



# HAWTHORN HOUSE

National Technology Park | Plasley | Limerick | Ireland





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HIGH PROFILE LEED GOLD GRADE A OFFICE  
BUILDING IN A PARKLAND SETTING IN LIMERICK'S  
PREMIER TECHNOLOGY PARK



# LIMERICK IS RANKED WITHIN THE **TOP 10** CITIES TO INVEST IN EUROPE

(2016/2017 FDI Magazine published by FDI intelligence)



# LIMERICK

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Limerick is the third largest city in Ireland and the regional capital of the Mid-West of Ireland with a population of 160,000. Limerick City lies on a strategic position along the Mid-West corridor of Ireland bordered by County Tipperary to the east, County Cork to the south, County Kerry to the west and County Clare to the north. Limerick City is located approximately 100km north of Cork City (N20), 200km south west of Dublin (M7) and 100km south of Galway City (M18).

Limerick benefits from excellent connectivity with the M7 motorway providing easy access to Dublin (2 hours), the M18 motorway giving access to Galway (1 hour) and the N20 giving access to Cork City (90 mins). Frequent rail services provide connections from Limerick (Colbert Station) to Dublin (Heuston Station) with a journey time of 2 hours.

The principal airport for the region is Shannon International Airport which is located in Shannon 24km north of Limerick City. Limerick is connected to Shannon by high quality dual carriageway and is a 15 minute travel time by car from Limerick City. Shannon International Airport provides flights from the region to Irish Airports, Mainland Europe, the UK, and transatlantic services with passenger numbers of 1.75 million in 2017.

Limerick has witnessed a number of high profile companies both locate and expand operations within the Limerick Area in recent years including; Northern Trust, Cook Medical, Icon, Uber, Dell, Regeneron Virgin Media, Glass Lewis, Viagogo, General Motors and Nordic Aviation. Limerick is now a major hub in Ireland for Multi-national Companies in the Tech, Science and Financial Sectors.

Limerick is home to three third level institutions The University of Limerick, Limerick Institute of Technology and Mary Immaculate College producing approximately 6,000 graduates annually. University of Limerick offers a range of programmes up to doctorate and post doctorate levels in the disciplines of Arts, Humanities, Social Sciences, Business, Education, Health Sciences, Science and Engineering.



