



RETAIL & OFFICE OPPORTUNITY | KILKENNY | IRELAND

## **A Sustainable Future for Your Business Starts Here**

Discover Kilkenny's premier Grade A, LEED Gold office space—offering cutting-edge design, energy efficiency, and an unparalleled business environment.

Situated in a prime city centre location, this modern workspace is perfect for forward-thinking companies looking for sustainability, innovation, and prestige.



# LIV. WRK. N



### Building Size

Total Building Area 5,176 m<sup>2</sup>

4,768m<sup>2</sup> (Gross Internal Area ) Grade A Office space

408 m<sup>2</sup> Retail space

### Location

The **Abbey Quarter** is a major urban regeneration project in the heart of **Kilkenny City, Ireland**, transforming the former **Smithwick's Brewery** site into a vibrant mixed-use district.

Located on the banks of the River Nore, in the heart of Kilkenny's medieval core, it aims to blend modern development with the rich heritage of the city. The new office building is located beside St Francis Abbey, a National Monument and former Franciscan Friary, that was founded in 1234.

The office building is located in an exceptional location for companies looking to locate or expand in Ireland. Located beside the recently completed Brewhouse offices, the proposed office building will comprise 4 floors of office space over ground floor retail. Designed to the highest modern standards, the offices will be developed to LEED Gold Standard.

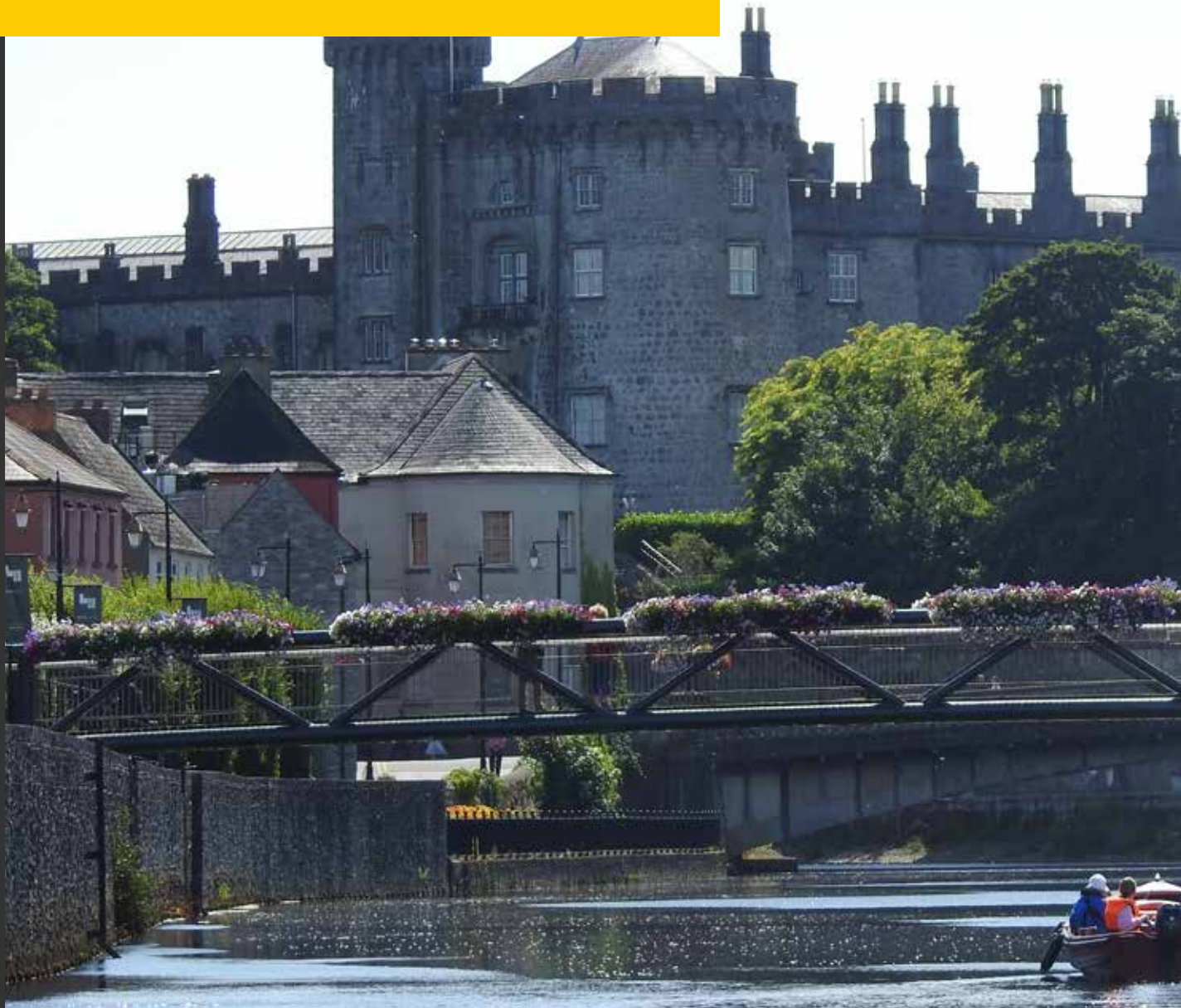


JOY.

KILKENNY.



# WHY CHOOSE KILKENNY FOR YOUR OFFICE?



## **Prime Location & Connectivity**

Excellent transport links to Dublin, Cork, and Waterford

Easy access to the M9 motorway & strong rail connections

High-speed broadband infrastructure for seamless business operations

## **Highly Skilled Workforce**

Access to top talent from universities & colleges in the South East

A thriving professional community in tech, finance, and creative industries

## **Affordable & High-Quality Office Space**

Competitive rental rates compared to Dublin & other major cities

Modern, sustainable office developments, including **LEED Gold-certified** buildings in the Abbey Quarter



# KILKENNY

## A PRIME OFFICE LOCATION FOR BUSINESS SUCCESS

### **Strategic, Sustainable, and Thriving**

Kilkenny is one of Ireland's top business destinations, offering a unique blend of connectivity, quality of life, and modern infrastructure. Whether you're a startup, SME, or multinational, Kilkenny provides the perfect environment for growth, innovation, and success.

