

Case Study: South City Business Park

Industrial & Commercial Development in Tallaght!



South City Business Park is approximately 10km from Dublin city centre and is situated in Tallaght in South County Dublin. The development comprised of 78 industrial/commercial units. The development, which was completed in late 2005, was constructed in two phases. Each phase was 10 months in duration. Matrix Electrical was chosen by the developer, Holsten Properties, to carry out all the electrical installations required for the project.



“Matrix supported my clients purchasing the units, even after we had completed the sales, which goes along with my own philosophy in business”

David Madden. MD. Holsten Properties

Each unit in the development incorporated offices & warehouse space. The offices were finished to a high standard to include for storage heating, false ceilings and data installation. In addition, Matrix installed all the external lighting on the site which was fed from the management company's Landlord Distribution Board. Each of the units was initially provided with a 20kVA electricity supply.

During the course of the development, numerous clients required supply upgrade to 50kVA. Matrix Electrical provided detailed coordination with Duggan Builders to complete the upgrades in line with the specific requirements of the new clients. Furthermore, Matrix provided additional electrical installations, such as extra lighting, general services, fire alarm installation etc., to the clients directly. On completion of each unit and once the sale was complete with the developer, Matrix Electrical liaised with ESB to provide for a new electricity supply to the respective units.

“Matrix were very supportive to us, the main contractor”

Eddie Clearv. Contracts Manager. Duggan Brothers



Client: Holsten Properties

Architect: David Madden & Assoc.

M&E Consultant: Ardmac Consulting

Main Contractor: Duggan Brothers

Total Area: 18,250 sqm

Programme: 20 months (2 phases)

Project Type: Industrial