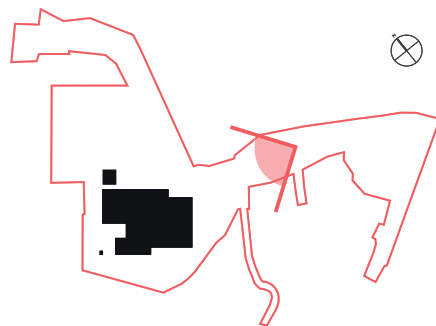


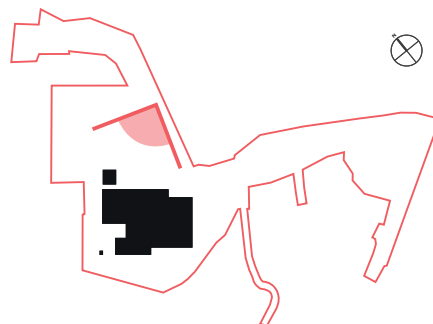


Approach from Infirmary Road



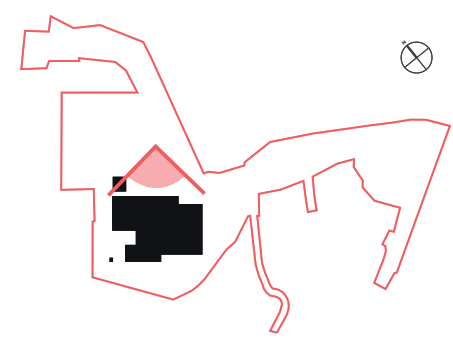


Approach from Infirmary Road



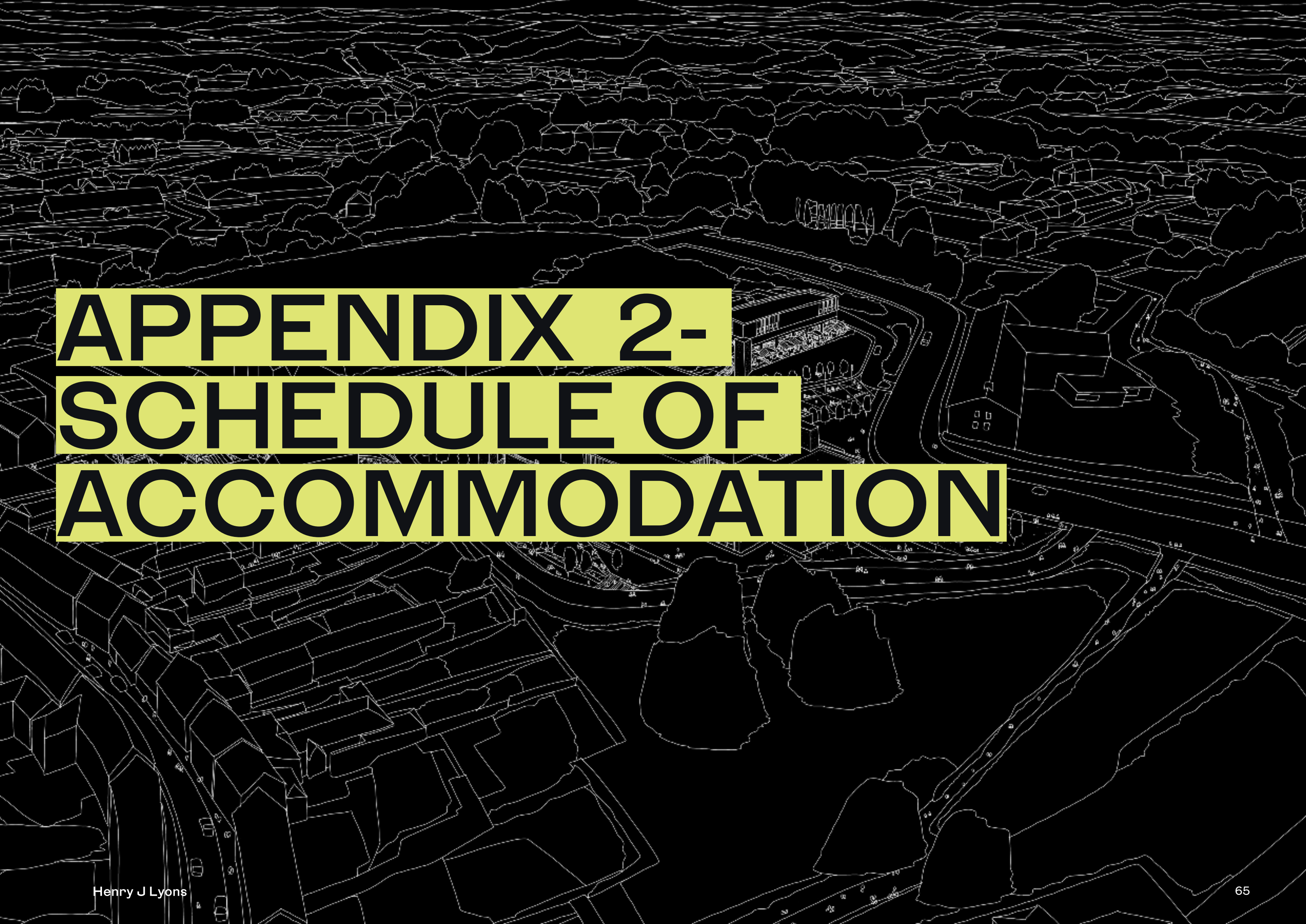


Approach from Farney Place





APPENDIX 1 - ARCHITECTURAL DRAWINGS

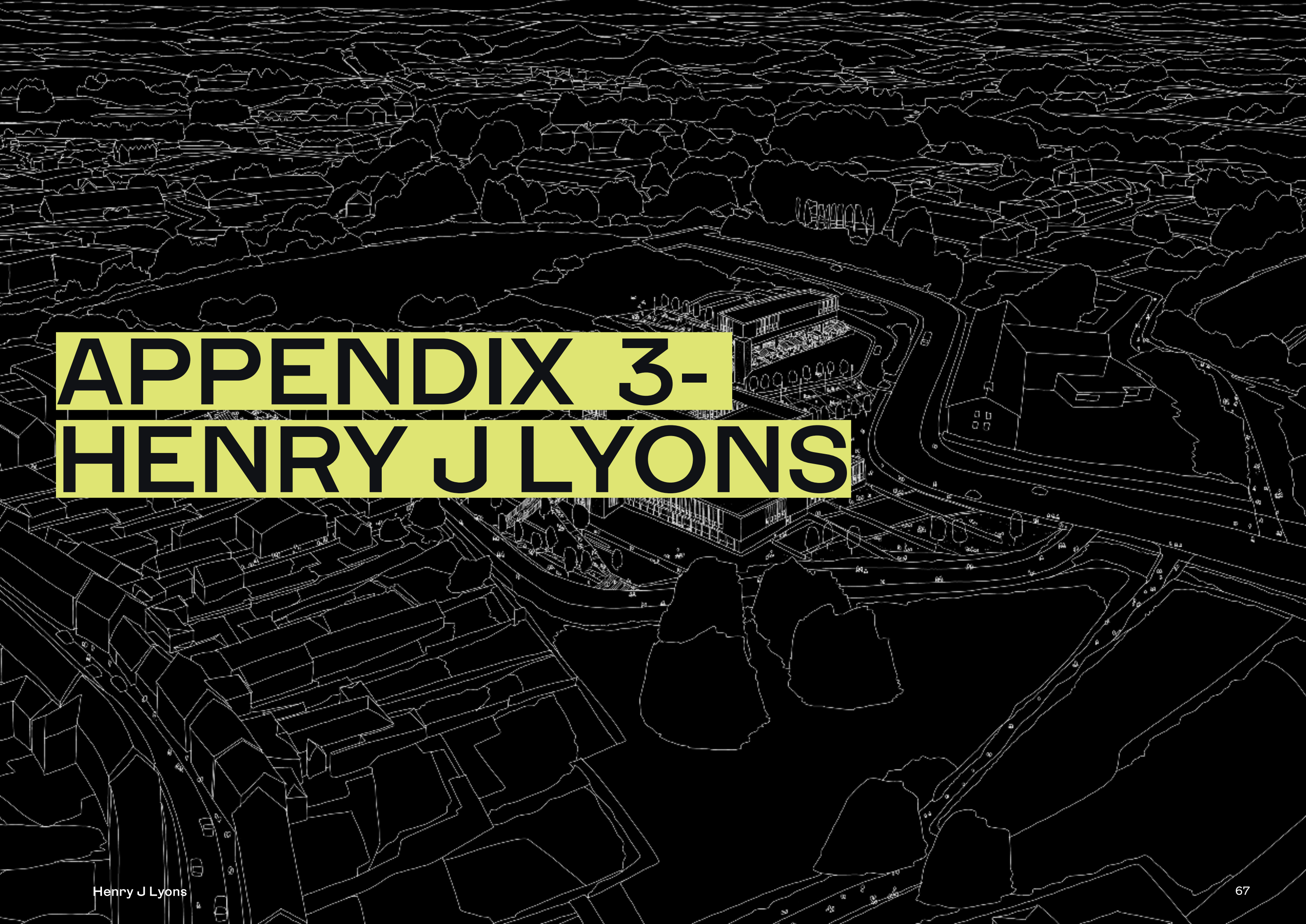


APPENDIX 2- SCHEDULE OF ACCOMMODATION

SCHEDULE OF ACCOMMODATION

MCC		Office		Office	
Level		Gross	Gross	Net	Net
		m ²	ft ²	m ²	ft ²
Basement Floor		0	0	0	0
Lower Ground		1,425	15,349	1,333	14,348
Ground Floor		2,763	29,741	2,290	24,650
First Floor		1,413	15,210	1,317	14,176
Total		5,601	60,300	4,940	53,174

* All areas area measured in accordance to the RICS Property Measurement Standards



APPENDIX 3- HENRY J LYONS

INTRODUCTION TO HENRY J LYONS

Over the past 100 years, Henry J Lyons has gained an in-depth working knowledge of many building types and how to deliver them. Workplace, retail, cultural, hospitality, educational and residential buildings, often in mixed-use developments and complex urban contexts, form the cornerstones of our output. Most projects span every aspect of scale from strategic planning and urban regeneration to interior design and detailing.