### **Exceptional Quality of Life**

A vibrant city with a rich cultural and historical heritage

Renowned restaurants, cafés, and entertainment options

A City of Festivals with world-renowned events such as the Kilkenny Arts Festival, the Cat Laughs Comedy Festival, and Kilkenomics amongst others.

### **Business-Friendly Environment**

Strong support for enterprise and innovation, with a dedicated Local Enterprise Office.

# Connectivity

**Kilkenny benefits from excellent regional and national connectivity and is easily accessible from Ireland's main cities of Dublin, Cork, Galway, Limerick and Waterford.**

## **Connectivity**

If your business success depends on national & international connectivity and short commutes for your staff, Kilkenny is the location for you.

## **Kilkenny is...**

The closest Irish city to Dublin and just 90 minutes from Dublin Airport via the national motorway system.

Well connected to Dublin with frequent daily commuter rail and bus services.

A gateway to Ireland's four other cities – Waterford, Cork, Limerick and Galway, thanks to quality infrastructure via road and rail.

Home to Ireland's closest multi-modal port to Europe at Belview.



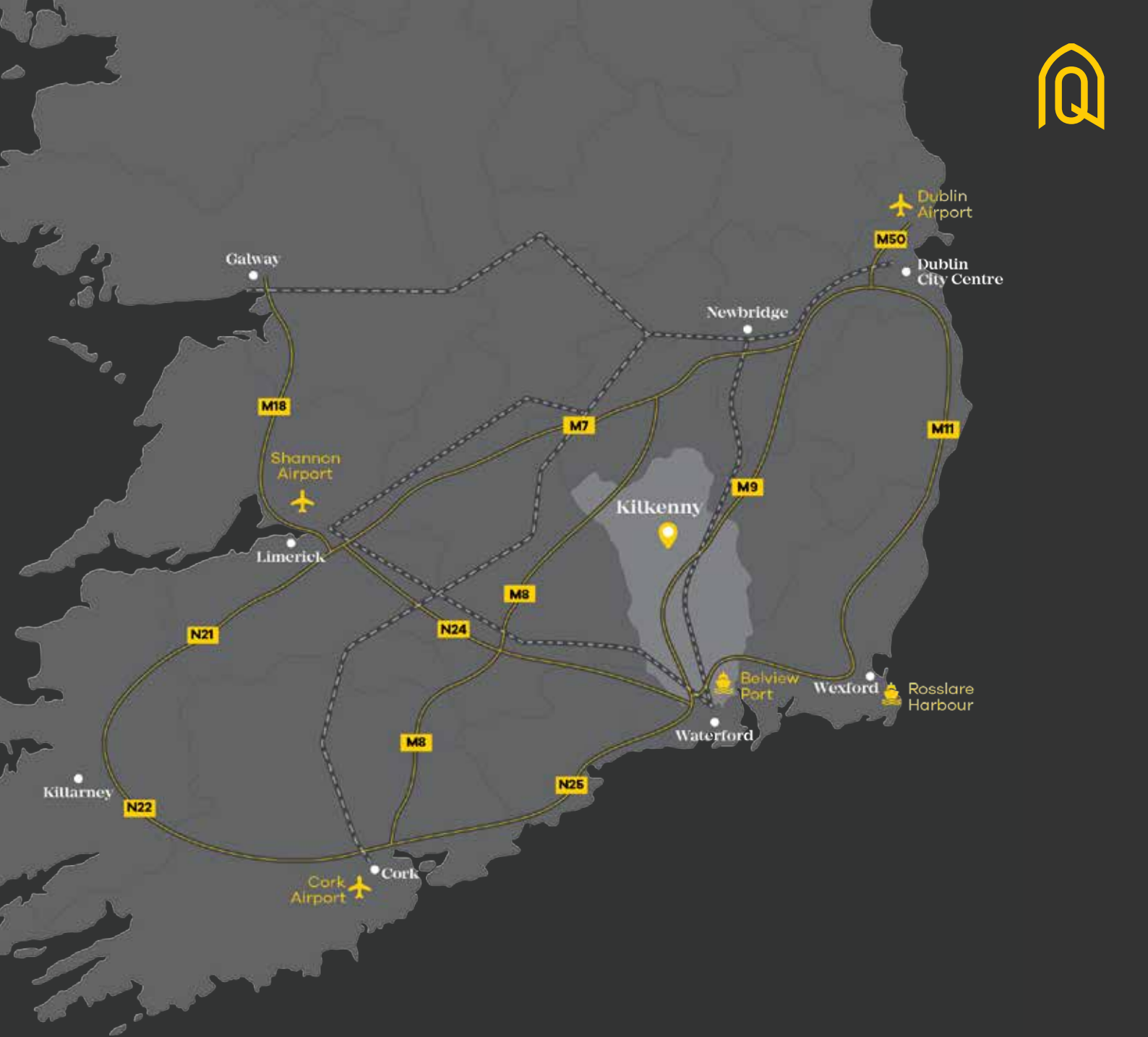
### **By Car**

Dublin – 130 km, 1.5 hours via M9/M50  
Cork – 154 km, 2 hours via M8  
Galway – 175 km, 2.5 hours via M6  
Limerick – 128 km, 1 hour 45 mins via M7  
Waterford – 52 km, 45 minutes via M9



### **By Air**

- Dublin Airport – 1 hour 30 minutes (136 km)
- Cork Airport – 1 hour 45 minutes (159 km)
- Shannon Airport – 1 hour 55 minutes (157 km)



