

# BUILDING ONE



GLASS  WORKS

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*At a Glance*

# GLASSWORKS

## The LEED Gold campus where university meets enterprise



# BUILDING 1

*Glassworks*

**80,000 SQ FT OF NEXT GENERATION OFFICE ACCOMMODATION ACROSS FOUR FLOORS**



Sustainably developed **LEED Gold** building with a **BER A** rating



The public realm will include **outside seating** and **landscaped surroundings**



**Floor plates from 1,400 to 17,000 sq ft** to suit a wide variety of occupiers



Key location next to **SETU, IDA Business Park & national transport connections**

### EXCELLENT AMENITIES INCLUDING

- Showers
- Changing & Locker Facilities
- Secure bike store
- Electric vehicle Charging points

## *The History*

**The site of Glassworks Enterprise and Innovation Campus is steeped in history and derives its name from its original occupier, Waterford Crystal.**

For generations, the locals of Waterford and the dedicated workers of the Waterford Crystal factory have affectionately referred to the crystal factory as "The Glassworks." This endearing nickname reflects the deep connection and pride the community feels towards this iconic site, which has been a cornerstone of Waterford's heritage and identity.

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*'The Glassworks' symbolises the craftsmanship, tradition, and collective memory of the people of Waterford*

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Although crystal has been manufactured in Waterford since 1783 at various different city locations, this site in particular was chosen for a custom built plant in the 1960's, solely for the production of the prestigious, unique and world renowned Waterford Crystal products.

Fine handmade crystal including custom made pieces such as the Times Square Millennium Ball, all manner of sports awards including the Irish Open and Formula One trophies continued to be produced at this site until the closure of the plant in 2009.





*The Campus*

# LOOKING FORWARD

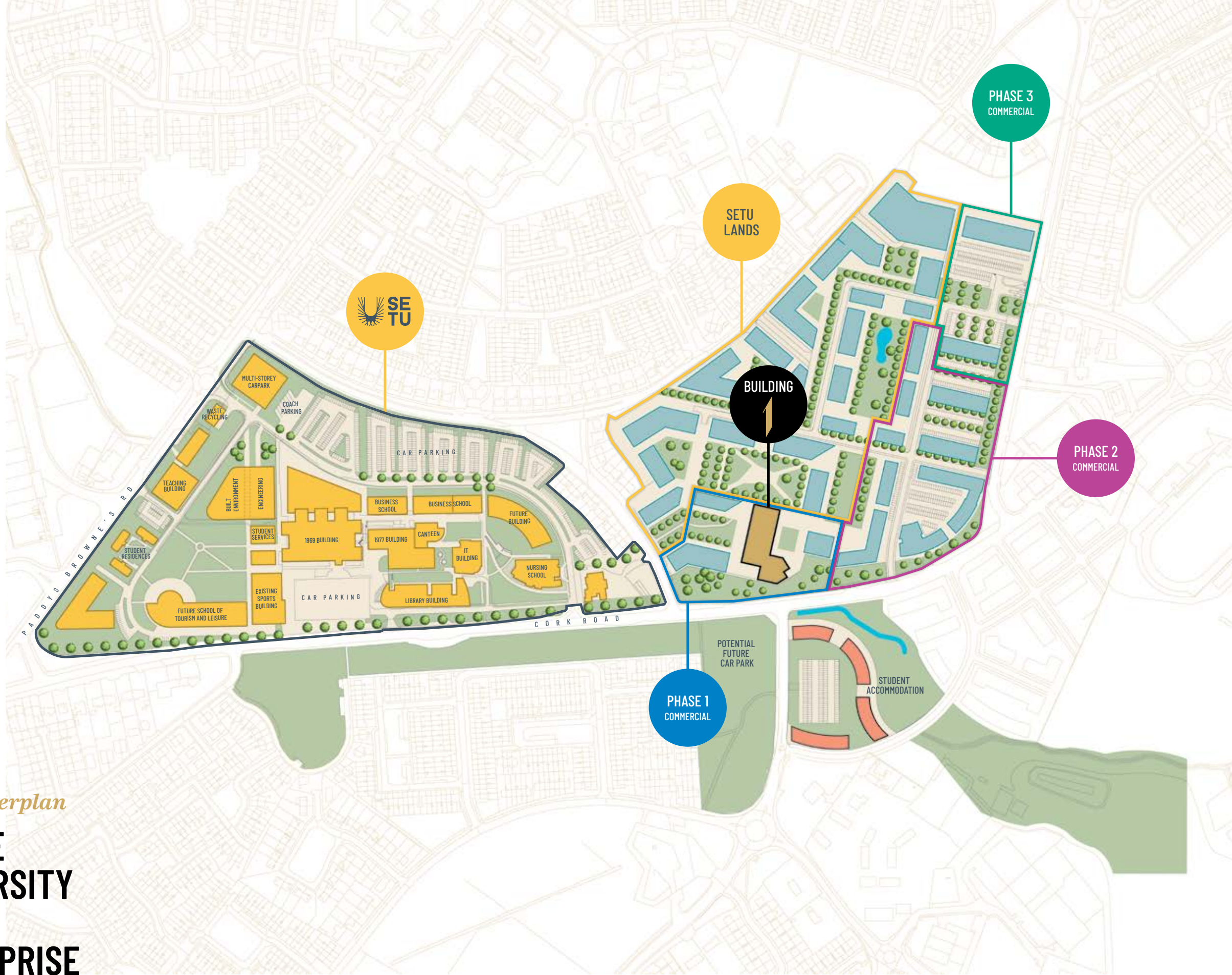
**This strategic development site is now being reimagined as an Enterprise & Innovation Campus creating investment and employment growth through the collaboration of industry and third-level education.**

The masterplan vision of the site includes expansion of South East Technological University, Grade A modern office accommodation for existing and new business, commercial space, public realm and residential homes.

South East Technological University aims to drive regional innovation by expanding educational opportunities and boosting research activity. Meeting the growing demand for One Health-related industries will fuel significant student growth, which will be made possible through this development.

Glassworks will bring together teaching, research, innovation, and enterprise in one space. It will breathe new life into a site rich with symbolic value and serve as a key hub for both city and regional ambitions.