Henry J Lyons has been engaged in commercial office projects across Ireland for many years. As such we have an in-depth understanding of the issues and constraints associated with office developments and has a strong portfolio of workplace schemes. We have a rich legacy characterised by our collaborative, aspirational, and evidence-based approach to design. With expertise in architecture, interior design, masterplanning and heritage projects, our design teams create environments that are vibrant, sustainable, and uplifting for both the end user and the public.

We listen carefully, we explore ideas and we deliver strongly formed buildings that respond directly to client needs and the project's particular surroundings.

We believe that buildings should be centered around people. We also believe that collaborating with clients and other design specialists in an open way allows the design process to be enhanced. Architecture should always be particular to its surroundings and carefully considerate of its functions and social context. Thus making a positive contribution to the built environment, to the city, to the landscape, and to the community it serves.

We work openly and collaboratively with client project teams to interrogate and identify opportunities for innovation during all stages of the project cycle. We are an open, flexible organisation, established to realise the ideas and the intentions of our clients, assisting them to navigate through the highly regulated environment in which buildings

are created. The quality of our work often exceeds client expectations and has been recognised by multiple awards from both the design and construction communities.

At Henry J Lyons, we are collectively driven by shared ambitions. This culture permeates our Dublin and Cork studios and contributes to the ongoing success of our practice.

It is within this environment and atmosphere that our architectural, design and support staff can develop to reach their professional potential, hone their skills and become collaborative team members. It is through these shared ambitions that our studios find unity and can function at the level demanded by our clients.