### By Train

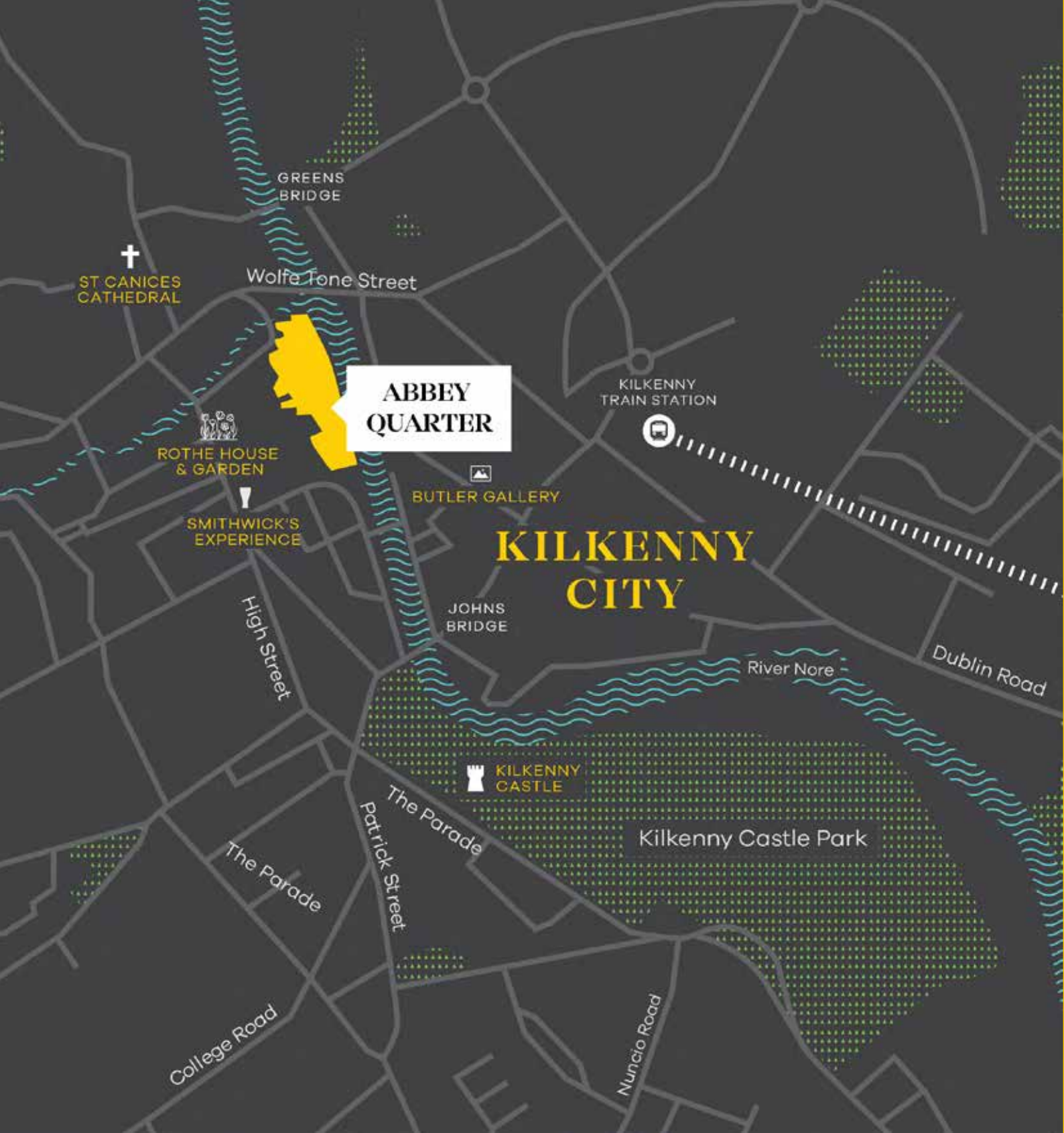
Dublin – 1.5 hours  
Waterford – 37 mins  
(8 services daily in each direction)



### By Bus

Dublin City Centre - from 1 hour 45 mins  
Dublin Airport - from 2 hours 15 mins  
(19 Daily Services)





CITY CENTRE





# Location

**Kilkenny City and it's environs has an urban population in excess of 27,184 (Census 2022) with over 104,000 people residing in the county of Kilkenny.**

Kilkenny, the medieval capital of Ireland, is one of Ireland's most attractive and popular cities. Its city centre is characterised by beautifully restored and fascinating historical buildings, winding streets and laneways, which are now full of contemporary shops, designer stores, galleries and restaurants. These all create a vibrant, bustling and busy city centre atmosphere.

The internationally acclaimed Norman built 13th century Kilkenny Castle is one of the most popular heritage sites in the country. Kilkenny is renowned for its many annual festivals including the Kilkenny Arts Festival and the Cat Laughs Festival – a highlight of the International Comedy circuit – attracting high spending visitors annually. In addition, Kilkenny's leafy countryside is a haven for visitors with five excellent golf courses at Kilkenny, Mount Juliet, Gowran, Callan and Castlecomer.

Tourism – both domestic and international – is a significant annual contributor to the economy of Kilkenny City and County.

Kilkenny is a unique location in the heart of Ireland mixing medieval and modern with the capacity to attract exceptional talent and internationally renowned businesses. Kilkenny has an ambitious vision to continue to attract more businesses and visitors to the area and truly make Kilkenny a great place to live, work, visit and do business.



## Local Corporate Market

Kilkenny is an attractive location for businesses looking for quality infrastructure, talent and low cost business environment. There is an existing dynamic between indigenous business and multinationals in the city.



### Financial

Leading financial services companies such as State Street and Bank of Ireland (Banking 365) are located in Kilkenny. State Street, established in Kilkenny in 2021, now employs over 600 people in Kilkenny. Banking 365, now recognised as a Centre of Excellence for the Bank of Ireland Group, employs over 250 staff in the city.



### Agri-Food

Kilkenny has a long established agrifood sector with major companies operating in the county including Glanbia, Tirlan and Connollys Red Mills, complemented by an emerging artisan food producer network.





