



Buildcost
Chartered Quantity Surveyors

Ireland's Deep Retrofit

Turning Aging Offices
into ESG Ready Assets

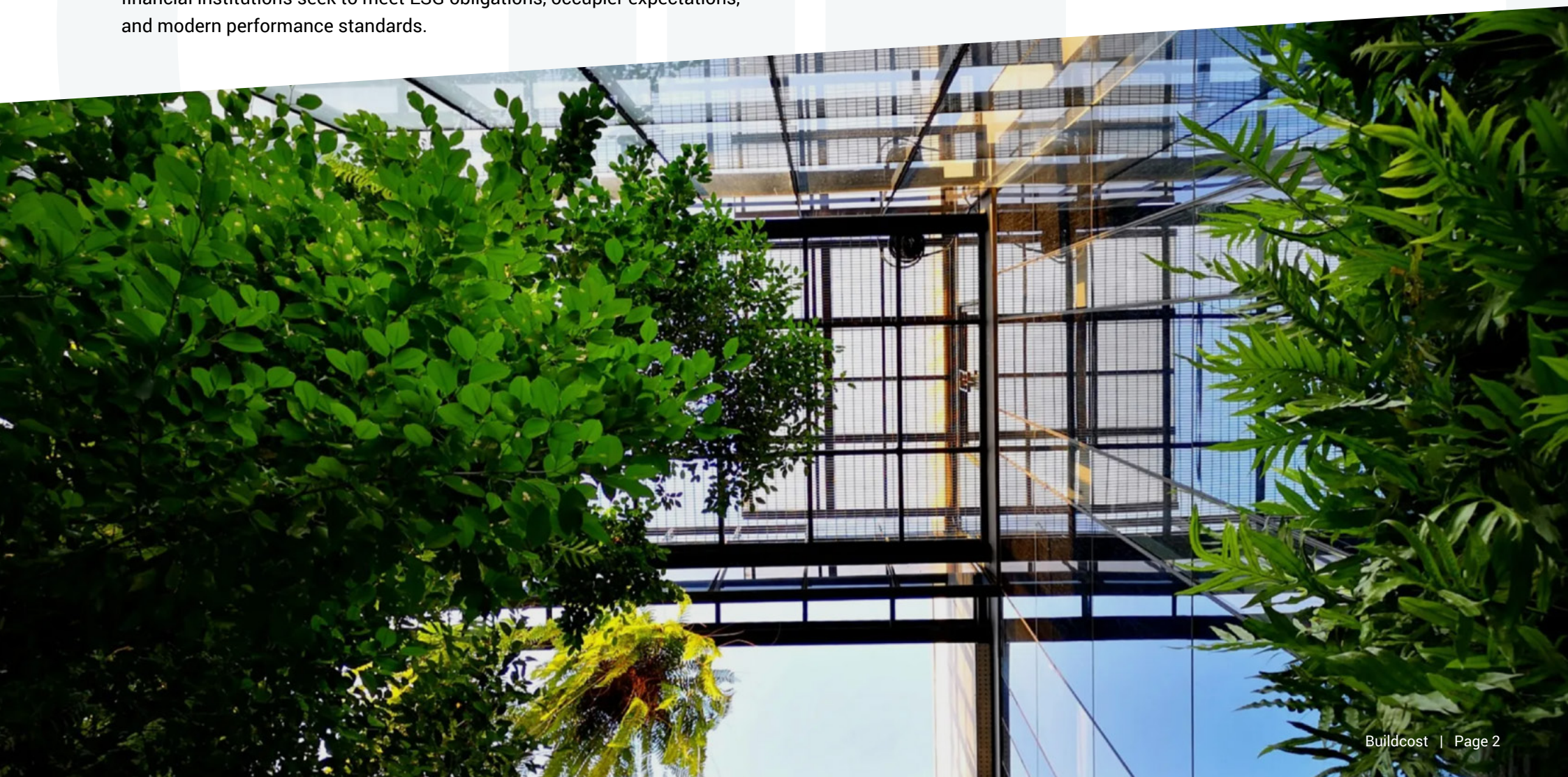
Ireland's Deep Retrofit: Turning Aging Offices into ESG Ready Assets



Deep Retrofit: Upgrading Offices for ESG, Performance & Value.