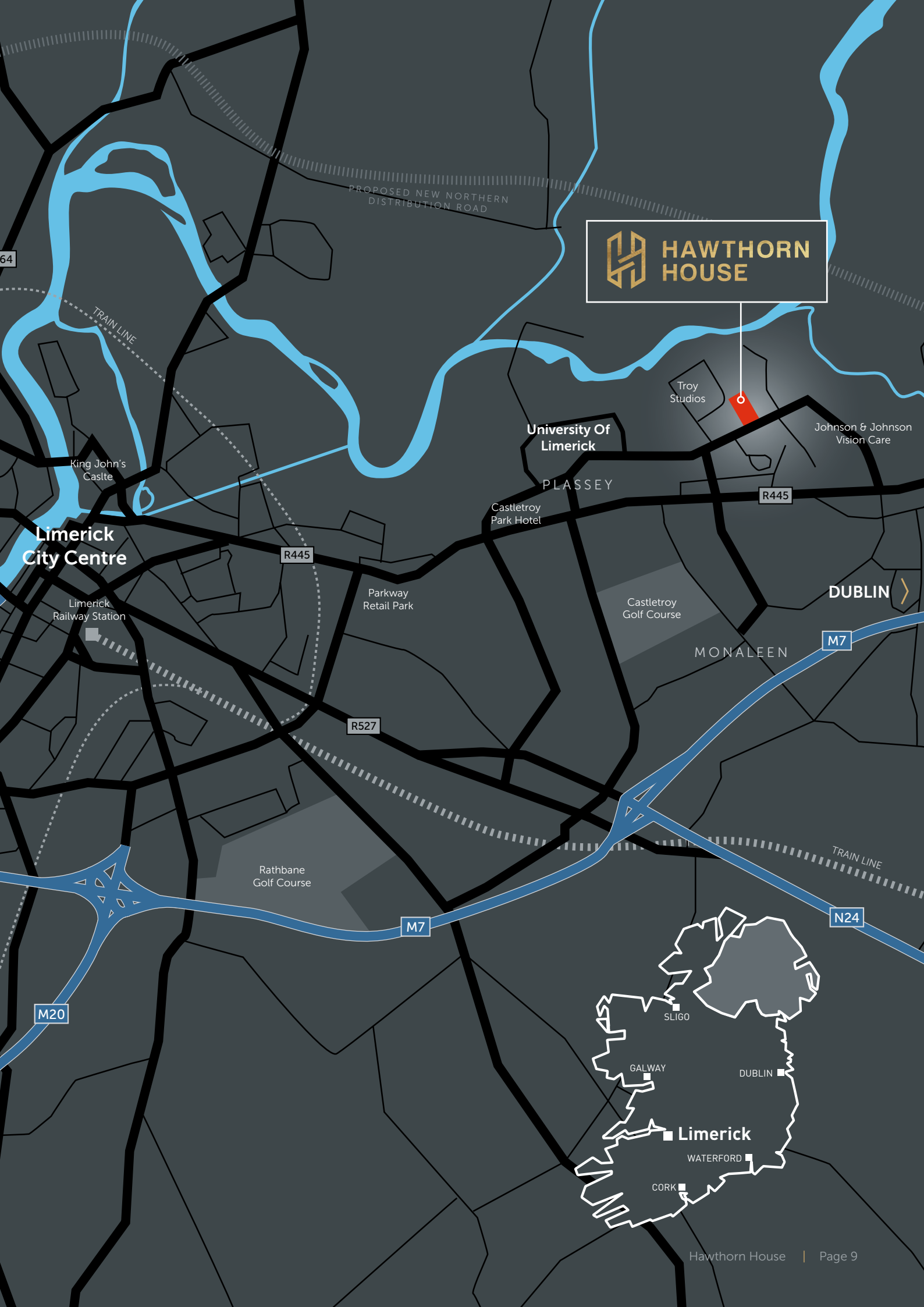
# THE NATIONAL TECHNOLOGY PARK

The National Technology Park is home to some of Limerick's largest companies including Edward Life Sciences, Northern Trust, Cook Medical, Three (National Call Centre), Vistakon (Johnson & Johnson) and Icon.

The National Technology Park is adjacent to UL and Troy Studios. The site has excellent accessibility with the M7 (Dublin/Limerick Motorway) being approximately 1.6km to the east of the property. The National Technology Park is well serviced by Public Bus Services with regular services from the City Centre to UL, and regional bus operators providing frequent services to and from Limerick via Plassey. Colbert Train Station is located at Limerick City Centre which is 5km west of Plassey which provides regular train services from Limerick City to Cork, Dublin, Waterford & Galway.







 **HAWTHORN HOUSE**

Troy Studios

University Of Limerick

Johnson & Johnson Vision Care

PLASSEY

Castle Trooy Park Hotel

R445

Limerick City Centre

R445

Parkway Retail Park

Castle Trooy Golf Course

DUBLIN >

Limerick Railway Station

MONALEEN

M7

R527

Rathbane Golf Course

TRAIN LINE

M7

N24

M20

Limerick

WATERFORD

CORK

SLIGO

GALWAY

DUBLIN

# AERIAL





- 1 Shannon International Airport
- 2 Limerick Institute of Technology
- 3 Limerick City Centre
- 4 Castletroy Park Hotel
- 5 University of Limerick
- 6 BD (R&D Facility)
- 7 Troy Studios
- 8 ACI Worldwide
- 9 Hamilton House (QAD, Cook Medical, Enet, Gilt)
- 10 Clive House (Icon & DAA)
- 11 Viagogo
- 12 Castletroy Town Centre
- 13 Hamilton House Block 2 (Northern Trust, Xperi)
- 14 **Hawthorn House**
- 15 Three National Customer Care Centre
- 16 Cook Medical
- 17 Johnson & Johnson (Vision Care Ireland)
- 18 Johnson & Johnson (Vision Care Ireland)
- 19 N7 (Link Road from M7 (Limerick/Dublin))



