

**Abbey  
Quarter**



**The  
Brewhouse**



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# Why Kilkenny

Kilkenny is the place where business succeeds. It's perfect central location with a wide catchment area has a proven capacity to attract high calibre talent. Kilkenny is a vibrant place to live and work, steeped in history and rich in culture. It is the place where people come not only to make a living but to make a life.

**Strategic central  
location**

**Immediate access  
to deep talent pool**

**Excellent quality  
of life**

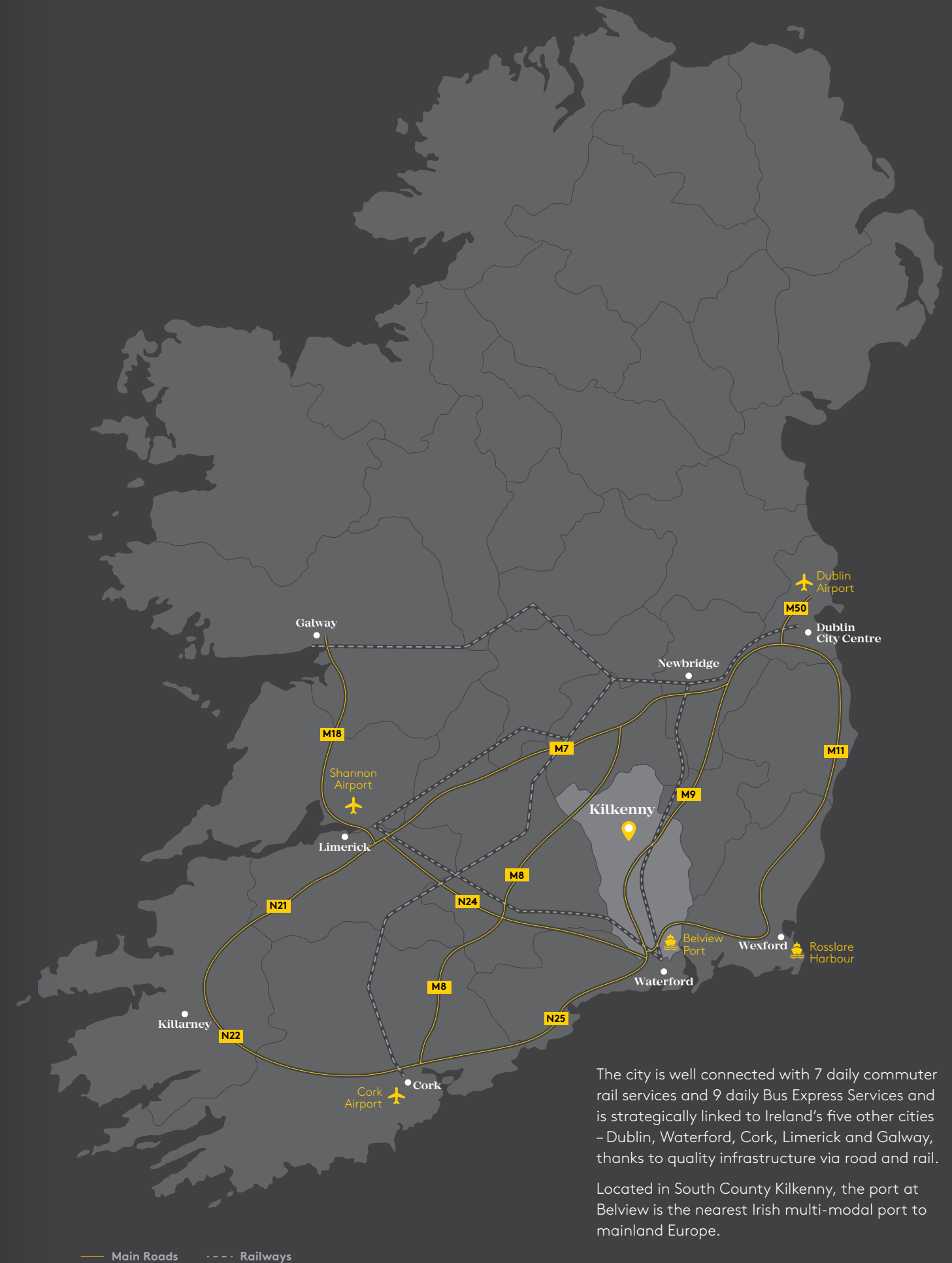
**Established home  
for industry and  
innovation**



# The heart of Kilkenny

Kilkenny boasts the closest city to Dublin and just 70 minutes from Dublin Airport via the national motorway system.