KILKENNY DESIGN CENTRE



## Creative

Kilkenny has an impressive Design legacy that has contributed to the growth of globally successful companies such as Nicholas Mosse, Lighthouse Studios and Cartoon Saloon, which is a five-time Academy Award, Golden Globe, BAFTA and Emmy nominated animation studio.

Kilkenny is home of the Design & Crafts Council of Ireland and the National Design & Crafts Gallery. Kilkenny has also been designated a World Craft Council Craft City and Region, one of only four regions to achieve this recognition in Europe. Kilkenny has long been recognised as the centre of Ireland's design and craft sector, with the Kilkenny Design Workshops leaving a legacy of creativity and design in the city.



## Technology

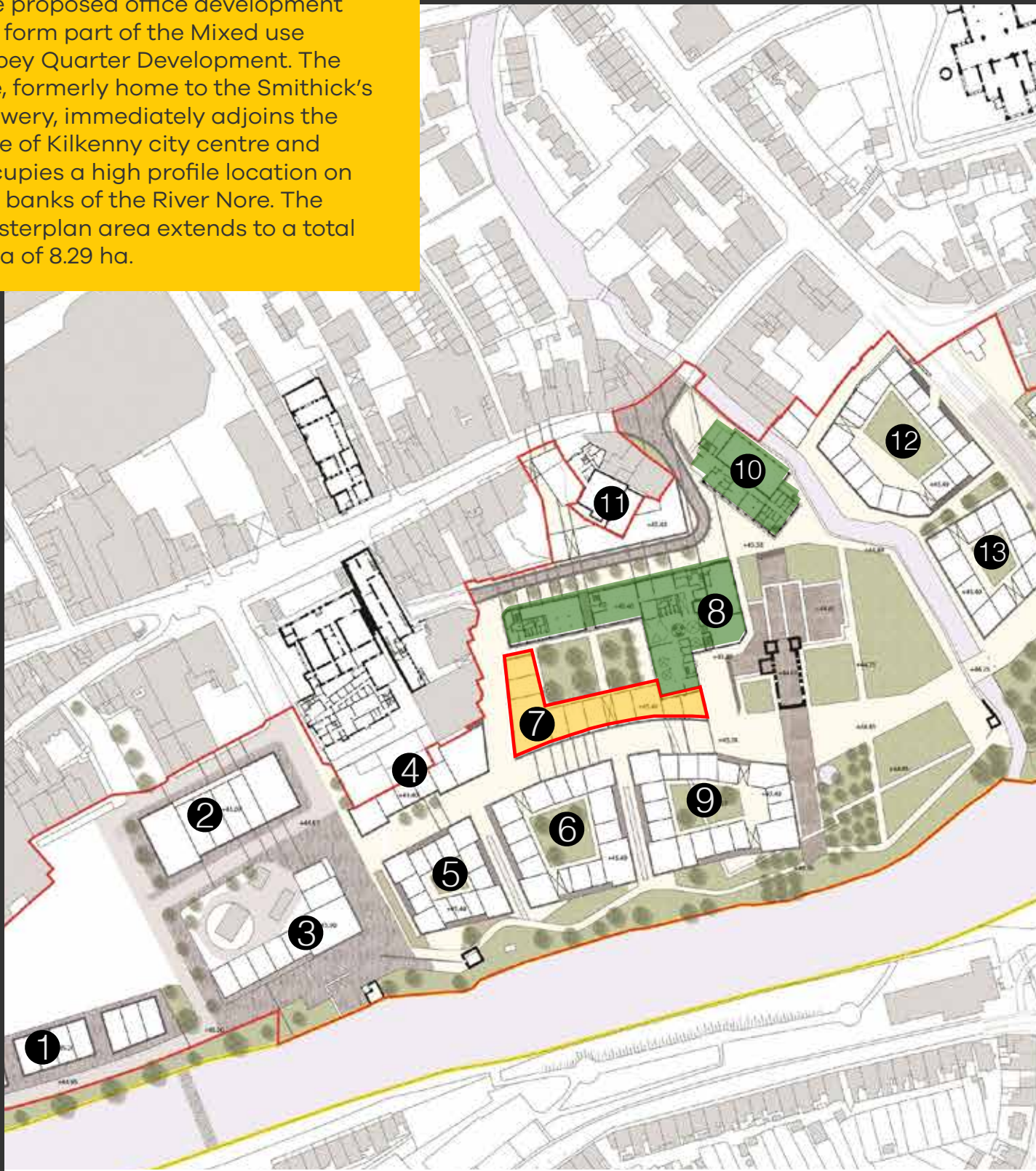
Ireland's tech sector is a core part of the government's economic agenda and its support is not limited to those companies operating in Dublin. Abbot has recently completed the development of a 30,000m<sup>2</sup> manufacturing facility in Kilkenny, creating over 800 jobs as part of a €440 million investment in Ireland. Kilkenny is home to global tech organisations and start-ups involved in cyber security. Companies include Security Risk Advisors, UKG and CipherTechs (now part of CyberMaxx).





## The Masterplan

The proposed office development will form part of the Mixed use Abbey Quarter Development. The site, formerly home to the Smithick's Brewery, immediately adjoins the core of Kilkenny city centre and occupies a high profile location on the banks of the River Nore. The Masterplan area extends to a total area of 8.29 ha.



1 Future Development

2 Future Development

3 Future Development

4 Residential/Office/Education/Retail

5 Hotel Site

6 Residential/Office/Education/Retail

7 Office & Ground Floor Retail

8 Brewhouse (Office) Completed



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 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. With the decision by Diageo to close the Brewery, the site was purchased by Kilkenny County Council with a view to job creation and the provision of high quality public amenity space that would integrate the site into the fabric of the city. Following extensive public consultations, a Masterplan was

adopted to guide the development of the former brewery site and adjacent lands.

In recent years, the development plots were acquired by Kilkenny Abbey Quarter Development Partnership, a joint venture between Kilkenny County Council and the National Treasury Management Agency (as controller of the Ireland Strategic Investment Fund)

Over the life of the development, the partnership plans to develop a mixed use urban quarter including, office, residential, hotel, local retail and education facilities.