**Glassworks is one of the most exciting developments the city has seen in many years and will serve future generations to come**



*The Masterplan*

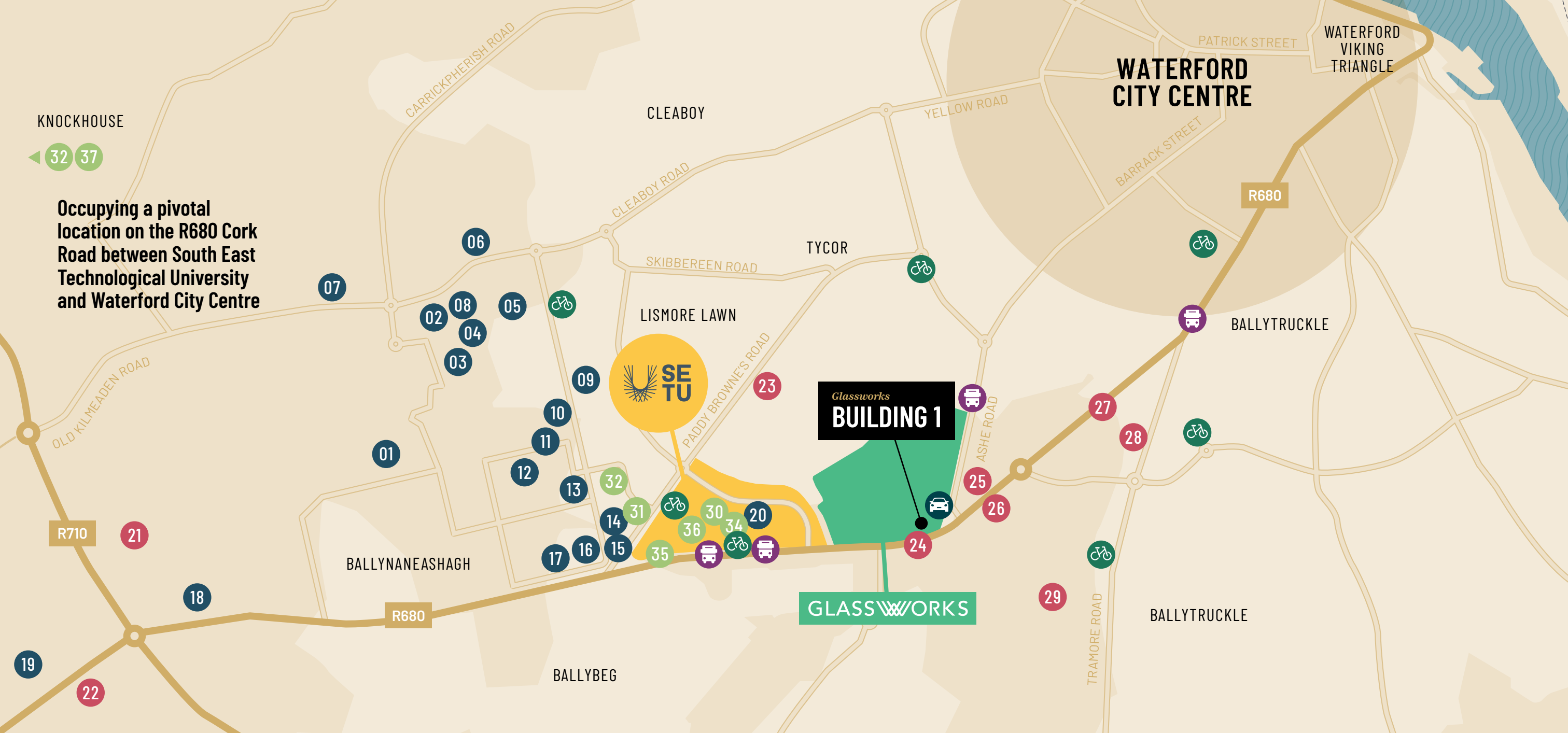
**WHERE  
UNIVERSITY  
MEETS  
ENTERPRISE**

*The Location*

# EXPAND YOUR HORIZONS

With the existing business hub, access to third-level graduates, coastal areas and national transport links, Waterford is a great place to do business and an attractive location to live, work and connect.





Occupying a pivotal location on the R680 Cork Road between South East Technological University and Waterford City Centre

**Glassworks is strategically located in Waterford City next to South East Technological University (SETU), the IDA Business and Technology Park and the IDA Industrial Park**

The surrounding area comprises a mix of education, medical, residential and FDI occupiers. University Hospital Waterford and UPMC Whitfield Private Hospital are also both located within close proximity to the campus.

International enterprise surrounding the campus includes employers such as Bausch + Lomb, Red Hat, Schivo Medical, Sanofi, Sun Life and Teva Pharmaceuticals.

#### LOCAL OCCUPIERS

- |                        |                        |
|------------------------|------------------------|
| 1. Bausch + Lomb       | 13. workLAB            |
| 2. Infosys BPM         | 14. IDA Ireland        |
| 3. HCS Software        | 15. Enterprise Ireland |
| 4. Engage XR           | 16. Schivo Medical     |
| 5. Sun Life            | 17. Relate Care        |
| 6. Sanofi              | 18. Red Hat            |
| 7. West Pharmaceutical | 19. IDA Business Park  |
| 8. Suir Engineering    | 20. SETU               |
| 9. Jabil Healthcare    |                        |
| 10. Teva               |                        |
| 11. Keltect            |                        |
| 12. Runga Precision    |                        |











#### AMENITIES

- 21. Waterford Retail Park
- 22. UPMC Whitfield Private Hospital
- 23. Waterford Shopping Centre
- 24. Circle K Petrol Filling Station
- 25. ALDI
- 26. Regional Sports Centre
- 27. McDonald's
- 28. LIDL
- 29. Waterford Nature Park

#### RESEARCH CENTRES

- 30. PMBRC (Pharmaceutical & Molecular Biotechnology)
- 31. SEAM (Applied Materials)
- 32. Eco-Innovation Research Centre
- 33. NRCI (Nutrition Research)
- 34. INSYTE (Information Systems and Techno-Culture)
- 35. SABRE (Sustainable Architecture & Built Environment)
- 36. RIKON (Business Technology Management)
- 37. Walton Institute for Information and Communication Systems Science



-  **Bus Stop**  
On site
-  **Car Parking**  
On site
-  **Plunkett Station**  
(rail connections to Dublin)  
3.5km (7min drive)
-  **Waterford Greenway**  
3.5km
-  **Tramore Beach**  
11km
-  **Waterford Port**  
10km
-  **Rosslare Port**  
74km
-  **Waterford Airport**  
16km (10min drive)
-  **Cork Airport**  
125km (1h15min drive)
-  **Dublin Airport**  
180km (1h40min drive)

**Glassworks is well positioned with ease of access to local and national road, rail, bus and air transport links.**

 **R675 to Tramore/Tramore Beach**  **Waterford Airport**

Waterford is a University City that offers the perfect blend of education, business, historical charm, cultural richness and natural beauty.