# HAWTHORN HOUSE



50,000 Sq Ft

office  
accommodation



218

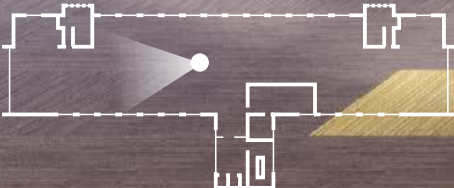
Car parking  
spaces



# INTERNAL OFFICE AREA



VIEWPOINT



For illustrative purposes only.  
For illustrative purposes only.



50,000 SQ FT

OF OFFICE ACCOMMODATION

3.6M

FLOOR TO CEILING HEIGHT

GRADE A

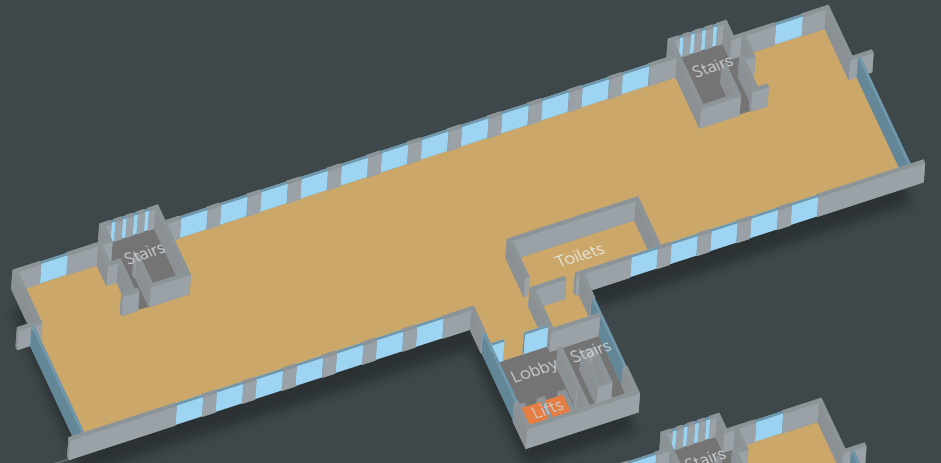
OFFICE WORKSPACE

# FLOOR PLANS

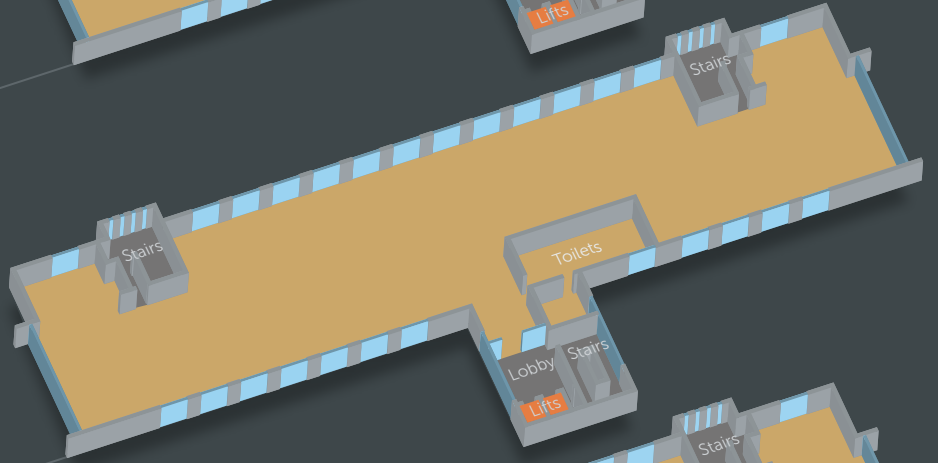
The development extends to approximately 50,000 Sq Ft of Grade A LEED Gold office accommodation.

