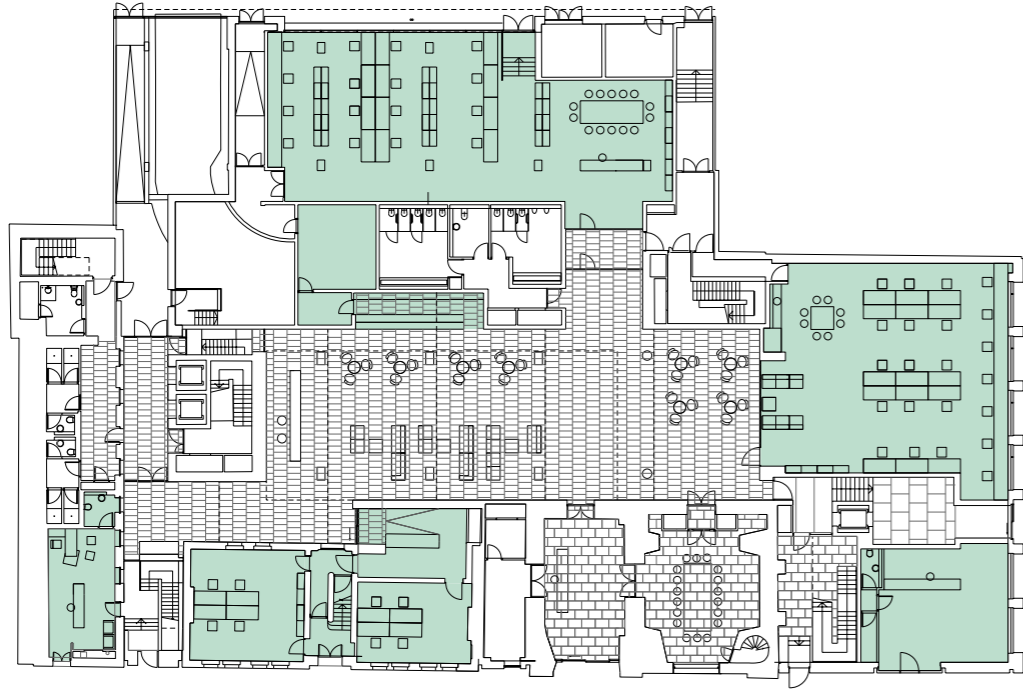
HENRY STREET

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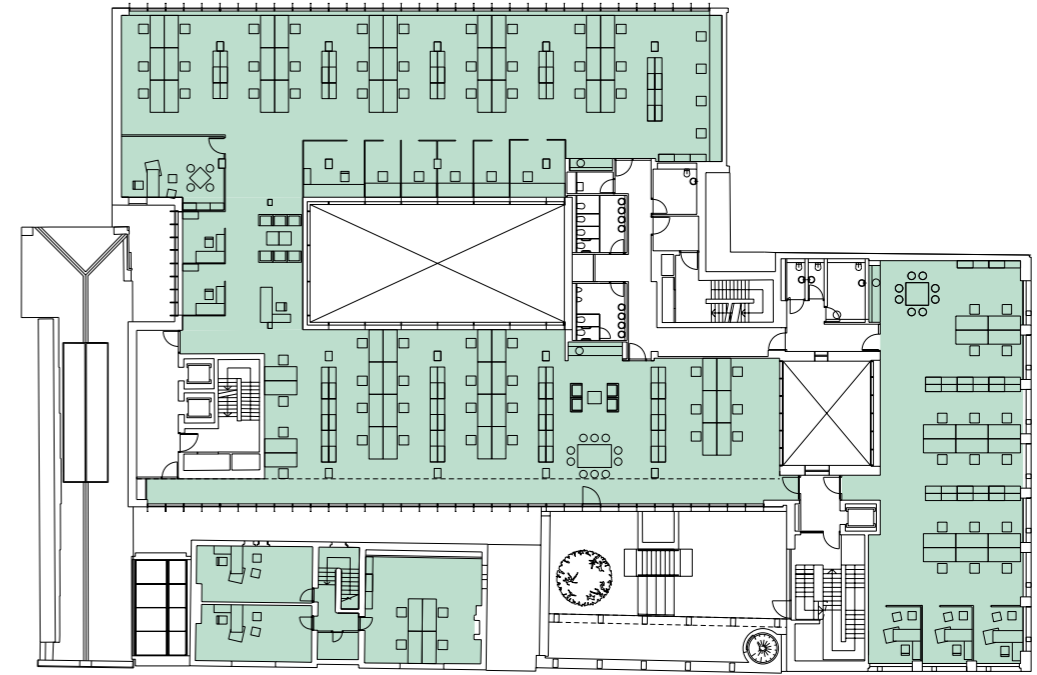