Ireland's commercial real estate market is rapidly shifting. With limited new office completions expected before 2027/28, demand is turning toward refurbishment, repositioning, and deep retrofit as developers, investors, and financial institutions seek to meet ESG obligations, occupier expectations, and modern performance standards.

For owners of existing office assets, deep retrofit is now the fastest and most cost effective route to delivering Grade A, energy efficient, future proofed building.



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Why Buildcost?

As specialist Quantity Surveyors, Buildcost brings proven retrofit expertise, backed by large scale commercial delivery and a strong track record in complex, sustainability driven refurbishments. To demonstrate this we have included a case study of one of our retrofit office projects.

Case Study: The Observatory

Our work on The Observatory, an 85,000 sq. ft. landmark office building on Sir John Rogerson's Quay, demonstrates exactly what we bring to deep retrofit projects. The building was extensively refurbished, including upgrades to the mechanical and electrical system, the façade, entrance, reception, lift lobbies, bathrooms, and best in class end of trip facilities.



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The Observatory: Proof of Our Retrofit Capability.

The Observatory project exemplifies Buildcost's expertise in delivering high value office refurbishments that align with modern sustainability standards and tenant expectations. As appointed Quantity Surveyors and Client Representative, we played a central commercial role in the successful transformation of this major Docklands asset.

Key Challenges Overcome

1. Upgrading a Live Commercial Asset

Refurbishing the building while keeping surrounding businesses and tenants operational required careful phasing and disruption minimising strategies. We coordinated closely with the contractor and design team to maintain safe access and business continuity.

2. Achieving a Significant BER Uplift

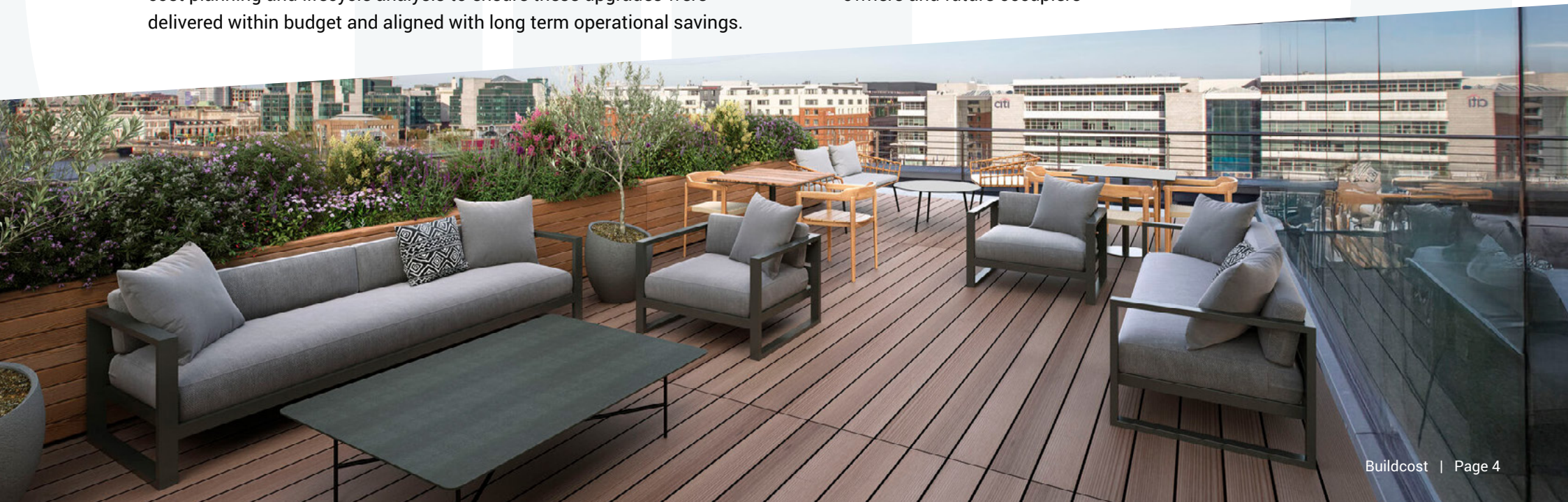
A major project objective was to raise the BER from D to B, a substantial leap requiring fabric upgrades, building services enhancements, and the integration of space energy efficient systems. Buildcost provided detailed cost planning and lifecycle analysis to ensure these upgrades were delivered within budget and aligned with long term operational savings.

