Glencar
Doing it differently

An introduction

Q4 2026



Glencar is one of the UK's fastest-growing privately owned construction companies, delivering high-quality industrial, logistics, commercial and mission-critical developments since 2016.

Our name originates from the McGillycuddy Reeks in County Kerry, reflecting the Irish heritage of our founders and leadership team. That heritage, combined with an established reputation for certainty of delivery, has earned the trust of some of the UK's leading developers, investors and occupiers, with more than 80% of our turnover generated through repeat business.

Now bringing that proven approach to Ireland, Glencar combines experienced leadership, strong financial foundations and a collaborative delivery model to successfully deliver complex projects safely, on programme and within budget.



> We knew there was a better way to do things
>
> Eddie McGillycuddy, CEO

Agenda



Who we are



What we do



How we act



Projects



Get in touch



/01

Who we are

Glencar

Key Leaders
in Ireland

As a family-run business, our CEO, Chairman, and Country Director take pride in their Irish heritage. Their strong ties to Ireland grant our leadership an inherent understanding of the country's business environment.



Eddie McGillycuddy

CEO

- Leading Glencar's UK and Ireland operations
- Oversees strategic growth, governance and business performance
- Residence in UK & Ireland



Rory McGillycuddy

Country Director - Ireland

- Regional leader - overseeing Ireland operations for Glencar
- Manages Ireland Supply Chain



Neil Johnstone

Commercial Director

- Blended background in engineering and quantity surveying
- Vast experience of working on various high-profile projects across the spectrum of industrial and logistics, rail, commercial offices and high-spec residential



Brian Gorman

Project Director

- Award-winning construction leader with expertise in programme and project management
- Leads Irish business strategy, operations and project delivery



Joe McGillycuddy

Contracts Manager

- Responsible for end-to-end project delivery
- Leads site teams, subcontractors and client coordination

A Blended Approach

Irish & UK Leadership

Glencar operate in Ireland in a way that brings our Irish customers the best of both worlds, a strong local presence and supply chain, backed up by our industry-leading UK team that are on hand every step of the way.



Glencar Group

Eddie McGillycuddy
CEO

Glencar Ireland



Rory McGillycuddy
Country Director



Neil Johnstone
Commercial Director



Brian Gorman
Project Director



Joe McGillycuddy
Contracts Manager

Glencar Ireland delivery team

Ireland-based delivery & commercial teams. This includes irish natives and UK delivery experts relocating to Ireland for the duration of the project.

Glencar Global I&L delivery support (D&B experts)

Irish supply chain partners



/02

What we do

Glencar

Our services

/01
New Build



/02
Reconfiguration



/03
Expansion



/04
Renovation



/05
Fit-out



/06
Civil engineering & infrastructure



Our sectors

We operate across the range of sectors shown here, and in the following regions:

Ireland

UK London & South

UK Midlands

UK North



Customer community





/03

How we act

Glencar

Our values

We pride ourselves on delivering an exceptional service, based on our unwavering commitment to our four core values that underpin everything we do for customers.

/01
Excellence
We drive excellence across our business and deliver quality, always

/02
Innovation
We embrace new technologies and new ways of doing things

Customers
We build long term relationships by delivering on our promises through strategic partnerships

/04
Future
We are here for tomorrow, investing in communities, our people and protecting the planet

/03
Integrity
Our company culture is built upon integrity and fairness

Safety first

Glencar Gold Standard

Glencar
GOLD
Standard

Listen

Always taking in what's around us. Being aware of what is required and what we could do better, or more proactively, to keep everyone safe.

Talk

Communication is key. Our people learn, share and continue to engage everyone around us. We learn lessons and talk to each other about what we know.

Act

After we learn, we act. We take minimal or major action, whatever is necessary to remove risk or improve safety from a knowledgeable position.

The Gold Standard is a rigorous ongoing assessment of our health and safety practices, environmental policies, and corporate social responsibility efforts.

Glencar 's Gold Standard programme reflects our commitment to upholding the highest standards of safety, sustainability, and ethical business practices.

Net zero carbon

Our commitments



Our responsible approach to carbon reduction focuses on delivering low-carbon buildings, sustainable procurement, efficient operations, waste reduction, and environmentally responsible corporate practices.