The office floor plate provides excellent natural light creates a dynamic flexible working environment.

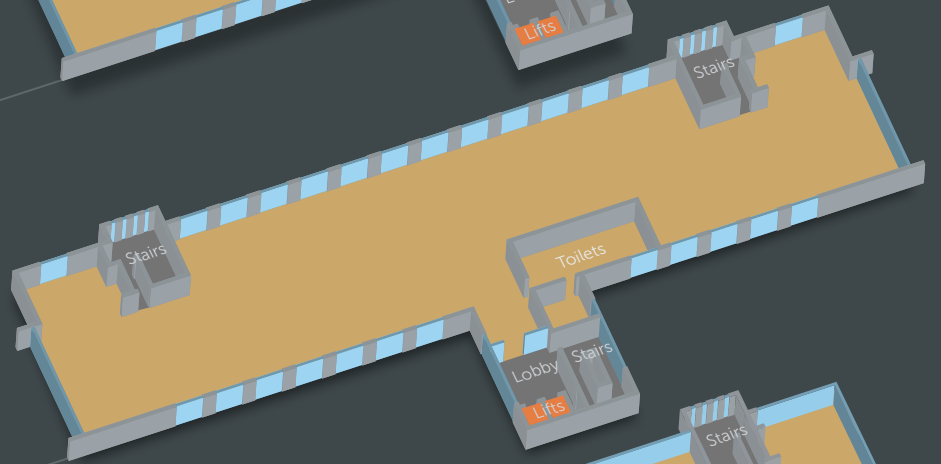
THIRD



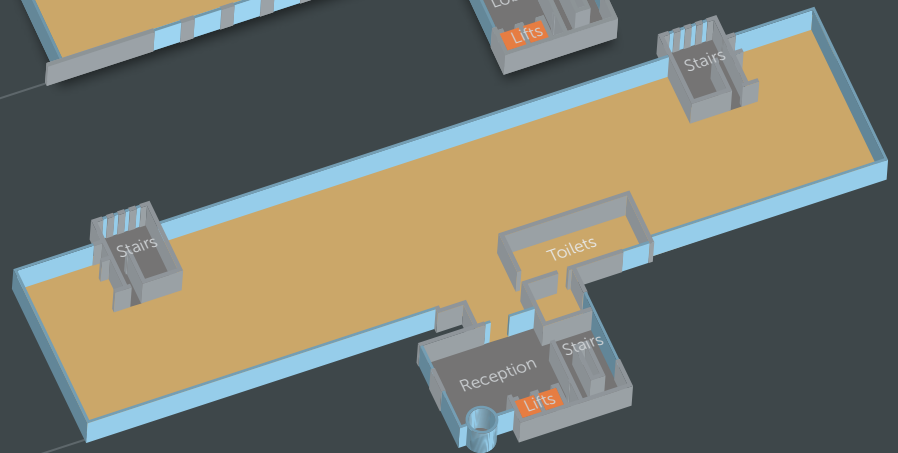
SECOND



FIRST



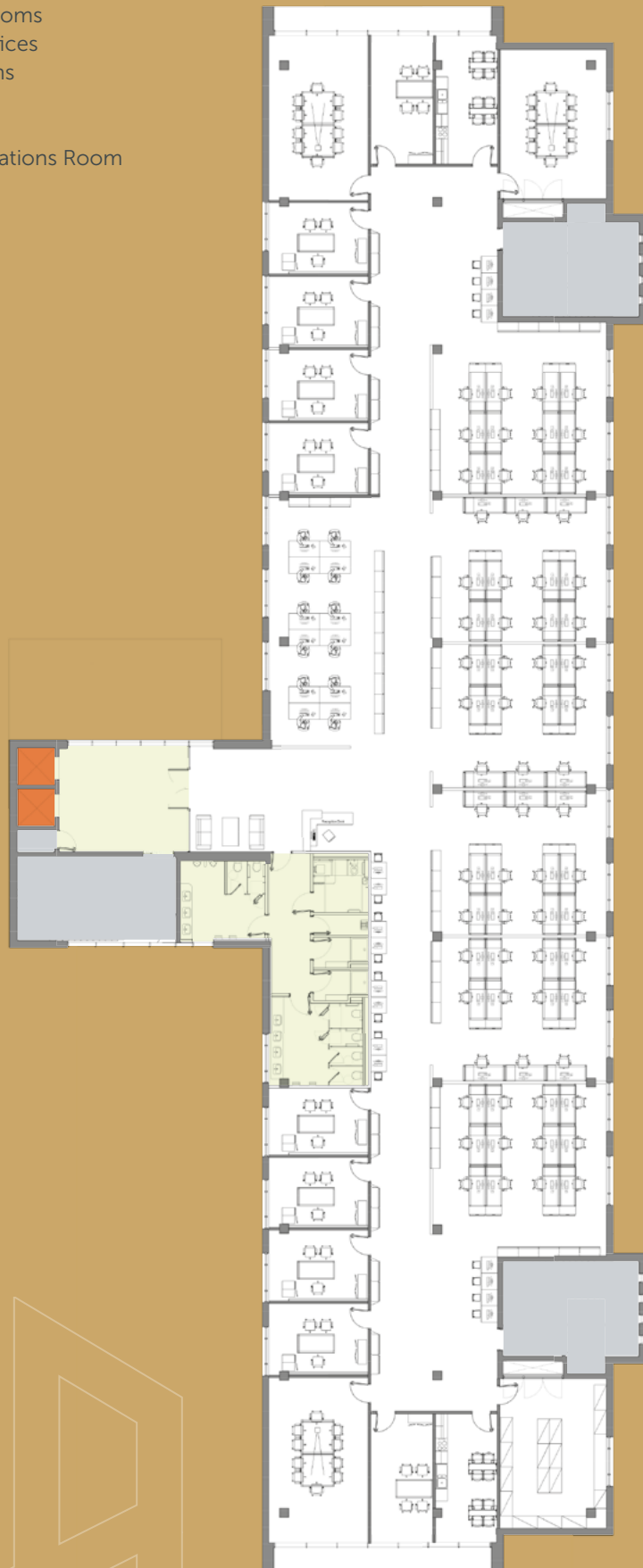
GROUND



Floor	Sq M	Sq Ft
Ground	1,100	11,840
First Floor	1,181	12,712
Second Floor	1,181	12,712
Third Floor	1,181	12,712
<b>Total</b>	<b>4,643</b>	<b>49,976</b>

# LAYOUT PLAN | PROFESSIONAL

- 3 Meeting Rooms
- 10 Cellular Offices
- 96 Workstations
- 2 Canteens
- 1 Reception
- 1 Communications Room



# LAYOUT PLAN | TECHNOLOGY

- 3 Meeting Rooms
- 1 Communications Room
- 1 Canteen
- 4 Phone Booths
- 120 Workstations
- 1 Reception





# LAYOUT PLAN | FINANCIAL

- 2 Meeting Rooms
- 1 Canteen
- 6 Cellular Offices
- 1 Reception
- 152 Workstations



