



OFFICE

Case Study Number: 9

Overview

- **Location:** Galway City (Urban)
- **Size:** 1,307 m²
- **Constructed in:** 2001
- **BER Before:** Not specified | **BER After:** F (1st Floor), B2 (Landlord Area), C1 (2nd Floor), C3 (3rd Floor)
- **Energy and Carbon Savings:** N/A
- **Display Energy Certificate:** N/A

A light renovation with zonal heating, and full LED lighting efficiency, for comfort, and market value in a multi-floor office.



CHALLENGES

Technical challenges included low ceiling heights and fire certification requirements due to the building's age.

SIMPLE PAYBACK

- **Total project cost:** €2,000,000
- **Estimated payback:** N/A (building sold immediately after renovation)
- **Rental Before:** €165,000 (few vacant units)
- **Rental After:** €440,000
- **Property Value Before:** €2,500,000
- **Property Value After:** €5,000,000
- **Funding Mode:** Private

ADDITIONAL INFORMATION

- The renovation significantly increased commercial value—rental income rose from €165,000 to €440,000, and property value doubled from €2.5M to €5M.

Energy Upgrade Measures

Fabric Upgrade:

Stud and glass partitions with internal insulation improved thermal comfort and spatial layout.

Lighting Upgrade:

LED lighting installed throughout for improved efficiency and ambience.

HVAC Upgrade:

Electric panel and fan heaters installed for efficient zonal heating across floors.