- ☑ Net Zero Carbon status achieved for Scope 1 & 2 emissions
- ☑ Net Zero Carbon for Scope 3 emissions by 2045
- ☑ Planet Mark certified business
- ☑ Carbon reduction plan published

Social value

Making a difference

/01

Employment & skills

Partnering locally to create inclusive construction careers, skills, apprenticeships and positive impact.

/02

Smarter procurement

Prioritising responsible local partners to strengthen communities, sustainability, and long-term outcomes.

/03

Community engagement

Community engagement ensures projects meet local needs, priorities, and aspirations through collaboration and trust.

/04

Charity & fundraising

Through the Glencar Foundation, we support charities via employee fundraising, partnerships, expertise, and donations.



/04

Projects

Glencar













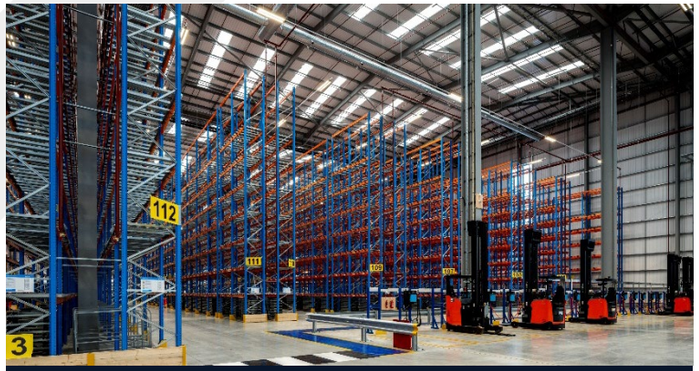
Click to visit a section



Industrial & Logistics

Glencar Ireland - Industrial & Logistics

Project highlights



Wincanton/IKEA
Greenogue Logistics Park

Customer	Wincanton
Completion	November 2024
Value	€7.2m
Programme	34 weeks (both phases)

Fit out of an existing 280,000 sq ft unit including fit out of the office space, sprinklers, racking, installation of a new security hut and all associated civils works.

Phase 2 of the works comprised of:

>> Installation of racking system

>> Installation of roof and in-rack sprinkler system

>> Additional lighting and fire alarm system



Rohan
North City Business Park

Customer	Rohan Holdings Ltd
Start	January 2026
Completion Due	November 2026
Value	€7.8m
Programme	42 weeks

Construction of a new 29,350 sq ft AnPost industrial distribution unit for Rohan Holdings.

Including: Warehouse floor to a FM2 finish, two-storey ancillary offices, service yard with van/car parking, ESB substation, EV charging, solar PV panels to the roof, hardscaping all associated site works.



Unit R
Aerodrome Business Park

Customer	PRL Logistics Solutions
Start	January 2024
Completion	May 2024
Value	€6.8m
Programme	28 weeks

The works comprise fit out a new 240,000 sq ft carbon neutral in operation warehouse and office complex in Dublin for leading logistics solutions, integrated freight and transportation specialists PRL Logistics Solutions.

>>Full-fit out of Warehouse including Racking

>> New Sprinklers including additional Sprinkler Tank & Pump

>> State of the art PV system

>> M&E works including Lighting, Security, CCTV & Data

>> Associated Civil Engineering and Enabling Works.

>> High end fit out to the three-story office space along with the provision of new Welfare Areas.

Industrial & Logistics

Project highlights



Newlands Park
Luton

Customer	Wrenbridge
Start	December 2023
Completion	February 2025
Value	£31.5m
Programme	63 weeks

- Remodelling of the full 4.46-hectare development site
- Design and construction of Unit 1 (Gateway industrial & logistics unit)
- Cat A office fit-out and complex retaining structures
- New underground drainage, services, and external landscaping
- Utility connections and 278 Highways works for M1 & New Airport Way access
- Fully integrated, high-quality end-to-end delivery



VGP Park
East Midlands

Customer	VGP / Newlands 24 Development
Start	August 2025
Completion	October 2026
Value	£45m
Programme	61 weeks

- Construction of two industrial units totalling ~400,000 sq ft with integrated offices
- Full site-wide earthworks and plateau formation for future Units 1 & 2
- Section 278 highway improvements to Netherfield Lane and Tamworth Road
- Targeting BREEAM Excellent certification
- Complete external works including HGV/car parking, access roads, and landscaping