Kilkenny City Centre



The city is well connected with 7 daily commuter rail services and 9 daily Bus Express Services and is strategically linked to Ireland's five other cities – Dublin, Waterford, Cork, Limerick and Galway, thanks to quality infrastructure via road and rail.

Located in South County Kilkenny, the port at Belview is the nearest Irish multi-modal port to mainland Europe.



# Lifestyle

Both the City and County quietly emanate the very best that Ireland has to offer. From culture to creativity, fine eateries to vibrant nightlife and outdoor adventures to medieval magic, this is the place that has something for everybody.

## Amenities

- St Canice's Cathedral
- The Medieval Mile
- National Design and Craft Gallery (Home to Design and Craft council of Ireland)
- Kilkenny Castle and Park
- Butler Gallery
- Smithwicks Experience
- Castlecomer Discovery Park
- Woodstock Gardens
- MADE in Kilkenny Craft Trail
- Mount Juliet Estate and Golf club
- Lyrath Estate
- Gowran Park Racecourse
- Nowlan Park

## Restaurants and Bars

- Truffles Restaurant and Wine Bar
- Butcher
- Petronella
- Indique
- Anocht
- La Rivista
- Left Bank
- Matt the Millers
- Rive Gauche
- Lanigans
- Langtons
- The Hibernian
- The Lady Helen, Mount Juliet
- Campagne
- Zuni
- Rinnucinnis
- Food Works

## Kilkenny Festivals

- Kilkenny Arts Festival
- Smithwick's Kilkenny Roots Music Festival
- Kilkenny Cat Laughs
- Savour Food Festival
- Kilkenomics Festival
- Yulefest
- Kilkenny Tradfest
- Kilkenny Animated Festival
- Subtitlefest
- International Gospel Choir Festival
- Kilkenny Country Music Festival





**Best of both worlds:  
St. Francis Abbey is part of  
Kilkenny's Medieval Mile  
and stands at the heart of  
the modern Abbey Quarter**







Mount Juliet hotel and golf resort



# Facts & Figures



## Population

Ireland South East  
Total Population

581,615

(Ireland South East Development Office, Autumn 2020)

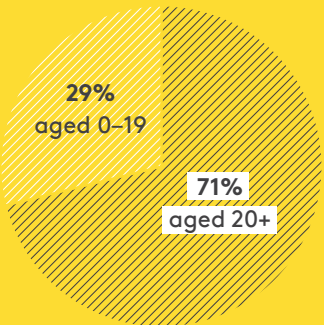
Kilkenny County  
Total Population

99,232

▲ 4%

- 49,533 male
- 49,699 female

(Census 2016)



## Education

7,876

students in 16 Secondary Schools

3,481

Kilkenny f/t students  
enrolled in HEA funded  
institutions

6,539

Enrolments in WIT,  
12% from Kilkenny

Students from Ireland South  
East, currently enroled in  
higher education include:

+5,200

Business  
and Finance

+3,000

Engineering,  
Manufacturing  
or Construction

+1,500

ICT

(HEA)



## Childcare

10,22

Children under 6

99

Registered  
Childcare Services

476

Employed in the sector



## Tourism

579,000

Visitors to Kilkenny  
51% overseas

€94m

Estimated revenue

4,317

Bed nights



## Business Activity

2,800

Rateable properties

495

New businesses  
registered in 2019

4,549

Employees in EI  
supported businesses

(31.12.2018)

1,257

Employees in ELO  
supported businesses

(31.12.2018)

711

Employees in IDA  
supported businesses

(31.12.2018)



# Housing

## House prices

The average asking house prices in Kilkenny is €222,389 which is:

**13%** lower than the national average (€263,000)

**35%** lower than Dublin City Centre (€336,285)

### 4-bedroom house average price

→ in Kilkenny: €215,000

→ in Dublin: €425,000

## Rental

### 2-bedroom home average rents

→ in Kilkenny: €643 / month

→ in Dublin: €1,399 / month

Source: daft.ie

## New homes

**800**

to be built in the western environs of the City

**+3,500**

planned homes across the City and County

including new development to the western environs of the City. A masterplanned community to include homes, schools, parks and cycleways to be delivered over the life of the project.