Dunmore East Harbour



Waterford City Centre



Waterford Greenway



Reginald's Tower



Lismore Castle



Dunmore Beach



Tramore Beach

# Why WATERFORD?

The winner of The Irish Times Best Place to Live in Ireland Contest 2021 was Waterford city, here's why...

## ACCESS TO TALENT



SETU:

**18,000+**

STUDENTS ACCROSS ALL CAMPUSES

## ACCOMMODATION

HOUSE PRICES ARE

**65% lower**

in Waterford than the capital, Dublin on average

THE COST OF RENTING IS APPROXIMATELY

**50% less**

There is a strong residential development pipeline for new houses to be delivered around the Cork Road, Ferrybank area and fringes of Waterford City providing a variety of housing types including starter homes and larger family residences.

## LARGE CATCHMENT



POPULATION OF **603,000+** PERSONS WITHIN A 60 MINUTE DRIVE

WATERFORD HAS THE LARGEST CITY CATCHMENT OUTSIDE OF CAPITAL CITY DUBLIN

## GROWTH



**25%** RISE IN REGIONAL POPULATION BY 2040

Waterford City Region Total Gross Value Added (GVA) is expected to grow from €37 billion (2022) to

**€66 bn** BY 2040

## WORK LIFE BALANCE



**LIVE, WORK & CONNECT**

With it's strong employer hub, access to third-level level graduates, coastal beaches and national transport links, Waterford City is a good place to do business and an attractive location to live, work and connect

## EMPLOYMENT



WORKFORCE GREW **20%** BETWEEN 2016 & 2022

Waterford is a key employment hub in the South East, with a growing student population and the expansion of FDI occupiers the workforce grew over 20% from 2016 to 2022. For Example:

**1,500 PERSONS** Employed by Bausch + Lomb

**900 PERSONS** Employed by Haleon

**800 PERSONS** Employed by Sanofi

**WATERFORD RANKS TOP 10 IN FDI EUROPEAN CITIES OF THE FUTURE 2024**

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### TOP TEN CITY

Waterford City features in the Top Ten list in four categories on the fDi European Cities and Regions of the Future 2024. The city ranked 4th in the Overall Micro European City of the Future and features in the Top Ten in the categories of Economic Potential, Business Friendliness and FDI Strategy, while the South East region ranked in the Top 5 for FDI Strategy for the fourth year in a row

# SOUTH EAST TECHNOLOGICAL UNIVERSITY

SETU drives innovation and research, empowers communities and delivers transformative impact for the entire south east region.



OVER  
**140**  
COURSES

**10,000+**  
STUDENTS

at Waterford Campus

**248**  
PHD STUDENTS

The largest number of PhD's being undertaken across the technological universities in Ireland

## STUDENT POPULATION

SETU has a total student population of 18,000+ students with campuses across the South East Region in Waterford, Carlow, Wexford, Kilkenny and Wicklow. SETU's Cork Road campus is located immediately next to Glassworks and is attended by approximately 10,000+ students.



## EDUCATION SECTORS

SETU offers 140+ courses, ranging from higher certificate and honours bachelor's degrees to master's and PhD programmes, in the following areas:



### FINANCE

Accounting, Business, Business Information Systems and Economics



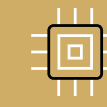
### ICT

Computer Science, Forensics, Security, Automation, Gaming, Cloud and Networks



### HEALTH

Health Care, Social Care



### ENGINEERING

Electrical, Electronic, Sustainable Energy, Manufacturing and Automation



### PHARMA

Molecular Biology, Biopharmaceutical Science, Pharmaceutical Science and Food Science

In October 2024 the Minister for Further and Higher Education, Research, Innovation and Science announced a fund of €130M to support the growth and delivery of new programmes in the areas of Medicine, Pharmacy and Dentistry.

SETU is engaging with industry professionals in these areas to collaborate on delivering courses that are aligned with industry requirements.

RD&I

# THE LINK BETWEEN EDUCATION & ENTERPRISE



LINKS TO INDUSTRY

SETU has strong links to working with industry in relation to both new graduates and part time learners / upskilling. As per the Knowledge Transfer Ireland Report 2022, SETU has provided the largest number of collaborative research agreements and innovations vouchers accounting for over 28% of the sector. Collaborative industry partners include Tirlán, GreenTech HQ.

There are over 70 members of the South East Business Cluster including State Street, Sun Life, BNY Mellon and Bank of America.

SETU actively engages with industry across all sectors to collaborate on delivering courses that are aligned with required industry skills.

**INDUSTRY CLUSTERS**

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**LIFE SCIENCES**

BAUSCH+LOMB   sanofi   Schivo

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**ICT**

Red Hat   Honeywell   hcs

---

**FINANCIAL SERVICES**

Sun Life   Bluefin®   cantec GROUP

---

**ENGINEERING**

TOTALPRECISION   SUIR ENGINEERING   WELTEC ENGINEERING

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**AGRI**

abp   Connolly's RED MILKS SINCE 1908   FLAHAVAN'S

RESEARCH

SETU acknowledges that fostering innovation is central to the economic and social growth of the South East. The University strives to expand its research impact, positioning itself as a key driver of regional innovation Existing research centres include:

- › SEAM (South Eastern Applied Materials Research Centre)
- › PMBRC (Pharmaceutical & Molecular Biotechnology Research Centre)
- › WALTON (Walton Institute for Information & Communications Systems Science)
- › DESIGN+ (Design Led Engineering, Computing & Bioscience)

In addition to these research centres, the emerging areas of opportunity which SETU have declared as a priority include; financial services, health, ICT, pharma, renewable energy, the marine economy and health. Research forms a key part of SETU's mission and as of March 2024 had 248 PhD Students which is the largest number of PhD's being undertaken across the technological universities in Ireland. This number has risen 45% since 2017 and is expected to continue to rise.