3. Balancing Modernisation with Compliance

All refurbishment works needed to meet evolving statutory requirements, including Part L compliance, while delivering a contemporary, tenant ready product. We ensured all compliance related elements were fully costed, risk managed, and integrated into the overall programme.

4. Sustainability and Asset Value Enhancement

Working with sustainability consultants, Buildcost supported the integration of green building strategies that improved energy performance and enhanced the long term investment value of the asset, a key driver for owners and future occupiers



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Why The Observatory Was Exceptional

Strategic Urban Renewal: Its transformation supports the ongoing regeneration of Dublin's Docklands, delivering high quality, energy efficient office space in a prime location.

Sustainability Leadership: A BER uplift from D to B showcases targeted, effective sustainability investment.

Tenant Focused Modernisation: The upgraded building now meets modern occupier expectations for wellness, efficiency, and amenity.

Excellence in Commercial Management: Buildcost ensured cost, programme, and performance were balanced to deliver the project on time and within budget.



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Partnering for High Performance Office Upgrades

As investors prioritise ESG upgrades and occupiers demand modern, healthy, energy efficient workspace, deep retrofit is becoming the dominant commercial strategy in the Irish office sector.

Buildcost provides:

- **Commercial certainty**
- **Sustainability aligned cost intelligence**
- **Delivery experience proven on real retrofit projects**
- **Value optimised strategies for development teams**

From targeted BER upgrades to full repositioning of office assets, Buildcost ensures every retrofit project is commercially robust, ESG ready, and delivered with confidence.

Our latest construction cost data guide, First Half 2026, provides data-led insights into the costs of delivering **deep retrofit projects**. For specific cost advice including what the key cost drivers are on your **commercial upgrade**, please reach out to us.

This report can be downloaded [HERE](#)



Retrofit	Cost Range €
Uplift BER to a B range rating	800 - 1,800 per sq.m
Uplift BER to an A range rating	1,600 - 2,800 per sq.m

NB. Costs will depend on the following factors:

1. Existing BER rating
2. Extent of Landlord Upgrade Works (aesthetics)
3. Cat A Fit Out (include or exclude)





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Our Values

Great People

Great Clients

Great Work

We're proud to have been recognised as one of Ireland's Top 20 Best Workplaces, as highlighted in The Irish Times on 26th February. This achievement is a reflection of the positive culture we've created together and our shared dedication to excellence in everything we do.

[Find out more here!](#)

Get in Touch

For tailored cost planning, feasibility analysis, or strategic advice on your next project, contact: **Buildcost's specialist team today:**

Tel: +353 (0)1 685 7219 | Email: info@buildcost.ie | Web: www.buildcost.ie





Dublin Office

13 Merrion Square North,
Dublin 2.
D02 HW89

Donegal Office

Unit 4D, Riverside Office Park,
Neil T Blaney Road,
Letterkenny,
Co Donegal.
F92 R928

Contact

Tel. +353 (0)1 685 7219
Email. info@buildcost.ie
www.buildcost.ie