**€7.4 m**

in funding available to deliver a mix of private and rental accommodation at affordable prices in Kilkenny City and Ferrybank

### Perfect for families

Kilkenny is the perfect place to raise a family as all the necessary facilities and amenities are on your doorstep.

### Easy commutes

The people of Kilkenny have some of the shortest commutes in Ireland, with 64% travelling 30 minutes or less to work versus 48% of people in Dublin.





## Presence of Irish and international companies













**33%** Cost savings for businesses in South East compared to Dublin

(Ireland South East Development Office, Autumn 2020)





# Abbey Quarter

**Abbey Quarter will become a vibrant new urban quarter in the heart of the medieval city.**

The new quarter will provide an exceptional business location for companies seeking outstanding global connectivity and the capacity to attract high calibre talent.

It is located on the site of the former Smithwick's Brewery on the banks of the River Nore. This site was originally settled in the 13th century by Franciscan monks who established St. Francis Abbey. The monks brewed ales here long before John Smithwick established his brewery in the early 1700s and it continued to operate as a brewery for 300 years until it was closed by its owner Diageo in 2014.

The remains of the choir and bell tower of St. Francis Abbey still stand on the site today as a reminder of its rich history. Following closure of the Brewery, the site was purchased by Kilkenny County Council. Following a period of public consultation a dedicated master plan was adopted to guide development of the former brewery site and adjacent lands. In recent years the development plots were acquired Kilkenny Abbey Quarter Development Partnership a Joint Venture between Kilkenny County Council and the National Treasury Management Agency. Over the life of the development the partnership plan to develop a mixed use urban quarter including, office, residential, hotel, local retail and education facilities



The Brewhouse in 1972





## Visible history

Historically the most important structures on the site, are the remains of the St Francis Abbey including the Choir with Bell tower and Sacristy, and the old city wall incorporating Evan's Turret. As National Monuments both historic structures form an important focal point in the park



## Archaeology & history represented

The archaeology of the site, hidden under the existing thick concrete slab, will be represented on the surface. These details are informed by the archaeological assessments of the site, which have included a review of historic documents and cartographic records, details of previous excavations and extensive archaeological test excavations.

## Three atmospheres

Three elements form the overall atmosphere of the park and are reflected in the detailing, the use of materials and of course, the planting:

- References to the medieval abbey atmosphere such as orchards, medicinal garden, and memorials to the abbey cemetery
- References to the brewing history of the site such as perennials and trees with hop like flowers and the hop pattern of the Brewhouse plaza pavement
- The 'wilder' river area with nature play, and bird and insect friendly dense planting



The Urban Street is designed as a shared surface, allowing easy movement for pedestrians and cyclists through the Abbey Quarter development. Vehicular access will be limited to access for deliveries, service and emergency vehicles.



# Brewhouse









# Unique Sophistication

**The Brewhouse, a new Grade A office building, has been fully transformed to cater for the modern working world whilst maintaining hints of its past life as a working brewery.**

This building is completely unique and has been hailed as one of the best examples of Bauhaus architecture in Ireland.

This completion kicks off the start of development of the Abbey Quarter as a brand-new living and working quarter in Kilkenny City.