*Glassworks*

# BUILDING 1

Building 1 comprises 80,000 sq ft of large, flexible floor plates that can be sub-divided to accommodate occupiers of all sizes



Located next to SETU on the Cork Road in Waterford, Glassworks is a landmark Grade A office development where university meets enterprise. Set in a unique location next to the SETU's Cork Road campus and global FDI occupiers such as Bausch + Lomb, Sun Life, Sanofi and Schivo Medical, this modern office scheme provides students who graduate from SETU the opportunity to advance to employment at Glassworks.

This sustainably developed and operated office accommodation includes large, light filled floor plates and good on site amenities such as parking, electric vehicle charging points, shower & locker blocks, concierge service, public realm and a secure bike store.

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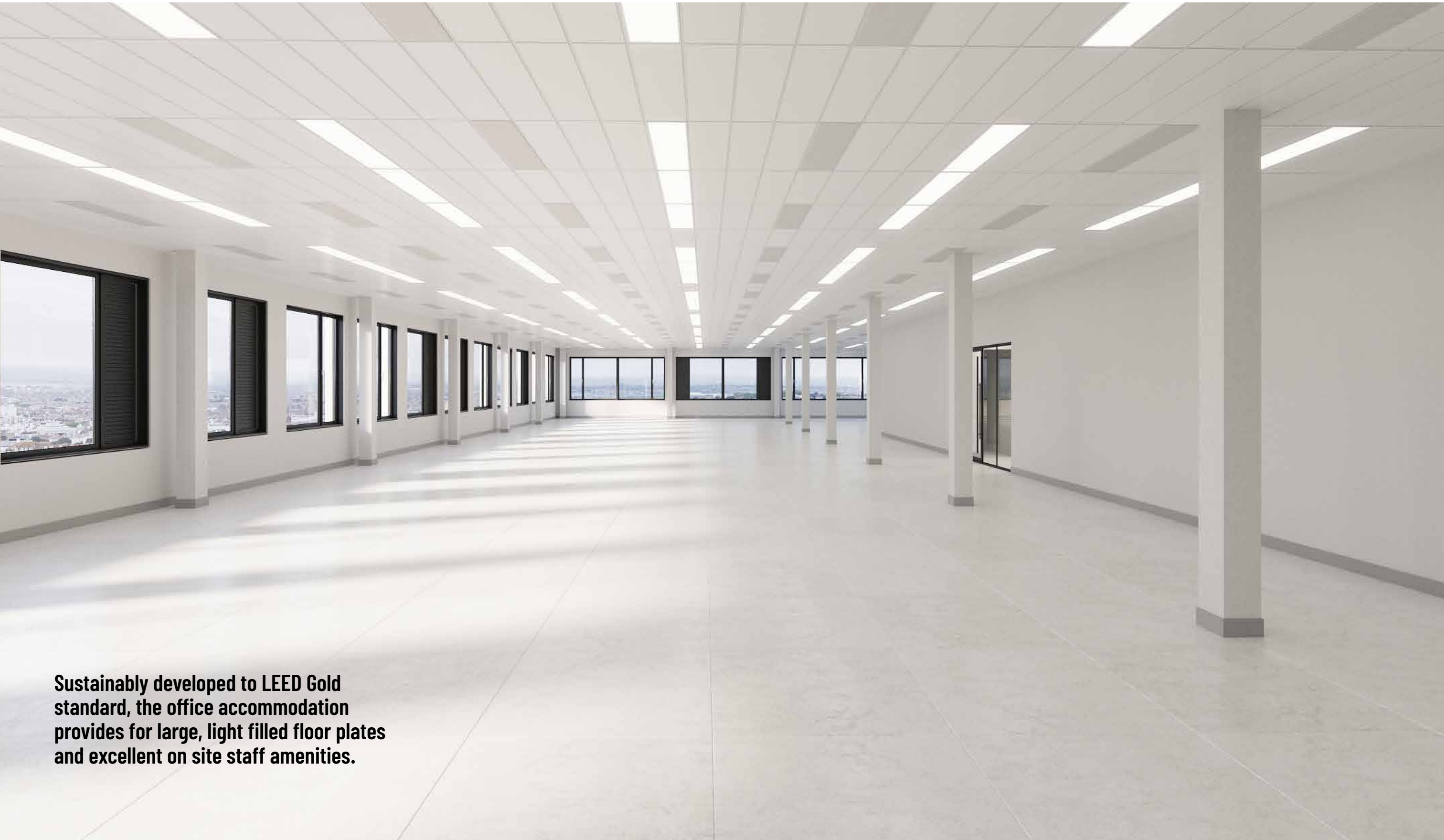
***Founded by the Vikings and Ireland's oldest city, Waterford is now home to a young and dynamic workforce who enjoy the advantages of working and living on the Irish coast***

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The scheme also offers occupiers and their staff the opportunity to work, study and connect at the best in class accommodation which has been developed to LEED Gold accreditation.



**Sustainably developed building  
with excellent staff amenities  
and end of trip facilities on-site**



**Sustainably developed to LEED Gold standard, the office accommodation provides for large, light filled floor plates and excellent on site staff amenities.**