The Urban Design Code sets out a mix of land use for the area based on the Masterplan vision for the Quarter.

Projected Development Quantum & Mix of Uses	Area sq.m.	%
Commercial	16,500	15
Retail, Food & Beverage	22,000	20
Residential (approx 385 homes)	38,500	35
Other: Hotel, Civic, Social, Education	33,000	30
Total GFA	110,000	100

**9** Residential/Office/Education/Retail

**10** Mayfair (Public Library) Completed

**11** Watergate Theatre

**12** Residential/Office/Education/Retail

**13** Residential/Office/Education/Retail

**14** Residential



## Progress to Date



COMPLETED RIVERSIDE PARK



BREWHOUSE OFFICES (COMPLETED)





MAYFAIR (PUBLIC LIBRARY) COMPLETED

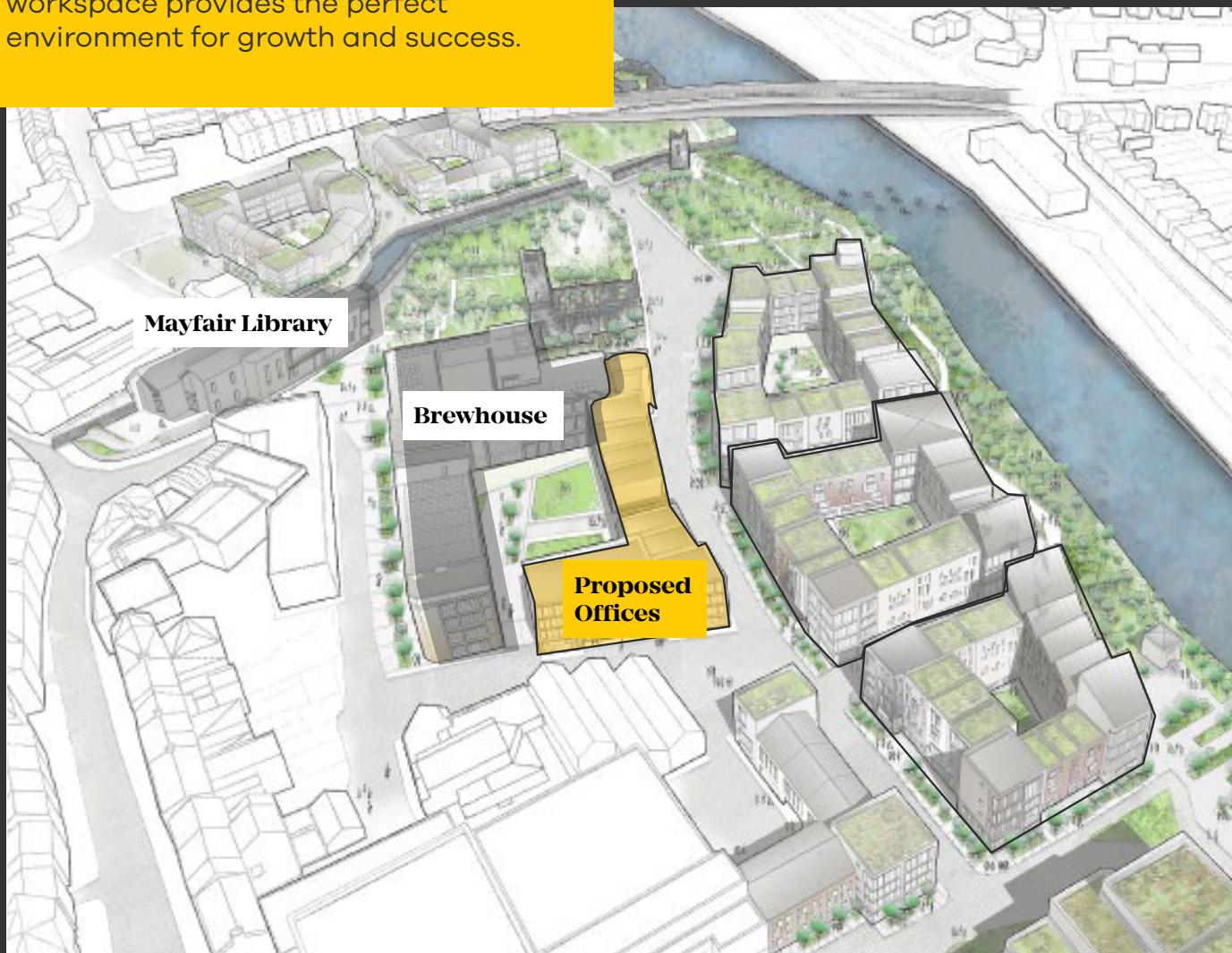
## Next Steps



PROPOSED URBAN  
PARK & STREET



Set in the prestigious Abbey Quarter, this Grade A, LEED Gold-certified office building offers an unparalleled blend of sustainability, innovation, and prime location. Designed for businesses that value efficiency and excellence, this cutting-edge workspace provides the perfect environment for growth and success.



The proposed development occupies a strategic location within the Abbey Quarter. Located beside the recently completed Brewhouse Office building, the new offices will be accessed via a new street that will be of pedestrian and cyclist priority. The new street will form the central spine of the Abbey Quarter, providing a link from Bateman Quay in the south to St Francis Bridge to the North.

The new offices will complete the final two sides of Brewhouse square, a landscaped courtyard adjoining the Brewhouse. The courtyard, which incorporates a copper tank sculpture salvaged from the decommissioned brewery, offers an opportunity for the ground floor units to spill out and relax within this urban green space.

To the north, the offices are overlooked by the upstanding remains of St Francis Abbey, a national monument in state care, while the award winning Smithwicks Experience Kilkenny is located to the south.