# SPECIFICATION



## STRUCTURE

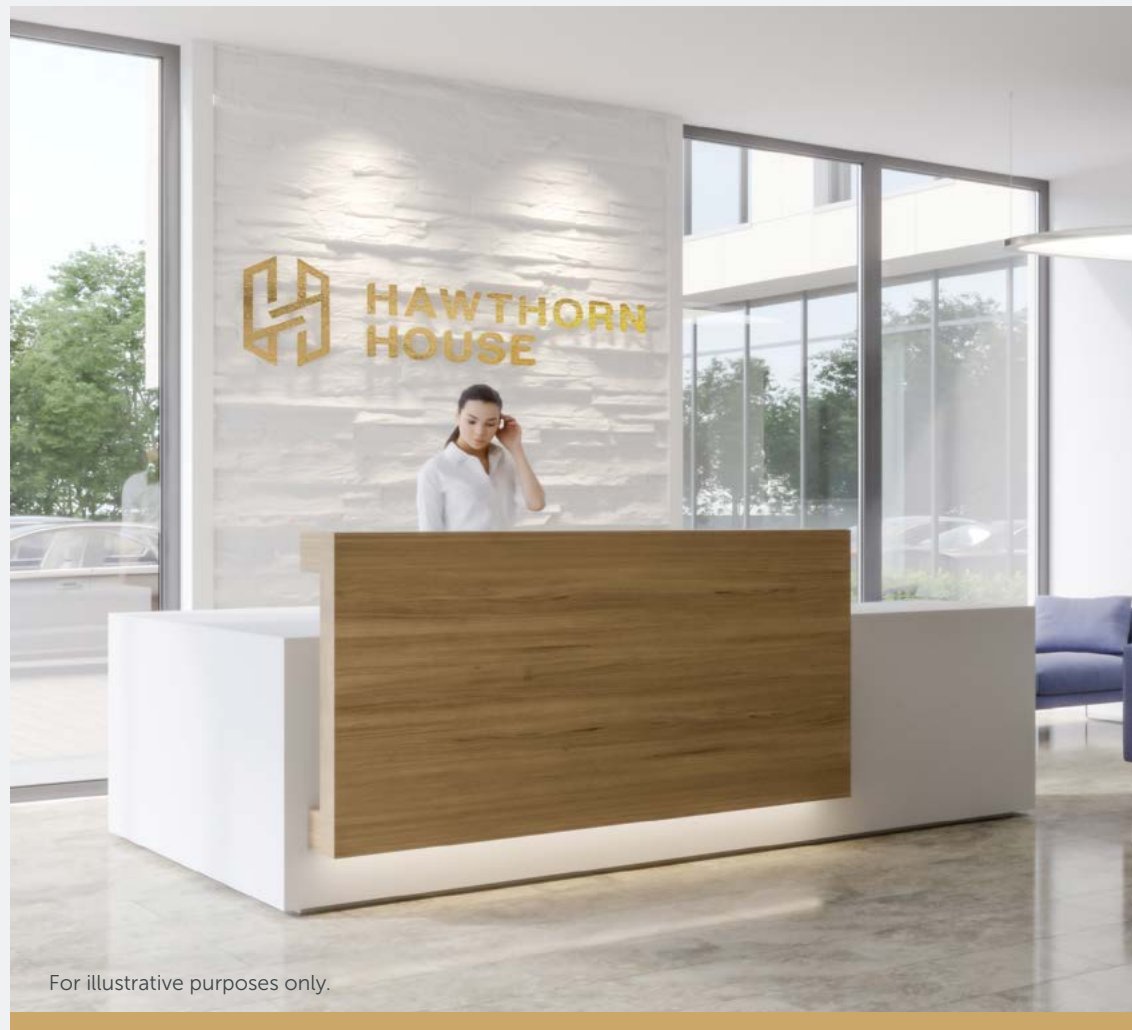
- 7.5m x 7.2m structural grid with minimal columns creating large-span office spaces.
- 325mm reinforced flat concrete floor slab construction giving clear uninterrupted office spaces.
- 3.6m finished floor to underside of concrete slab.

## EXTERNAL FAÇADE

- High performance powder coated aluminium curtain wall and glazing system with solar control glass.
- High performance rain screen exterior wall cladding panel system to solid wall areas.
- Automated entrance lobby doors.