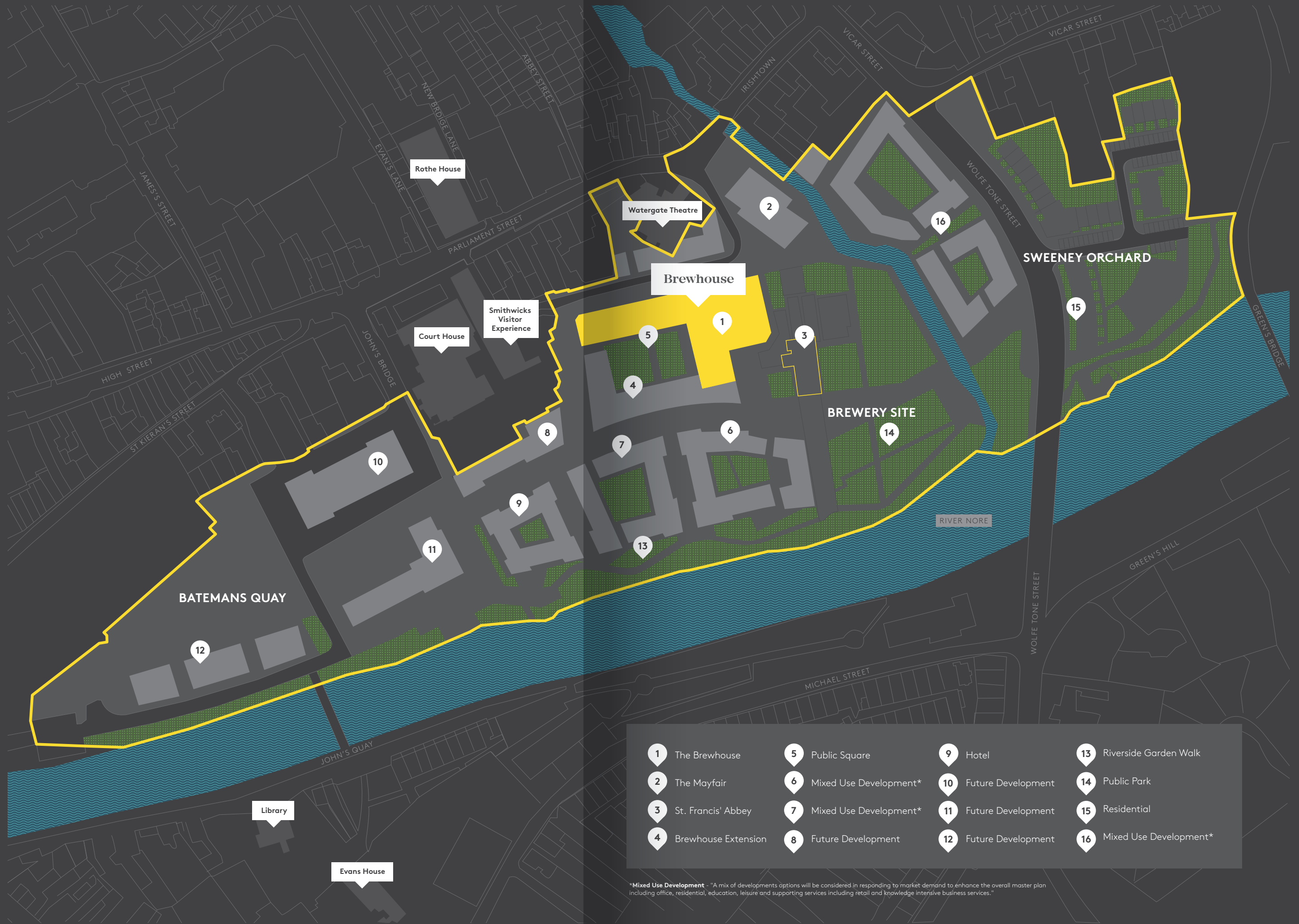
## Features

- Warehouse style Grade A office building
- Impressive triple height atrium with feature staircase
- Exposed and finished brick and concrete effect throughout
- Extensive penthouse terrace overlooking St Francis' Abbey and the River Nore
- Facing onto LEED accredited neighbourhood from public realm
- Market leading intelligent façade system for sustainable heating/cooling
- Male and Female shower facilities with lockers and drying facilities
- Generous floor to ceiling heights
- Exposed beam and services
- A3 rated





# Masterplan



\*Mixed Use Development - "A mix of developments options will be considered in responding to market demand to enhance the overall master plan including office, residential, education, leisure and supporting services including retail and knowledge intensive business services."











