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

1000

RAH HALL

## 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 sg. 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





#### **FENANT PROFILE**

Designed by award winning architents Henry J. Lyons, Navigation Square is one of the most exciting and unique once developments in Cork's Docklands. The Navigation Square development will comprise rour, 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



ord specification. The floors are regular, bright, adapted to suit a variety of business user t include Clearstream, NetApp and Iconic. ty of restaurants, c ars, shops, avms

of every design decision at EED standards, some of the key sustainable esting and treatment Highly efficient solar reflective gent BMS controls ensuring efficient energy usage LED lobby x 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,























## 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 highguality 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

Clearstream Global Security Services, I

es, NSG 1, Navigation Square, Albert Quay, Cork, 112H682 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

#### TENANT PROFILE

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

#### ZONING

Cork,Cork City

"

# BER INFORMATION





#### For further information

Viewing Strictly by appointment with the sole letting agent Lisney.

**Lisney Commercial Real Estate** 

St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42 Tel: +353 1 638 2700 Email: dublin@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, af or illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of frescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.