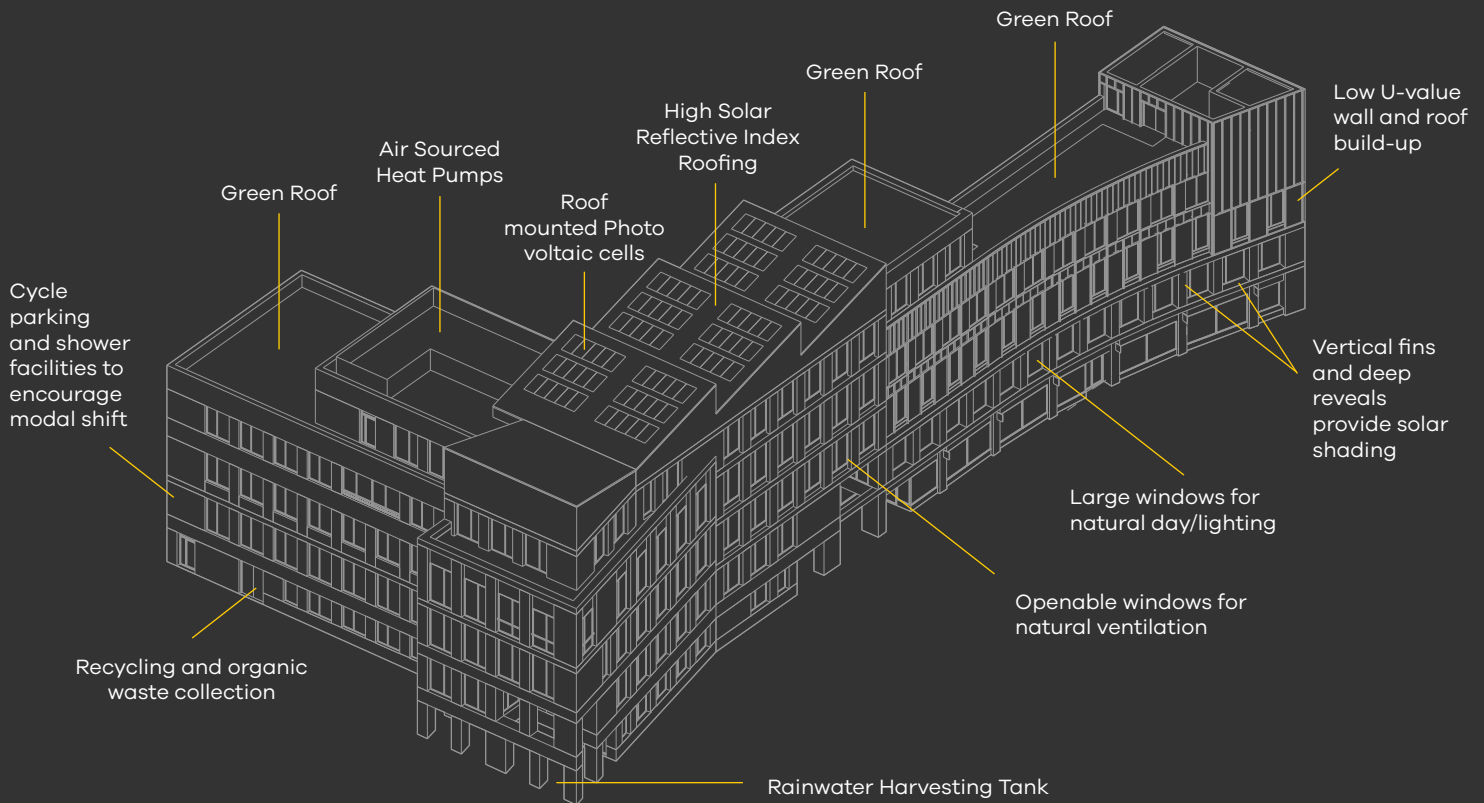
# Sustainability

The development of the Abbey Quarter is embracing sustainability to create greener and more efficient buildings. With energy-saving designs, eco-friendly materials, and smart technology, these buildings reduce environmental impact while enhancing comfort and productivity. Investing in a sustainable office here means lower costs, a healthier workspace, and a commitment to preserving Kilkenny's rich heritage for future generations.



