



# WAREHOUSE

Case Study Number: 13

## Overview

- **Location:** Dublin 24 (Suburban)
- **Size:** 2,400 m<sup>2</sup>
- **Constructed in:** 1978
- **BER Before:** D2 | **BER After:** B2 / B3
- **Energy Savings:** N/A
- **Carbon Savings:** N/A
- **Display Energy Certificate:** N/A

A medium-depth retrofit upgraded the warehouse with envelope, lighting, heating, and electrical improvements—supporting rapid occupancy and enhanced building performance.



## CHALLENGES

- The vacant building avoided occupant disruption, but ESB network delays added 6 weeks to the timeline.
- No planning permission was required,
- Disability Access Certificate was obtained.

## SIMPLE PAYBACK

- **Total project cost:** €1,054,463 (construction excl. VAT)
- **Professional fees:** €91,288
- **Estimated payback:** ~14 years
- **Funding Mode:** Private (Loan)

## ADDITIONAL INFORMATION

- The building's improved insulation, heating, and lighting systems contributed to occupant comfort.
- All units were rapidly occupied post-renovation, highlighting the success of modernisation efforts and improved marketability.

## Energy Upgrade Measures

### Fabric Upgrade:

Roof replaced with Kingspan Quadcore panels; single-glazed windows swapped for uPVC double glazing; exit door and roller shutter replaced; full interior refinishing.

### HVAC Upgrade:

Old storage heaters replaced with electric panel heaters for zonal heating.

### Lighting Upgrade:

LED lighting installed to reduce energy consumption.