# Floorplans

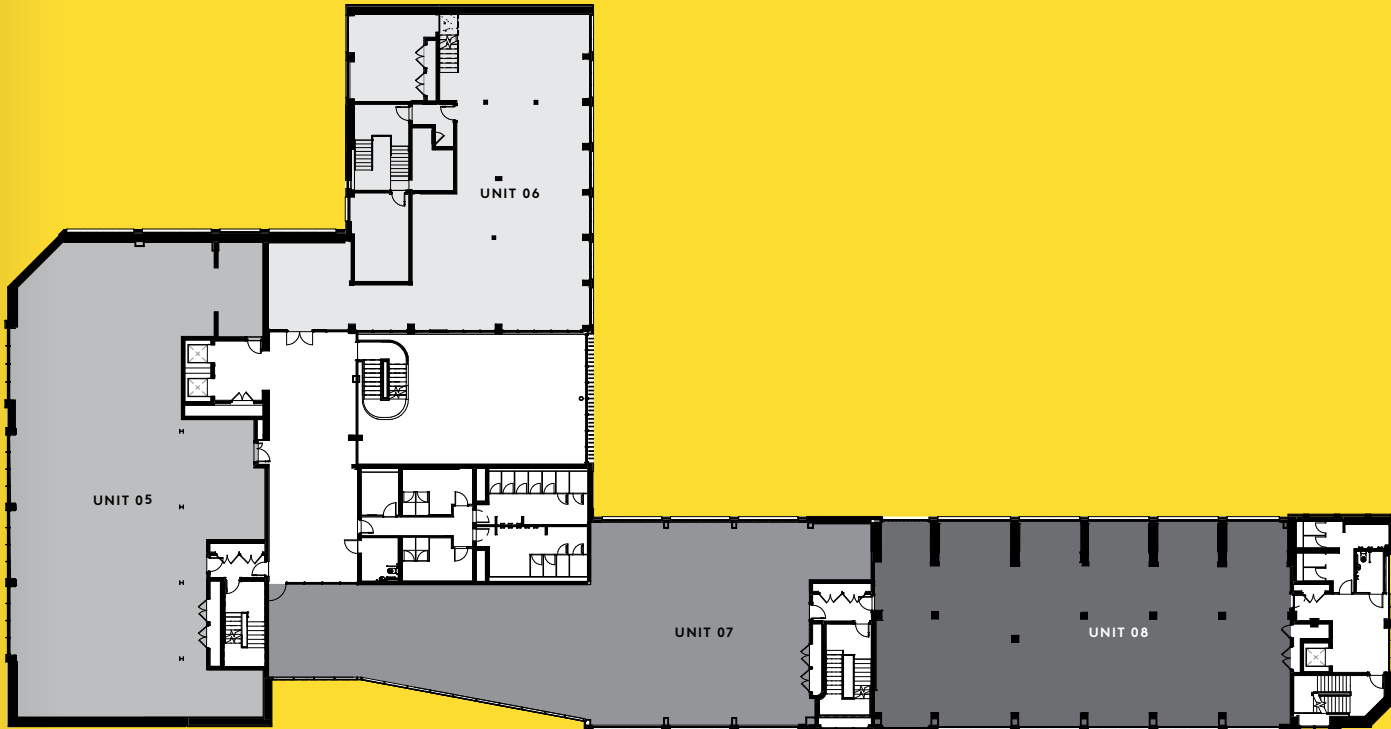
Schedule of areas

Floor	Unit	Sq M	Sq Ft
Ground	Atrium/office/receptions/lobby	314	3,380
	1	450	4,844
	2	353	3,800
	3	340	3,660
	4	332	3,574
First	5	474	5,102
	6	331	3,563
	7	389	4,187
	8	387	4,166
Second	9	319	3,434
	10	322	3,466
	11	421	4,532
	12	390	4,198
Total		4,822	51,904