Fenton Way
Chatteris

Customer	Tungsten
Start	September 2025
Completion	September 2026
Value	£27m
Programme	54 weeks

- 300,000 sq ft single-storey industrial warehouse for Tungsten
- 15m clear height, 12 dock doors & 12 level access doors
- 5,325 sq ft two-storey office accommodation
- Generous yard space for large-scale distribution operations
- High-spec, future-ready logistics facility
- Targeting BREEAM Excellent and EPC A standards



SEGRO V Park

Wembley

Customer	SEGRO / St George Northfield JV
Start	June 2022
Completion	March 2024
Value	£42m
Programme	89 weeks

The project, one of its kind in the UK, offers 134,500 sq. ft. of flexible light industrial space over six storeys.

Project Overview

The development is an innovative new concept for delivering multi-storey light industrial property and is designed to maximise employment space and accessibility on the 1.7-acre plot and support up to 500 jobs and apprenticeships. It forms part of Grand Union, a new canal-side destination which is being delivered by St George.

Scope of Works

- Units range from 1,696 sq ft to 32,368 sq ft.
- Clear heights of 4-6m.
- Photovoltaic roof panels and air source heat pumps.
- LED lighting.
- BREEAM 'Excellent' and EPC 'A' rating.
- 10 kN/m2 - 15 kN/m2 floor loading.
- 24 EV Charging Points.
- Infrastructure - S278 works, service yards, and landscaping.

Industrial & Logistics

Project highlights



Leyton Logistics Hub
E10

Customer	Padrock
Start	September 2025
Completion	August 2026
Value	£23m
Programme	52 weeks

- 210,000 sq ft multi-unit development for Padrock
- 11 warehouse units (5,791–31,000 sq ft)
- Clear internal heights from 6.5m to 12m
- Redevelopment of former industrial site
- Targeting EPC A+ and BREEAM Outstanding standards



Horizon 120
Braintree

Customer	Panattoni
Start	June 2025
Completion	July 2026
Value	£45m
Programme	53 weeks

- New high-spec logistics facility for Panattoni
- 171,915 sq ft warehouse + 12,645 sq ft Grade A offices
- 12.5m clear internal height to haunch
- Delivered to Category A fit-out standard
- Targeting EPC A+ and BREEAM Excellent ratings



Barnsley 340
Yorkshire

Customer	Firethorn Trust
Start	November 2022
Completion	July 2023
Value	£20m
Programme	34 weeks

- 320,000 sq ft Grade A warehouse facility
- 15,000 sq ft high-quality two-storey office space
- Regional benchmark for sustainable development
- Net-zero carbon construction focus from inception
- Achieved BREEAM ‘Excellent’ through innovative renewable design

Industrial & Logistics

Project highlights



Baytree
Nuneaton

Customer	Baytree
Start	February 2022
Completion	August 2023
Value	£104m
Programme	59 weeks

- Two distribution units totalling 1,000,000 sq ft
- Unit 1: ~200,000 sq ft | Unit 2: ~800,000 sq ft
- Significant earthworks, service diversions & piled foundations
- Associated S278 highway works
- Cross-laminated structure with green roof & glazed office link
- Delivered to a challenging programme following Fenny Lock scheme



Merton Drive
Milton Keynes

Customer	Trammell Crow Company
Start	July 2022
Completion	May 2023
Value	£26m
Programme	41 weeks

- Three logistics buildings totalling ~340,000 sq ft
- Clear heights ranging from 39 ft to 49 ft
- BREEAM Excellent rating
- Roofs designed for PV arrays & enhanced natural daylight
- Extensive site remodelling, road realignment & new infrastructure