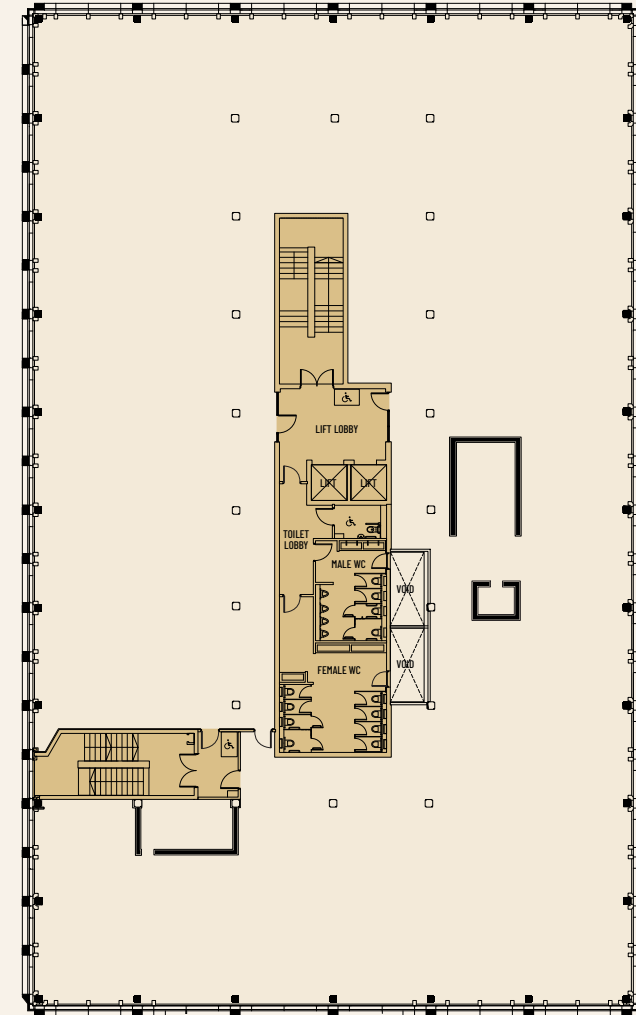
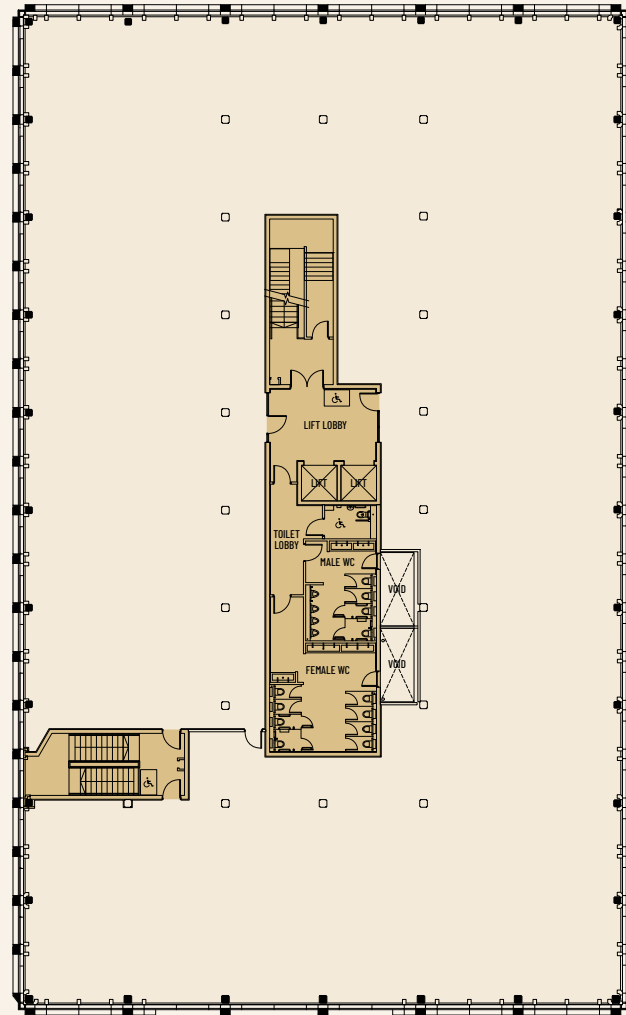
# FLOOR PLANS

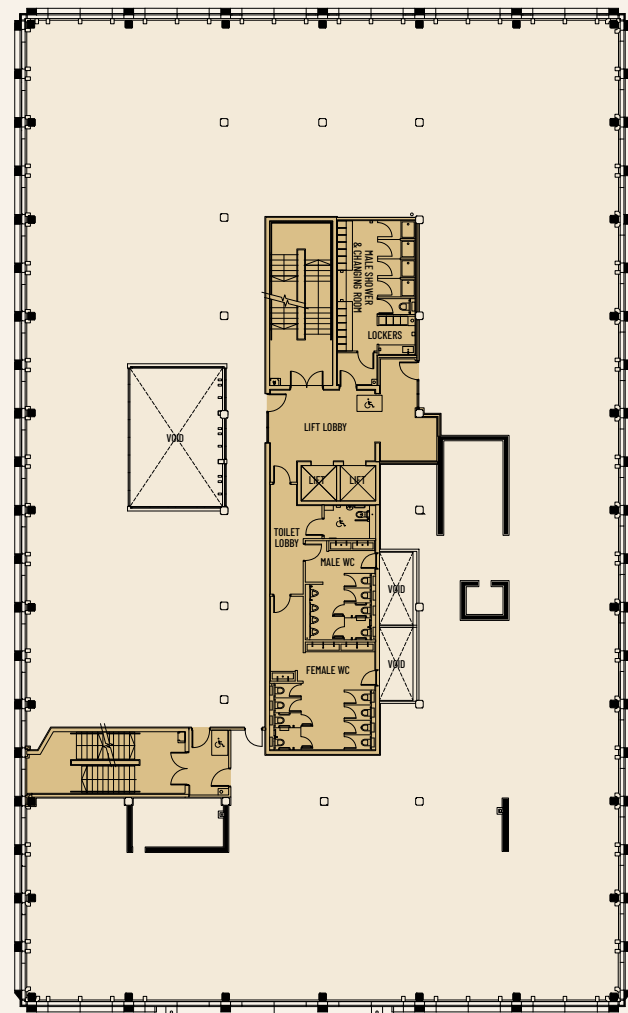
**3<sup>RD</sup>**  
 1,595 SQ.M.  
 17,168 SQ.FT.