# TYPICAL SPACE PLAN LAYOUTS

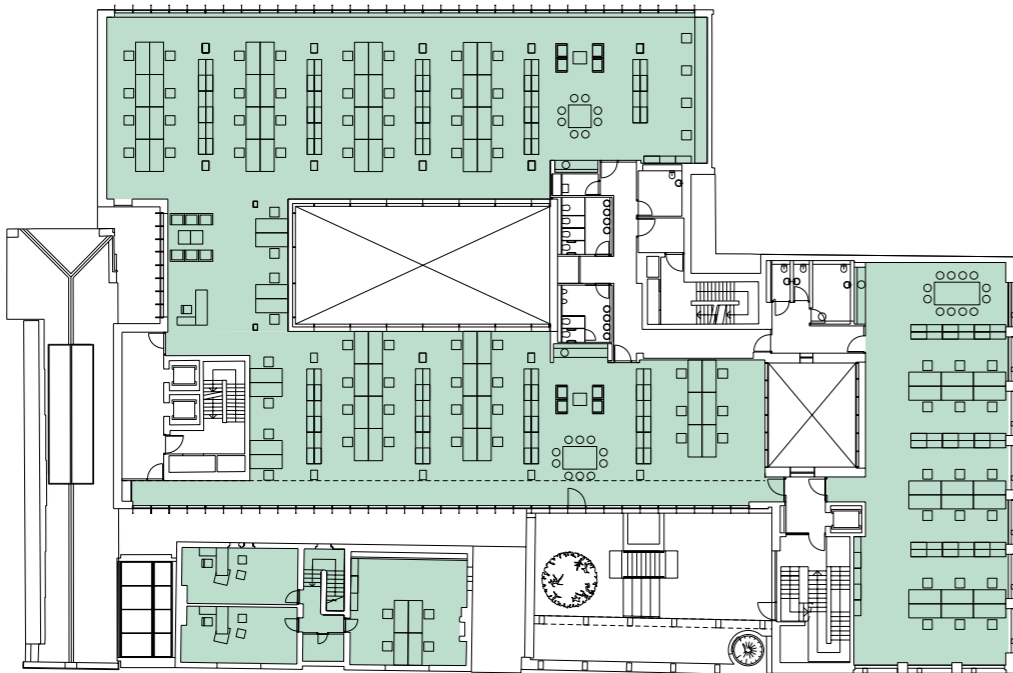


Ground Floor

# TYPICAL SPACE PLAN LAYOUTS

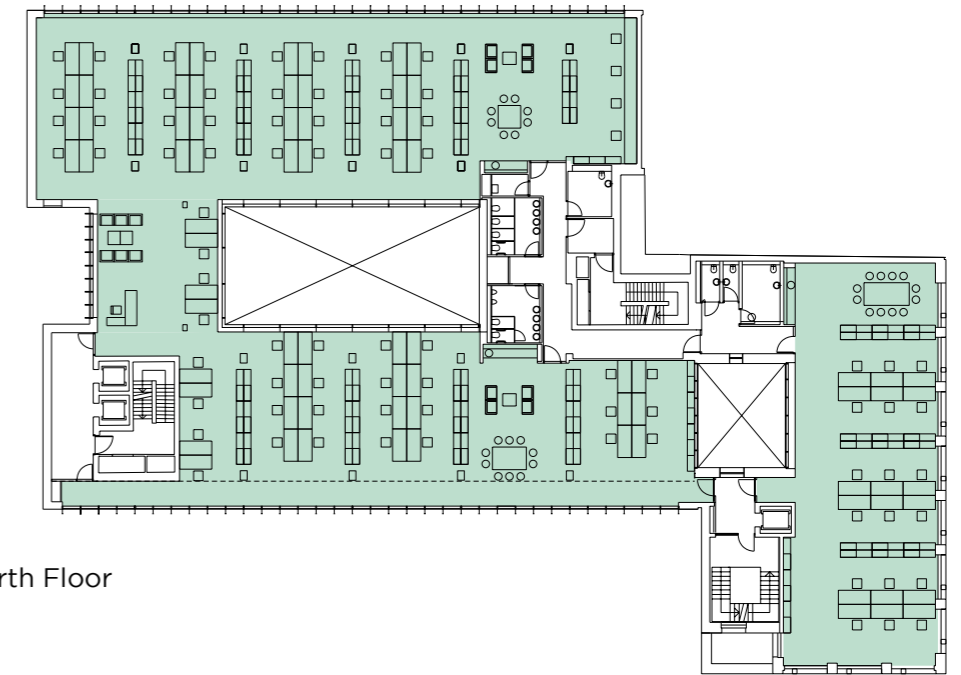


Second Floor - Option 2



Second Floor - Option 1

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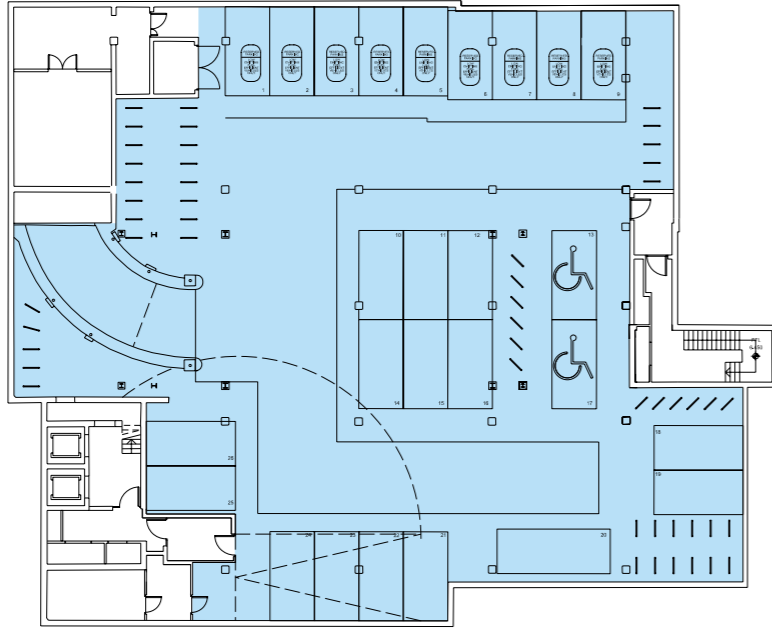


Third/Fourth Floor

Not to scale. For identification purposes only.



# BASEMENT



LWR GLENTWORTH STREET



HENRY STREET

## INFRASTRUCTURE

964 sq m / 10372 sq ft Basement with:

- 26 Car Parking Spaces
- 50 Cycle Bays
- Plant and Services

Not to scale. For identification purposes only.

# SPECIFICATION

## Modern Office Facade/Entrance

- Structural glazed facade to provide a high level of environmental control within the office space, minimizing solar gain and reducing imposed air-handling energy requirements.
- Automated fully glazed entrance doors

## Entrance Lobby Finish

- Large format natural stone flooring
- Feature reception desk with bespoke joinery
- Turnstile security system

## Internal Doors

- Solid core veneered doors with recessed frames
- Ironmongery in brushed stainless steel finish with access control as required

## WC and Changing Room Finishes

- Ceramic tile finish to walls and floors
- Glass and ribbon cubicle systems with high pressure laminate finish
- Modern changing room lockers
- Warm air dryers in all toilet areas

## Passenger Lift Installations

- 3 x machine room-less electric traction passenger lifts
- Stone flooring to match reception
- Lifts comply with Part M of Building Regulations and European Lift Standards EN-81



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## **C O N T A C T   U S**

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