## INTERNAL FINISHES

- Natural stone floor finish through entrance lobby.
- Carpet tile finish to upper floor lift lobbies and main stairs.
- Vinyl floor finish to stairs two & three.
- Ash glazed screens and doors throughout.
- Ribbed ash cladding to selected feature walls in entrance lobby.
- Formica Bronze cladding panels to lift surrounds.
- 200mm raised access floor throughout.
- Suspended ceiling systems throughout common areas, stairs and WC's.
- Potential for finished floor to suspended ceiling heights of 3m.
- Fair-faced concrete to office areas
- Shower facilities on all floors – 12 in total.



For illustrative purposes only.

#### PASSENGER LIFTS

- 2 No. 630kg, 8 person lifts.
- EN-81 & Part M of The Building Regulations compliant lifts.
- Selected stone tile floor finish to lift cars.

#### EXTERNAL SITE FINISHES

- Car parking for 198 cars.
- Electric car charging points for 4 cars.
- 10 No. accessible car spaces.
- Designated visitor & carpooling spaces.
- Sheltered and secure bicycle parking for 48 bikes.
- Existing mature landscaping complimented by new trees and shrub planting.

- Selected paved footpaths and roads.
- 5 carpooling, 20 visitor spaces.

#### ENVIRONMENT

- LEED V4.0 – Gold certification.
- BER Energy rating – A3.
- Renewable energy - Solar PV.

#### MECHANICAL SERVICES

- Heat Pump VRV Air-Conditioning.
- Heat Recovery Ventilation.
- Hot and Cold Water Services.
- Rainwater Harvesting.
- Fire Fighting Services.
- Above Ground Foul Water Drainage.
- Building Management Controls.
- General Extract Ventilation.

#### ELECTRICAL SERVICES

- High Efficiency LED Lighting.
- Automatic Lighting Controls.
- Solar Photo Voltaic Panels.
- General Power and Data Services.
- Door Access Controls.
- Security Alarm Services.
- Automatic Fire Detection and Alarm.
- Emergency Lighting Services.
- Disabled Persons Emergency Refuge Communication.
- Disabled Toilet Alarms.
- Site Lighting and CCTV Services.
- Building Lightning Protection.





AVIVA

JIT

Ack  
Ack  
← Visitors Car Park  
← Reception

AJIT JCT Ireland  
• Reception  
• Visitors Car Park

# DEVELOPER PROFILE

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Fine Grain Property is a successful and results orientated international real estate operator with a proven track record of delivering results for stakeholders. Fine Grain Property are passionate about creating great workplaces to facilitate the growth of our tenants and partners.

RELIABLE, EFFECTIVE & COLLABORATIVE



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Hamilton House, Block 1, National Technology Park, Plasley, Limerick



Block G, Eastpoint Business Park, Dublin 3

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# PROFESSIONAL TEAM

## CONTRACTOR



## CLIENT



## ARCHITECT

Arthur Gibney & Partners  
ARCHITECTURE

## PROJECT MANAGER



## QUANTITY SURVEYOR



## MECHANICAL & ELECTRICAL



## QUANTITY SURVEYOR



## FIRE CONSULTANT



## LEED CONSULTANT



## LEASING AGENTS



6 Shannon Street,  
Limerick.  
[www.cushmanwakefield.ie](http://www.cushmanwakefield.ie)  
PSRA No. 002222

51 O'Connell Street,  
Limerick.  
[www.ppg.ie](http://www.ppg.ie)  
PSRA No. 001297

**JOHN BUCKLEY**  
E: [john.buckley@cushwake.ie](mailto:john.buckley@cushwake.ie)  
T: +353 (0) 61 418111

**PATRICK SEYMOUR**  
E: [patrick@ppg.ie](mailto:patrick@ppg.ie)  
T: +353 (0) 61 318770

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