**2<sup>ND</sup>**  
 1,571 SQ.M.  
 16,910 SQ.FT.

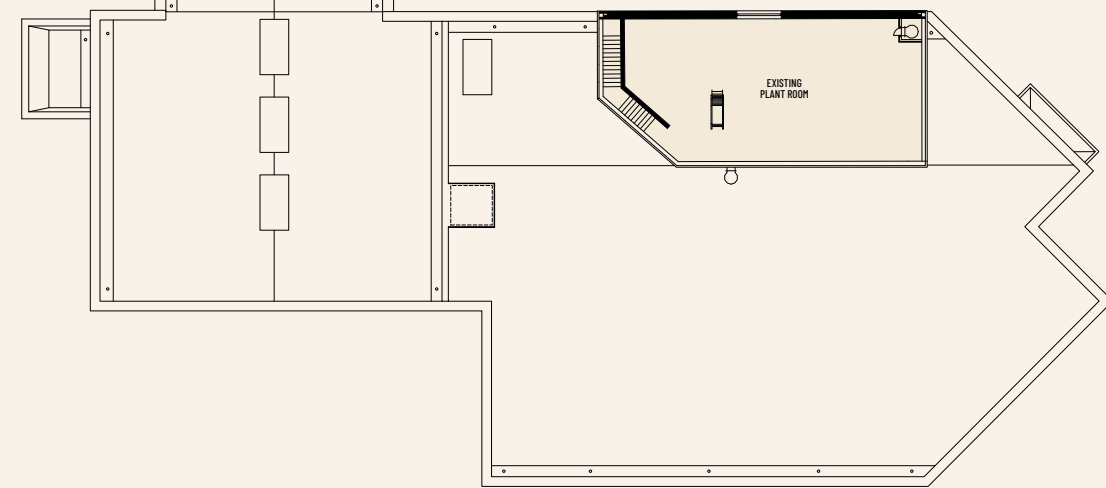
## Schedule of Accommodation

FLOOR	SQ. M.	SQ. FT
<b>Building 1</b>		
Ground Unit 1	765	8,234
Ground Unit 2	131	1,410
First	1,507	16,221
Second	1,571	16,910
Third	1,595	17,168
<b>Total</b>	<b>5,569</b>	<b>59,943</b>
<b>Former Showrooms</b>		
Lower Ground	631	6,790
Ground	795	8,557
Upper Ground	769	8,275
<b>Total</b>	<b>2,195</b>	<b>23,622</b>
<b>Entire</b>	<b>7,764</b>	<b>83,565</b>

