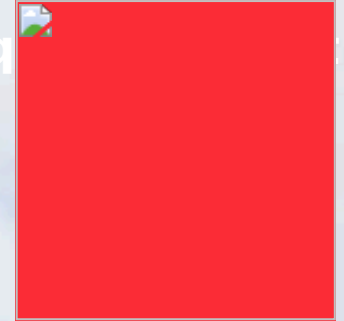


**Clearstream Global Security Services, Nsq 1, Navigation Sq  
Quay, Cork, T12H682**







## ABOUT THE PROPERTY

Full CAT A office specification

Raised access floors

Floor boxes wired for power

Suspended ceilings

Recessed LED PIR lighting

Air conditioning

2.85m floor to ceiling height

Impressive double height reception area

4 x 21 no. person passenger lifts

Impressive shower & changing room facilities

EV charging points



**LOCATION**  
Cork, Cork City



## DESCRIPTION

Designed by award winning architects Henry J. Lyons, 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.. 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. 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. 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 BER B1 Transport: Airport: 10 mins drive Bus Station: 5 mins walk Train Station: 10 mins walk Park/Ride: 3 mins walk Aircoach: 5 mins walk Road Network: Adjacent to the South City Link Road connecting main roads to Dublin, Limerick and Waterford

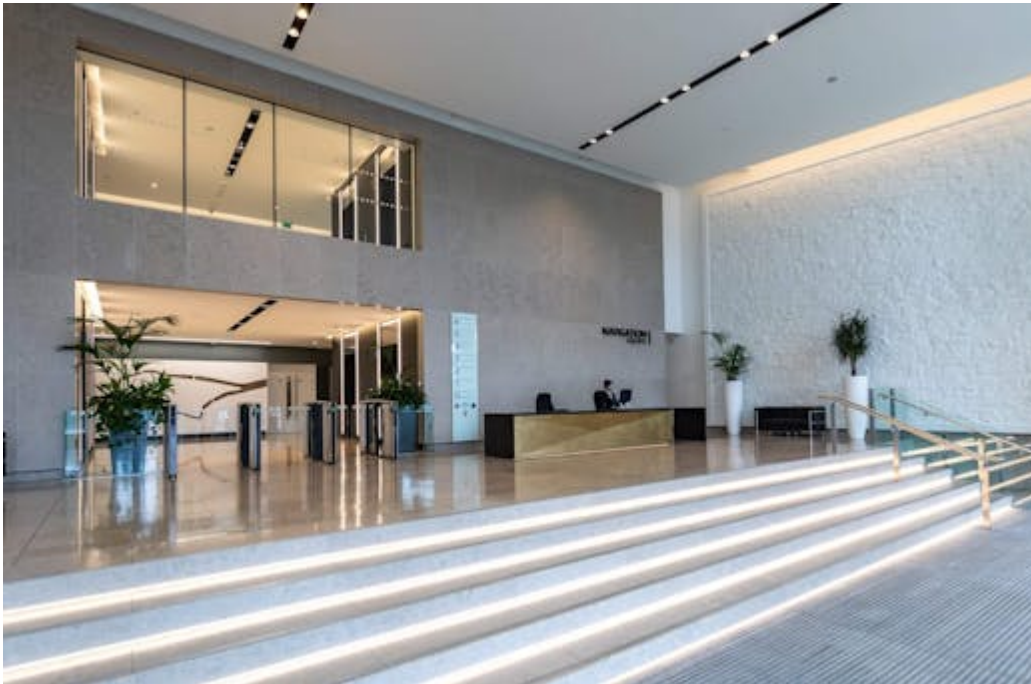






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## ZONING































Clearstream Global Security Services, Nsq 1, Navigation Square, Albert Quay, Cork, T12H682









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Clearstream Global Security Services, Nsq 1, Navigation Square, Albert Quay, Cork, T12H682



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## **ZONING**

Cork,Cork City