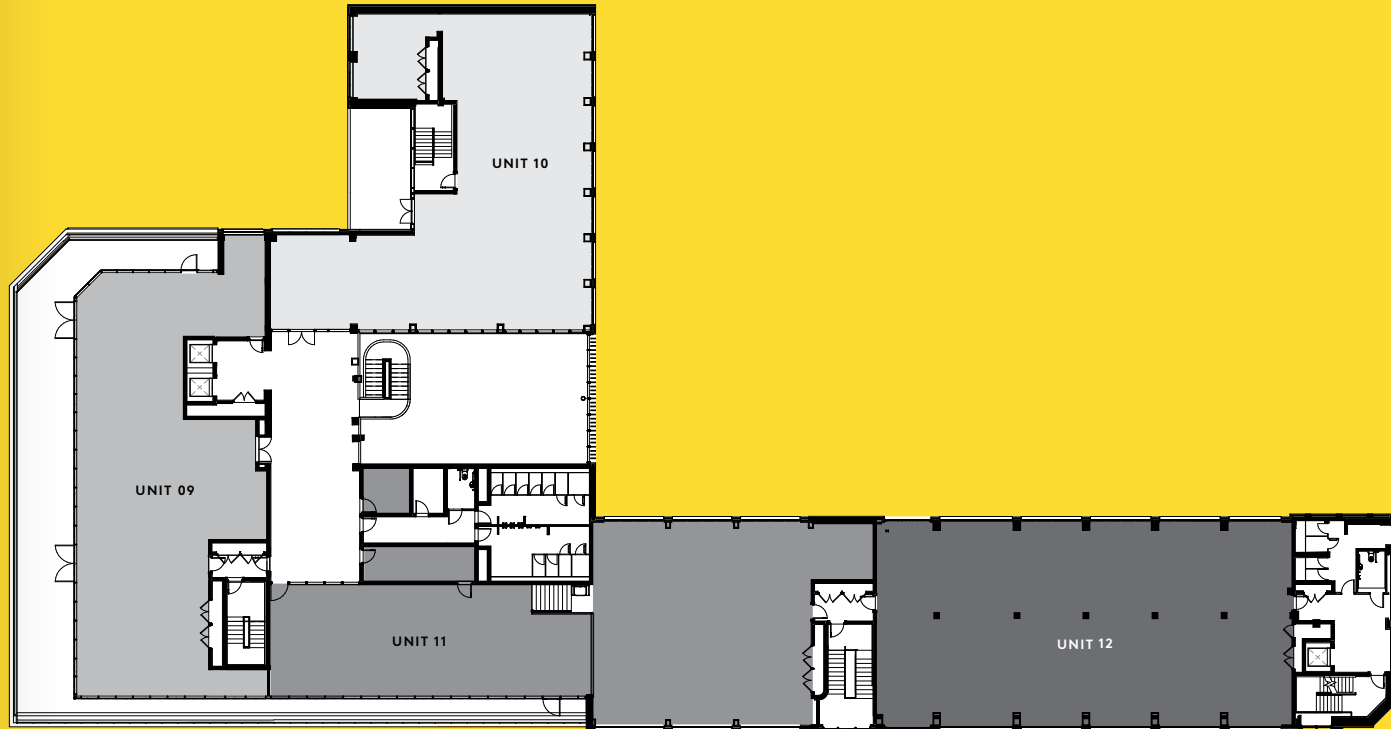
Ground floor



First floor



Second floor





# Specification

## Sustainability

The building follows a fabric first approach by being built to a modern, high performance standard. This reduces the need for heating and air conditioning the space and reduces the ongoing operational costs. Heating and air conditioning systems are of high efficiency while the combination of intelligent lighting controls and LED fittings reduce the buildings energy consumption further. In addition a large Photovoltaic array located on the roof of the building provides free renewable energy to the Brewhouse and thus reducing energy costs.

### Items Contributing to LEED

#### Certification:

- PV Solar Cells on roof
- Higher performance and specification facade system
- Energy optimised lighting and sanitary ware
- Bicycle facilities
- Shower facilities
- Enhanced water efficiency
- High quality indoor environment
- LEED accredited neighborhood
- Excellent levels of natural daylight
- Excellent access to local amenities

## Occupancy

**Means of Escape** 1:5

**Sanitary Provision** 1:8

**Air-conditioning** 1:10

**Office Floor to Ceiling:**

typically 3.2m

**Raised Access Floor Zone:**

typically 200mm

## External finishes

### External Envelope

- Existing brick work restored, brick chemically cleaned and re-pointed
- Proposed new walls comprising of SFS Facade and Weber External Render with 150mm EPS insulation and Acrylic render in special - pearl grey
- Glass Facade comprising AMS Structural Glass Facades
- XT66 Window System to office units, Active facade system to all top sashes of windows

### Paving

Horsebarrack Lane and Brewhouse Square will comprise of silver grey granite stone blocks flame finish topside. 71 Cycle Stand in 316 grade stainless steel with a brushed polish finish.

### Roof finishes

Roof comprises of 150 Mm Kingspan Insulation with Fatra or EA Approved Membrane and walk way to plant areas. External terraces will be provided on level 2.

### External Lighting

Facade lighting includes downlighting to highlight the natural shapes of this building while also concentrating on minimal up lighting to reduce the sky glow effect and obtrusive light. Uplighting under overhang only to minimize sky glow obtrusive light.