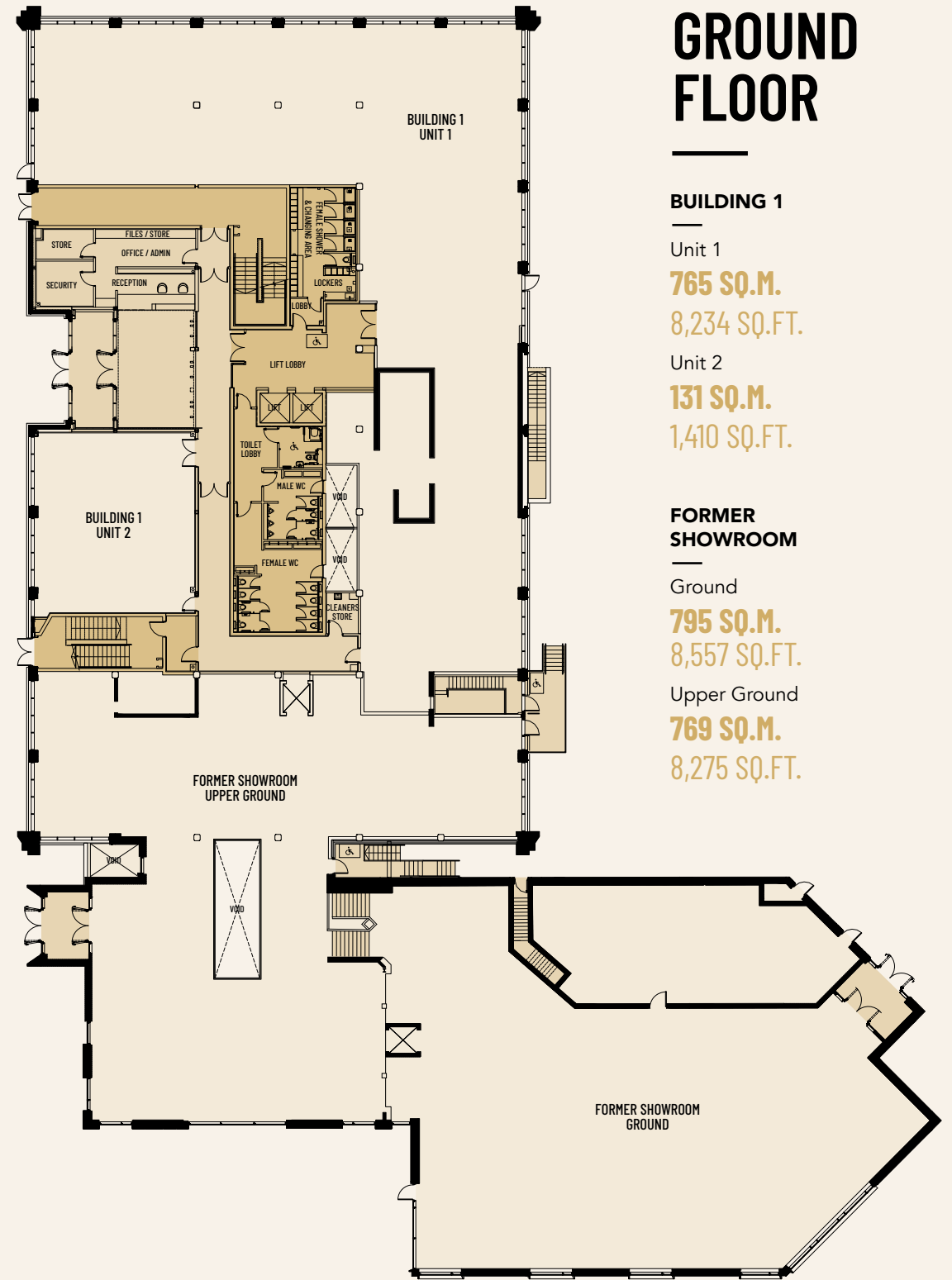




**1<sup>ST</sup>**  
**1,507 SQ.M.**  
**16,221 SQ.FT.**



For Illustrative purposes only



# GROUND FLOOR

## BUILDING 1

Unit 1  
**765 SQ.M.**  
**8,234 SQ.FT.**

Unit 2  
**131 SQ.M.**  
**1,410 SQ.FT.**

## FORMER SHOWROOM

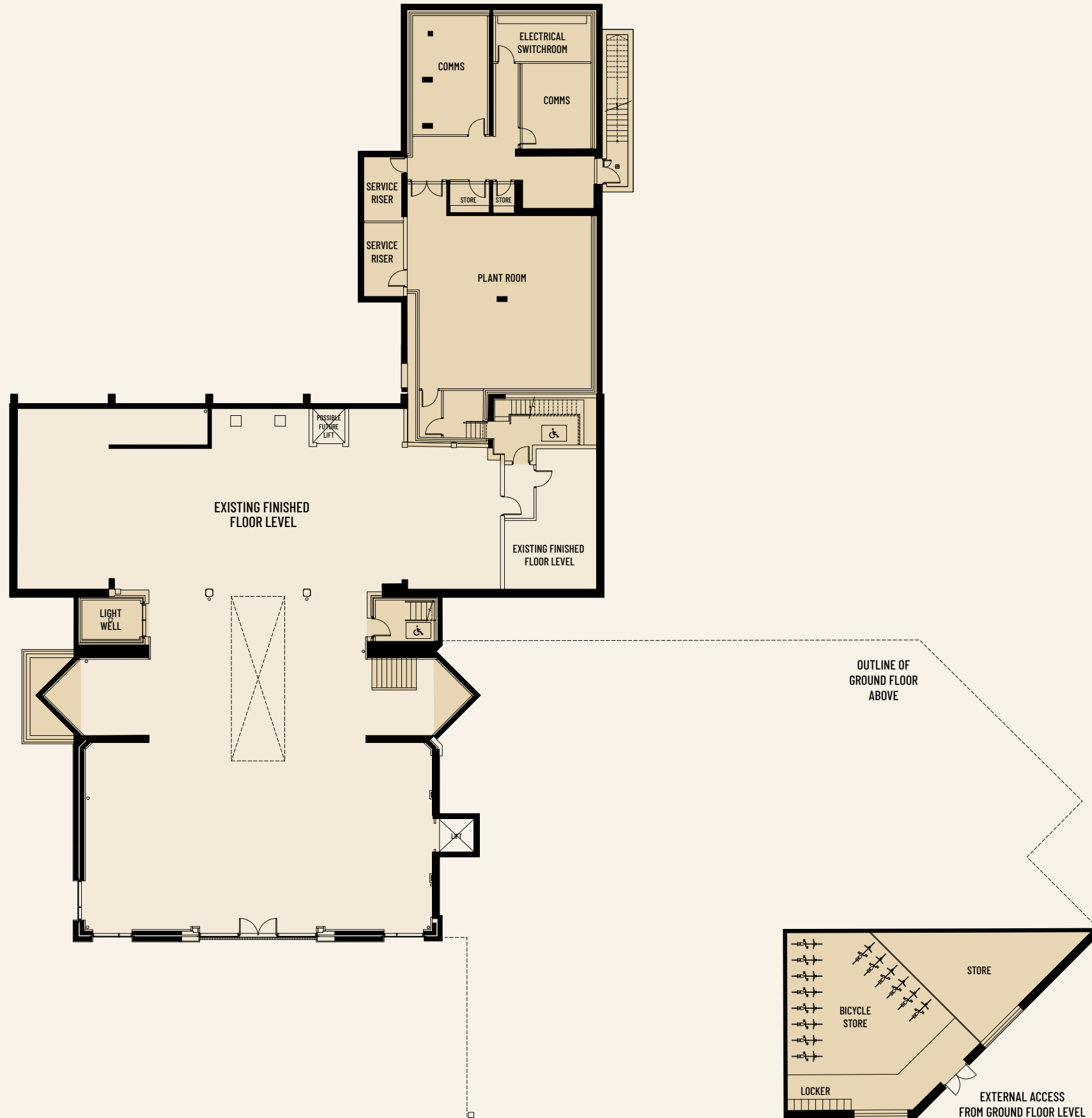
Ground  
**795 SQ.M.**  
**8,557 SQ.FT.**

Upper Ground  
**769 SQ.M.**  
**8,275 SQ.FT.**

For Illustrative purposes only

# LOWER GROUND FLOOR

631 SQ.M.  
6,790 SQ.FT.



## Schedule of Accommodation

FLOOR	SQ .M.	SQ .FT
<b>Building 1</b>		
Ground Unit 1	765	8,234
Ground Unit 2	131	1,410
First	1,507	16,221
Second	1,571	16,910
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For Illustrative purposes only



**Natural stone and carefully curated finishes create an elegant and welcoming arrival experience at Building One, Glassworks.**

# SAMPLE SPACE LAYOUT

## 2ND / 3RD FLOORS

### Proposed Fitout Includes

160	Open Plan Work Stations
7	Large Meeting Rooms
4	Private Offices
9	Phone Booths
1	Main Reception
1	Staff Canteen
2	Tea Stations
1	Town Hall Meeting Space
6	Break Out / Collab Spaces
1	Comms Room
2	Store Rooms
2	Print Areas



# SUSTAINABILITY

**Building 1 Glassworks has been designed, and will be developed, to achieve optimum sustainability using modern building techniques in line with LEED accreditation.**

Building 1 Glassworks will be delivered to a minimum of LEED Gold accreditation which is a global benchmark in green building standards. The Developer is committed to delivering sustainably developed buildings that are sympathetic to the environment and it's occupants.

**Target  
Certifications**



**Examples of this approach include:**



**ENERGY  
CONSERVATION**



**WATER  
EFFICIENCY**



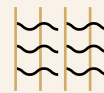
**LED PIR LIGHTING  
SYSTEM**



**INTEGRATION  
OF NATURE AND  
EXTERNAL GREENING**



**CONTROLLED WASTE  
MANAGEMENT AND  
RECYCLING**



**VENTILATION AND  
AIR QUALITY  
MANAGEMENT SYSTEM**



**UTILISING SUSTAINABLE OR RECYCLED  
MATERIALS WHERE POSSIBLE**



# SPECIFICATIONS & KEY FEATURES

## SUSTAINABILITY & BUILDING CERTIFICATION

Building 1 Glassworks will be entirely free of fossil fuel usage, setting a new standard for sustainability in developments across Waterford and the South East region.

Certification of the completed building includes:

- LEED Gold
- WiredScore Gold
- BER A3

## LAYOUT

Generous double-height entrance lobby.

The main office block building has a primary central core with:

- 2 passenger lifts
- 1 main stairs
- Generous number of male and female toilets on each floor
- 'End of trip' cycle facilities, showers, changing rooms and lockers are located on the ground and first floor
- Floorplates range from approx. 130 to 1,600 sq m

Former Showrooms Unit:

- Dedicated ground floor access from two points
- 1 lift
- Male and female toilets
- 'End of trip' cycle facilities, showers & changing rooms
- c. 1,900 sqm which can be divided into three units

## PARKING & DELIVERIES

189 car parking spaces, including 10 accessible spaces. 38 EV spaces will be provided, with the remaining parking spaces equipped with ductwork to allow for future installation of EV chargers.

## STRUCTURE

Reception floor height: 3600 mm (with double height void over entrance. Office floor to u/s of ceiling 3000 mm (785 mm ceiling & services zone generally).