**Be part of a forward-thinking business community that values both innovation and the environment.**

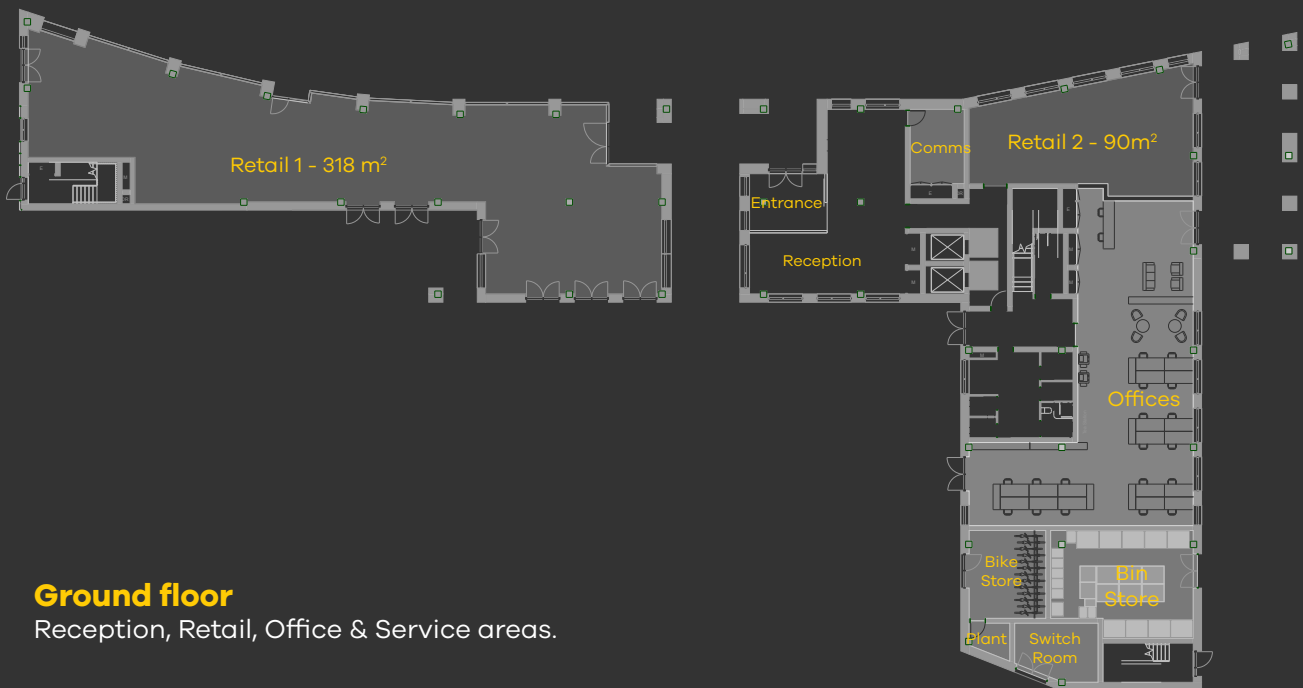




- LEED Gold accreditation and a minimum BER certification of A3.
- Narrow plan and orientation, combined with generous window proportions ensure great natural daylight is provided within office spaces. This will be supplemented with high-efficiency LED light fittings.
- Deep window reveals and vertical projecting fins to the east elevation assist in providing solar shading, and the window arrangement facilitates cross ventilation.
- The building fabric will ensure that the thermal performance meets, or improves on the requirements of Part L of the Building Regulations.
- Air source heat pumps will provide space and hot water heating as a low carbon option. Roof mounted Photo Voltaic (PV) panels will also be used to support energy requirements.
- A rainwater harvesting tank will collect water from pitched roofs and supply toilet and urinal flushing.
- Water consumption will be reduced through the use of low water usage sanitaryware, and a leak detection system.
- The extensive green roofs proposed to flat roof areas provide water attenuation, improve water quality and benefit biodiversity.

# Schedule of Accommodation

Level	Offices				Retail			
	Gross internal floor area		Net internal floor area		Net Floor Area			
					R1		R2	
	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )	(m <sup>2</sup> )	(ft <sup>2</sup> )
Ground Floor	585	6,297	184	1,980	318	3,422	90	969
First floor	1,129	12,152	946	10,183				
Second floor	1,173	12,626	989	10,646				
Third floor	1,173	12,626	989	10,646				
Fourth floor	691	7,438	488	5,253				



## Ground floor

Reception, Retail, Office & Service areas.





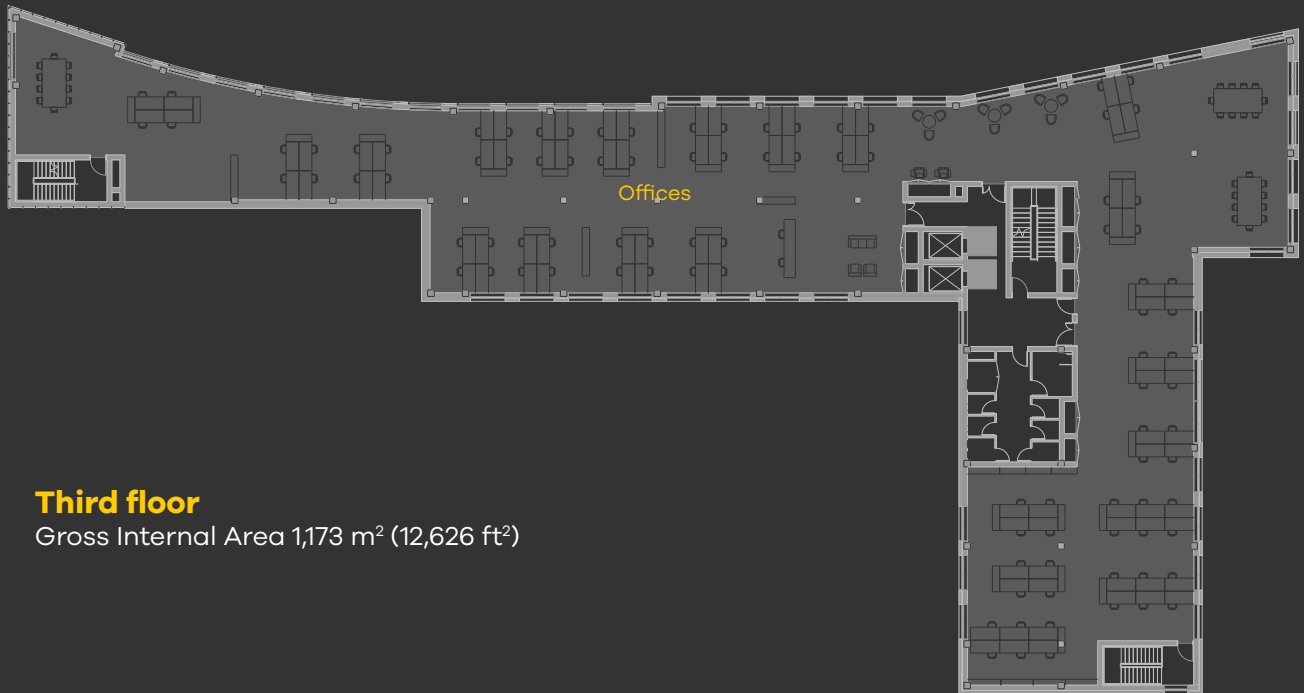
### First floor

Gross Internal Area – 1,129 m<sup>2</sup> (12,152 ft<sup>2</sup>)



