

# ENACT

# **OFFICE**

## **Case Study Number:** 9

### **Overview**

• Location: Galway City (Urban)

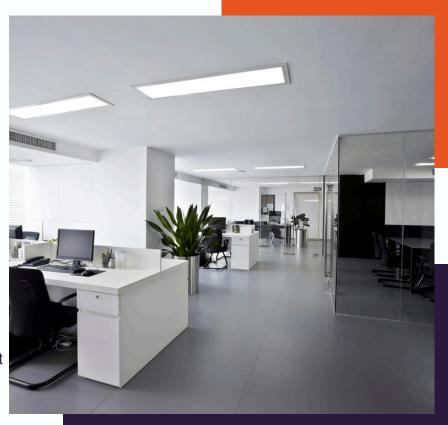
• **Size:** 1,307 m<sup>2</sup>

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.