## EXTERNAL FINISHES

Facade:

- Unitized façade system with high levels of insulation and air tightness
- Large-format aluminium-framed windows for improved natural lighting

Roof:

- Bitumen-based roof covering with designated walkways for maintenance
- Significant provision of space for tenant plant

Main Entrance: Power-assisted door

Other Doors: Glazed with powder-coated aluminum frames.

## INTERNAL FINISHES

### Reception

Walls:

- Cladded feature walls
- Architectural Louvres
- Painted plasterboard & hardwood timber linings

Floors: Large-format stone effect ceramic tiles.

Ceilings: Perforated metal acoustic tiles with feature plasterboard trims.

Reception Desk: Quartz worktop with hardwood and stainless facings.

### Lift Lobbies

Walls:

- Large format ceramic tiles.
- Hardwood timber & ceramic tile linings.

Floors:

- Large-format ceramic tiles.

Ceilings:

- Perforated metal acoustic tiles.

### Toilets

Walls:

- Ceramic tiles.

Floors:

- Ceramic tiles to match vanity units.

Ceilings:

- Painted plasterboard.

Doors:

- Hardwood finished solid core doors.

Partitions:

- High-pressure laminate IPS.

Sanitaryware:

- Wall-hung pans with concealed cisterns.

Vanity Units:

- Solid surface countertop with basins and mirrors.

### Changing Rooms

Walls:

- Ceramic tiles.
- Solid surface lining to match vanity units.

Floors:

- Ceramic tiles.

Ceilings:

- Roof tiles.

Doors:

- Hardwood finished solid core doors.

Partitions:

- High-pressure laminate IPS.

Sanitaryware:

- Wall-hung pans with concealed cisterns.

Vanity Units:

- Solid surface with countertop basins and mirrors.

Fixtures:

- Benches, lockers, coat hangers, towel, and drying station.

### Lifts

- 2 No. 16-person passenger lifts in the Main Building Core traveling from Ground Level to 3rd Floor.



## MECHANICAL INSTALLATIONS

Energy Centre

- The building is powered by a multifunction air-to-water heat pump system, providing sustainable heating and cooling.

Above Ground Soils and Wastes

- A primary ventilated Type 1 system is used for above-ground soil and waste installations.

Mains Water

- Incoming mains water services feed into the basement plant room.

Air Conditioning and Ventilation Services

- Fresh air delivery is maintained at 12 liters per second per person, calculated for occupancy density of 1 person per 8m<sup>2</sup>.
- 4-pipe fan coil units (FCUs) are distributed for zoned heating and cooling, with an average rate of 12.6m<sup>2</sup> per unit.
- Separate AHUs handle landlord areas such as common facilities and toilets.

Fire Protection Services

- Smoke extraction systems are implemented within fire cores
- Dry risers and first aid firefighting equipment are available in compliance with safety standards.

## UTILITIES

- A new ESB substation ensures consistent power supply to the development.

## ELECTRICAL INSTALLATIONS

Emergency Lighting

- Addressable emergency lighting system covers all areas for a 3-hour emergency period.

Access Control System

- Access control for entrances, basement, and tenant spaces ensures secure building use.

CCTV System

- The system will be designed and shall be installed to provide cover to all main cores, main entrances, car park and entrance points to each building at ground level.

ICT System

- The installation of a structured ICT cabling system will be carried out by individual tenants within their demise. Cable containment systems will be provided in the vertical risers to link each tenant floor to the basement comms room.

## BUILDING MANAGEMENT SYSTEM

- The mechanical services plant and equipment are controlled by a complete system of electronic and electrically operated equipment to provide full environmental control from stand-alone direct digital controllers housed within centrally located control panels located in the plantrooms of the office building. The building is provided with its own front end Building Management System (BMS) with a Graphic User Interface (GUI).

## FIRE SERVICE

- Fire detection and warning system is based upon simultaneous evacuation in line with Building Control requirements and it is proposed to provide an automatic fire detection and alarm system throughout the building, which will achieve an L 1 standard. The fire detection and alarm system will comply with 1.5 3218: 2013: + A 1 2019 Code of practice for fire detection and alarm systems for buildings. This 'open protocol' system serves the landlords areas with tenant interface panels to each individual office tenancy.

# GLASSWORKS

## COMMERCIAL

### DEVELOPER



### JOINT VENTURE WITH



**Glassworks Commercial is a joint venture between Ibrook Ltd. (“Frisby”) and the Ireland Strategic Investment Fund (“ISIF”). The purpose of the joint venture will be to activate the former Waterford Crystal offices and showroom to become Building 1 Glassworks.**

The site, which is strategically located beside the South East Technological University (“SETU”), has the future potential to be redeveloped further to form part of a University Enterprise Quarter (UEQ). The UEQ would be designed to appeal to commercial tenants whose business activities and operations complement the academic activity at SETU, blending education, research, innovation and enterprise.

Frisby is a property development company with nearly four decades of experience in Waterford and the South East. Established in the early 1980s, Frisby has a proven track record of delivering high-

quality residential and commercial developments, with a portfolio encompassing over 2,500 homes and numerous projects across a range of sectors. Recognised for their focus on innovation, sustainability, and community-oriented design, the redevelopment of the Glassworks site is aligned with Frisby’s strategic approach to enhancing the built environment in Waterford while supporting economic activity and urban renewal in the region. This project highlights Frisby significant contribution to the growth of Waterford, reinforcing their commitment to delivering high-quality developments that enhance the city’s residential and commercial landscape.

The Ireland Strategic Investment Fund (ISIF), managed and controlled by the National Treasury Management Agency (NTMA), is a sovereign development fund with a unique mandate to invest on a commercial basis to support economic activity and employment in Ireland. ISIF’s investment in the Glassworks Commercial is part of its city-specific programme which is focused on investing in Ireland’s five regional cities – Cork, Galway, Limerick, Waterford and Kilkenny. This initiative supports major investment in each city in the form of new places to work, places to live and enabling investments to support their regeneration.

## DESIGN TEAM

### ARCHITECTS

Fewer Harrington  
& Partners

### M & E ENGINEER

Lawler  
Consulting

### QUANTITY SURVEYORS

Carron Walsh

### FIRE & DAC CONSULTANT

ORS

### C&S ENGINEER

Frank Fox  
& Associates

### LEED CONSULTANT

Lawler  
Sustainability

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