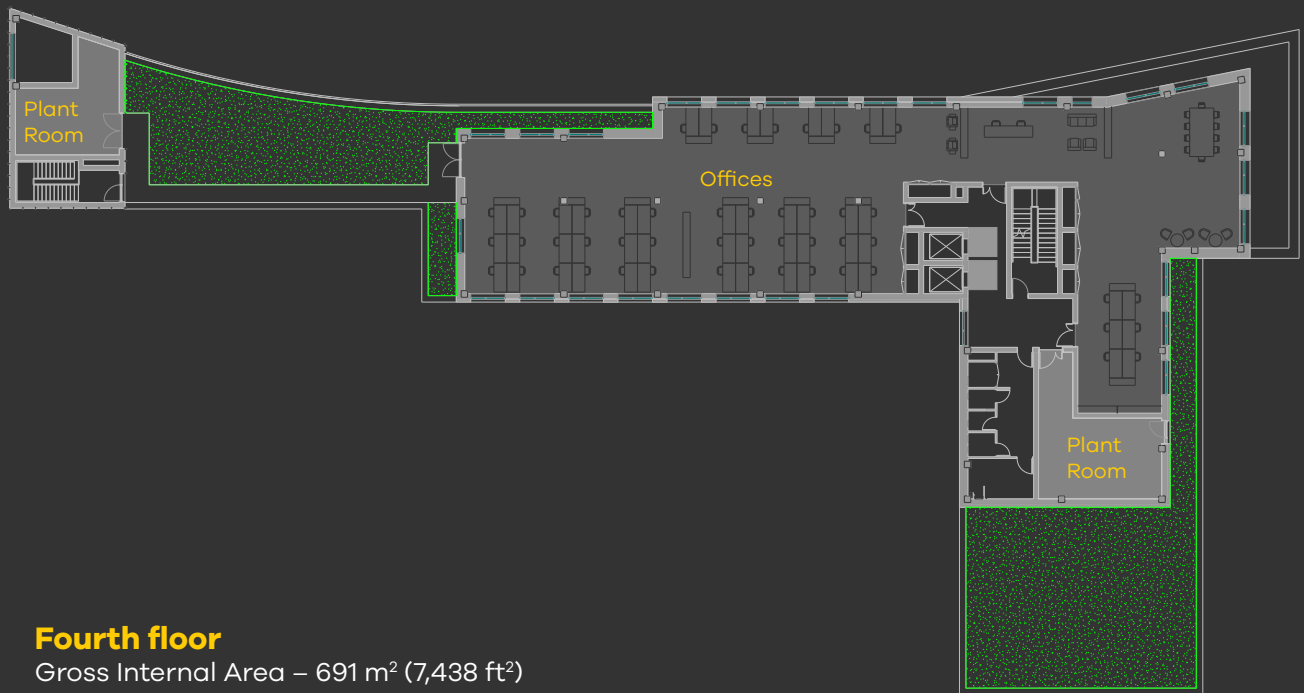
### Second floor

Gross Internal Area 1,173 m<sup>2</sup> (12,626 ft<sup>2</sup>)



### Third floor

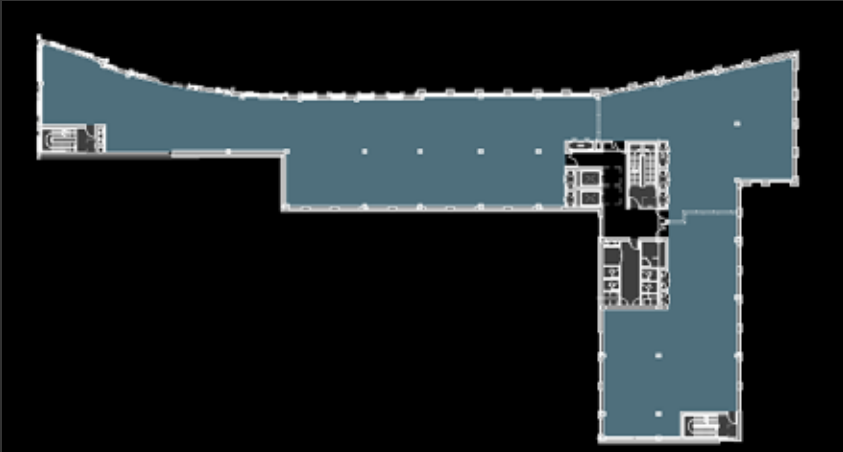
Gross Internal Area 1,173 m<sup>2</sup> (12,626 ft<sup>2</sup>)



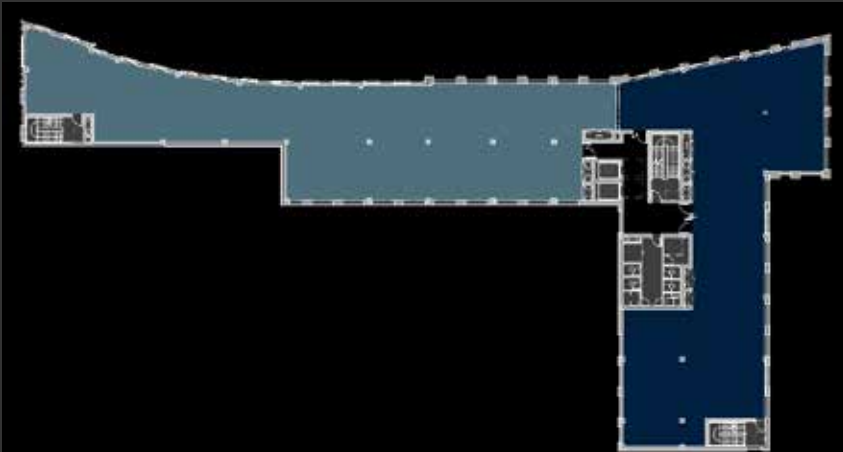
### Fourth floor

Gross Internal Area – 691 m<sup>2</sup> (7,438 ft<sup>2</sup>)

Office A



Office A, Office B



Office A, Office B, Office C



### Flexible Floor Plates

The proposed development will accommodate a range of office sizes depending on end user requirements. Each floor can accommodate up to three tenancies, with a minimum office size of 182m<sup>2</sup> and up to a maximum of 989m<sup>2</sup> (Nett Internal Area) on each floor.

These flexible office spaces are designed to adapt to the business needs of the occupier, allowing them to lease the area they require, optimising costs and maximising efficiency





For further information  
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