

Hillsborough Office Park

Developing the 'best corporate workplace' in the UK

£22m

/ Project value

September 2009

/ The project commenced

Dec 2010 (phase 1) - **2023** (phase 2)

/ Project completion

Anchored by a 40,000 sq. ft. office block that was named the "best corporate workplace" in 2011, the Hillsborough Office Park is undergoing a major expansion programme with the addition of four further properties, each 10,000 sq. ft. Scheduled for completion in 2023, these Grade A commercial units have been designed to complement the existing centrepiece property, which has been the home of GRAHAM since 2010. The funding model for Phase 1 was a traditional bank debt from Danske Bank. Looking forward to Phase 2, the four office blocks are currently under development for sale and lease, and will offer an attractive hub for commercial tenants from a location that enjoys excellent connectivity to both Belfast and Dublin.

The brief

Given its rapid growth and rising employee numbers, GRAHAM required premises to match its stature as a national leading contractor. The development of a "flagship" headquarters building at Hillsborough Office Park was the initial phase in realising its expansion strategy. Importantly, the brownfield site on the outskirts of Hillsborough was acquired with space to facilitate the development of additional properties in the future, namely four commercial units by 2023.



"Our new head office is testament to our ability to deliver highly sustainable energy efficient facilities."

Michael Graham
Group Executive Chairman

“We are absolutely delighted with our new premises. It is a resounding hit with our employees who love their new working environment.”

Michael Graham
Group Executive Chairman

The challenges

The vision for the Hillsborough Office Park was to create a physical building that exemplified GRAHAM's commitment to innovation and best practice sustainable design. To achieve this, GRAHAM collaborated with energy consultants, design experts, and its specialist supply chain. The success of this approach is reflected in the exceptional environmental performance of the BREEAM "Excellent" building, along with its multiple awards, which include the "Office Project of the Year" at the British Council Office Awards and the Sustainable Ireland "Most Sustainable Building" accolade.

The solution

The Hillsborough Office Park is an exemplar development project for energy efficiency and the achievement of net zero carbon targets. The building is orientated to reduce heat demand in winter and heat gains in summer. Natural ventilation is achieved through automatic louvres and controlled via a BMS system while automated controls exist within the central atrium to create passive stack ventilation. Natural lighting is maximised through a glass roof, and only energy efficient light fittings are utilised, controlled via presence detectors. Significantly, a biomass boiler was installed, equating to carbon savings in the region of 58 tonnes per annum, and, most recently at the end of 2020, EV charging points were created. The building was EPC A rated, certified as "BREEAM Excellent" and has an impressive haul of accolades to its name including three "most sustainable building" awards. Sustainable features will also be at the heart of the future development of the four, three-storey additional office blocks that will be accessed from a central pedestrian space.

Outputs & Benefits

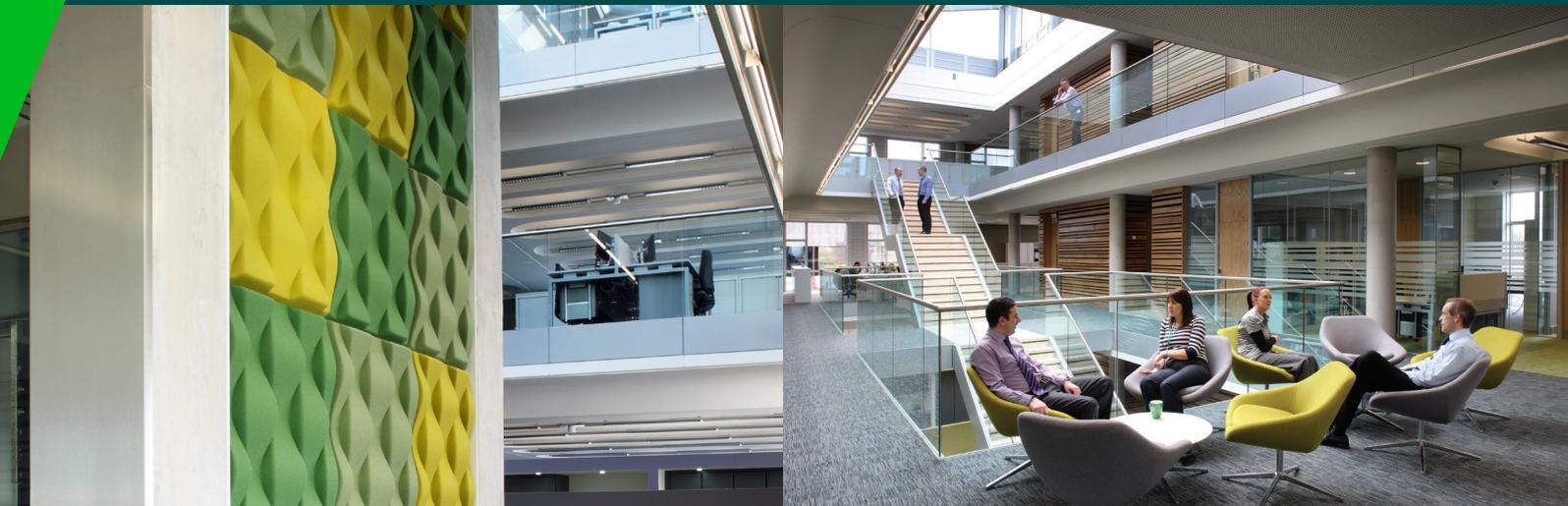
Award-winning: Sustainable Ireland Most Sustainable Building, Action Renewables Most Sustainable Building, RICS Grand Finalist, British Council for Offices National Sustainability Award

BREEAM: "Excellent"

Layout: The office layout is notable for its glass lift in the centre of the building, high quality finishes, on-site restaurant, on-site car parking, cycle racks and showers, and high quality landscaping

Light: The office floor plates are designed to maximise efficiency, allowing as much of the floorspace to be within 7.5-9m of natural light and natural ventilation

Innovate UK: We successfully secured Innovate UK BPE funding to allow for a three-year post occupancy study on this highly sustainable building. It is an enabler for benchmarking with other UK office buildings



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GRAHAM