

INDICATIVE BUILDING COSTS

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INDICATIVE BUILDING COSTS		REPUBLIC OF IRELAND € per square metre	NORTHERN IRELAND Stg £ per square metre
Healthcare	Hospitals	2,600 – 4,200	1,950 – 3,750
	Primary care centres	2,050 – 2,500	1,575 – 2,100
	Nursing homes	2,050 – 2,600	1,575 – 1,950
Education	Primary schools	1,490 – 1,750	1,250 – 1,575
	Secondary schools	1,490 – 1,750	1,250 – 1,625
	Third level	2,100 – 3,500	1,550 – 2,250
Commercial offices	Shell & core (Landlord fit-out)	1,950 – 2,950	1,275 – 1,800
	Owner occupier	2,250 – 3,500	1,575 – 2,650
	Offices fit-out - Basic	450 – 850	320 – 550
	- Medium	850 – 1,300	550 – 900
	- High	1,300 – 1,600	900 – 1,175
	- Top	1,600 – 2,350	1,175 – 2,000
Shopping centres	Shell & core	1,000 – 1,750	900 – 1,575
	Mall	1,950 – 3,450	1,625 – 2,850
	Fit-out	1,200 – 2,000	750 – 1,700
Residential	Apartments	1,750 – 2,150	1,000 – 1,575
	Apartments (12 – 16 storey)	2,300 – 3,000	1,525 – 2,000
	Social housing	1,400 – 1,925	790 – 1,125
	Sheltered housing	1,400 – 2,050	840 – 1,125
	Student Accommodation	2,050 – 2,350	1,300 – 1,850
	Housing (suburban housing)	1,300 – 1,700	740 – 1,175
Industrial	Warehouse / factory shell	800 – 1050	585 – 840
	Factory (basic)	950 – 1,400	635 – 1,275
	High spec factory - Shell & core	1,225 – 1,650	740 – 1,175
	- Fit-out	900 – 1,500	535 – 940
Leisure	Hotels - 3 to 4 star	1,950 – 2,800	1,475 – 2,000
	- 5 star	2,800 – 4,200	2,300 – 3,675
	Swimming pools 60% wet / 40% dry	2,350 – 2,950	1,890 – 2,300
Car Parks	Multi-storey	500 – 900	385 – 690
	Single basement	700 – 1,200	485 – 840
	Double basement	950 – 1,500	640 – 1,075

The figures quoted are for mid-range buildings in the Dublin and Belfast areas at January 2019 prices. It is possible that tenders will be received outside these ranges dependent on a range of factors including scale, complexity and specification. Professional advice should be sought for specific projects.

The AECOM indicative building costs should NOT be used for fire insurance valuations or for residual valuations for funding purposes.

If you require a valuation for fire insurance or more specific information, please contact AECOM.

When considering building costs, you should check if costs include:

- Value added tax (at the applicable rate in each jurisdiction)
- Professional fees
- Inflation
- Fit-out
- Landlord fit-out/landlord credits
- Furniture
- Planning levies, fees and charges
- Demolition and disposal of any deleterious materials
- Abnormal ground conditions