## Reception

- Main Entrance: Assa Abloy Besam feature sliding door and draft lobby within entrance, Triple height entrance lobby and atrium;
- Feature Stair clad in black fluted timber with acoustic scrim comprising of solid wood slat systems feature the distinct look and Jonkers timber threads and handrail system, Feature LED Lights to perimeter.
- **Floors:** Polished concrete floor in main atrium, concrete look marmoleum floor for all stair cores to all stair wells.
- **Ceilings:** Metal Baffles ceiling above reception and canopy ceiling with metal mesh to all galleries, Feature ceiling in Atrium.
- **Lighting:** Feature Circular arch Pendant light fitting suspended 10 meters in the atrium.
- **Reception Desk:** Cast in situ Polished concrete reception desk with Solid Corian Work top.
- **Passenger lifts:** 2 No. 630kg lifts in duplex arrangement with destination control system located adjacent to the atrium. 1 No. 630kg lift located on the south side of the building. Touchless lift control panels throughout.

## Bathroom

- **Bathrooms walls:** Tiled up to 2250 in argila 20200 Peace White Q-3
- **Floors:** Diesel Grunge Concrete Tiled Floor White Rebel 600\*300 to Toilet Units. Sure Step Stone 17122 cool concrete R10, for all shower rooms
- **Sanitary fittings:** Solid corian wash troughs with stainless steel water spot and soap dispenser, Dual flush WC pans and urinals with water saving technology
- Vanesta Infinite Timber veneer effect Toilet Cubicle System
- Showers include flat top shower tray and flow regulator shower valve

## Internal office finishes

- Existing concrete floor decks made good and painted white,
- Proposed pre-cast Concrete deck painted white,
- Proposed steel deck painted white. (Polyester finish)

### Internal Joinery

- All internal core doors will be formica finished door lacquered, fire rated as necessary,
- Timber skirting to all units
- Antimicrobial brushed stainless steel ironmongery to doors

### Internal Wall Finishes

- Internal steel columns painted white.
- Existing concrete columns made good painted white. (eggshell finish)
- Inside face of external wall comprising of plasterboard painted white.

### Floor finishes

- Floors will be provided ready for floor finish comprising of raised access floors- Kingspan Access Floors System
- Dust Proof Sealer to new floors
- Existing floor finishes removed and concrete structure made good.

## Common facilities

- Bicycle Spaces: 71
- Showers: Gents 2 / Ladies 2

## Mechanical services

### Hybrid ventilation

- The building has been designed in part with a modern hybrid ventilation strategy. A number of the units within the building incorporate intelligent façade.

### Intelligent façade

- NV Advance indoor climate solution is based on natural ventilation and intelligent controls. The software is modular for individual room control and can control everything from a few rooms to more than 250 rooms in a single system.

## Office areas

Each of the office tenancies are capable of being naturally ventilated or air conditioned. The south side of the building is more favorable to natural ventilation due the office layout. For this reason, all 6 No. tenancies to the south of the building will have an intelligent façade installed by the landlord which can be controlled by the tenant. Air conditioning is required for units surrounding the main atrium which will be fully serviced by VRF Mitsubishi ducted system.

### Building Management System

Full digital management system for Landlord areas which will interface with Tenant BMS systems. Units to contain swipe card access control, this will be provided to each tenancy using a key card/fob. The system will record the time and location of each access made.

## Electrical services

**Design Criteria:** Tenant sub-mains will be provided for each tenancy, cabling will be fed from the main switch room to a riser within each tenancy, each tenant floor plate will be furnished with underfloor modular bus-bar arrangement with future tap-offs to be provided as part of the tenant fit out.

### Lighting

High efficiency LED lighting will be installed throughout the building. To reduce the buildings environment impact absence, presence and daylight controls will be installed.

### Communication

Riser access to all tenancies from the central Comms Room located on ground floor from connecting to telecoms providers.

## Protective Services Installations

**Fire Alarm System:** Emergency lighting based on open plan layouts will be provided

### Security Alarm System:

Integrated Landlord Security Systems (CCTV, Access Control, and Intruder Alarm).

\* If a material cannot be sourced throughout the build for any reason, the landlord will make every endeavour to source an alternative of the same quality.



DEVELOPER



CONTRACTOR



ARCHITECTS & ENGINEERS



COMMERCIAL AGENT



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# The Brewhouse

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