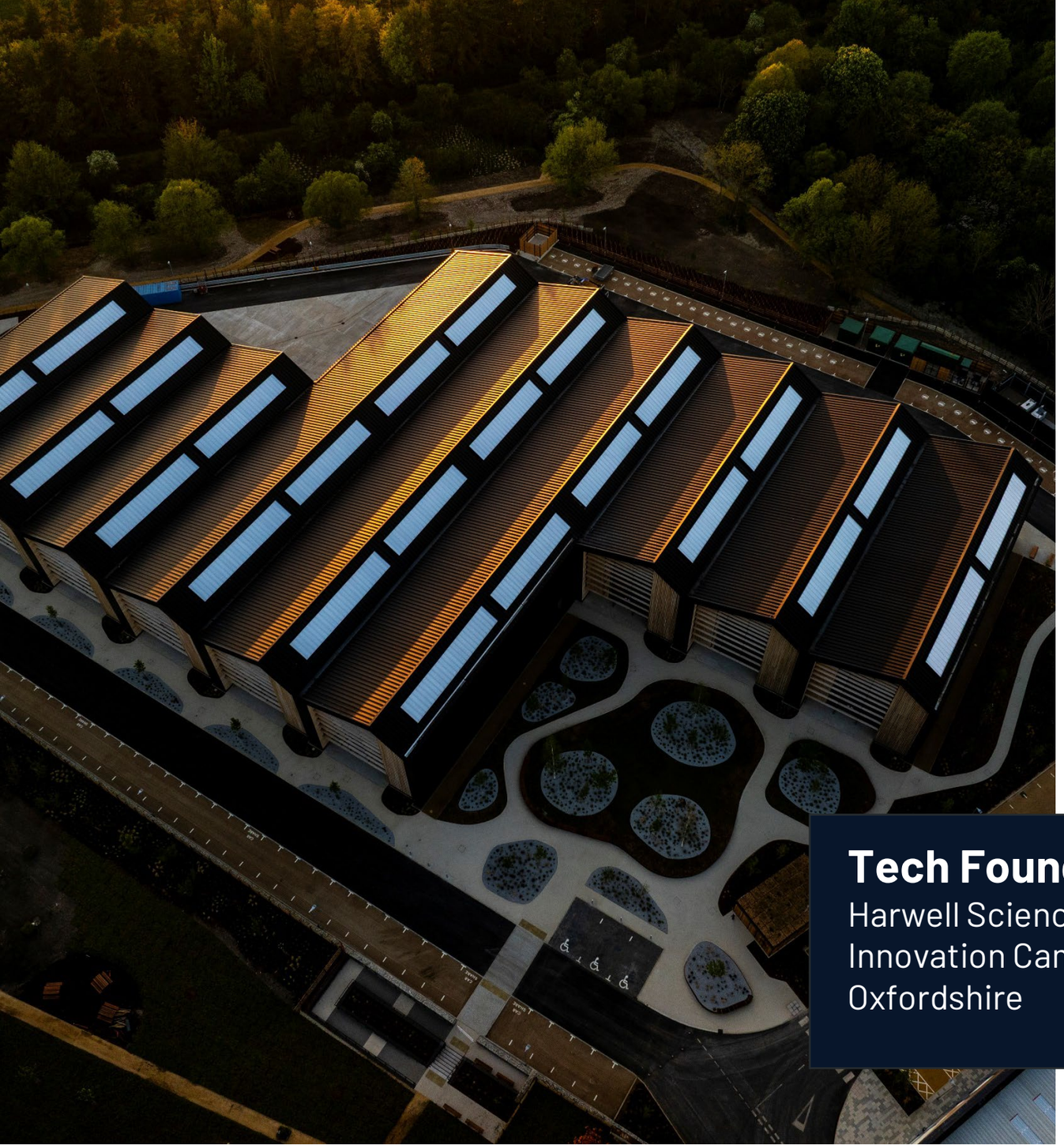
Shepcote Lane
Sheffield

Customer	Trammell Crow Company
Start	August 2022
Completion	June 2023
Value	£25m
Programme	46 weeks

- Grade A logistics development on 20-acre site for Trammell Crow Company
- Structural steel multi-span portal frame, 18m clear height to haunch
- 83m deep service yard with HGV/trailer parking
- Estate roads, site access improvements, car, motorcycle & cycle parking
- Landscaping, security fencing, gatehouse, and automatic access barriers



Pharma & Life Sciences



Six self-contained highly flexibleunits ranging from 5,800 sq ft to 135,000 sq ft for science, innovation and technology focused occupiers.

Project Overview

A 70,000 sq ft mid-tech development at Harwell Science & Innovation Campus designed for advanced manufacturing, laboratories and R&D occupiers. The six-unit scheme combines flexible future-ready space with SmartGrid-enabled low-carbon infrastructure.

Scope of Works

- Enabling works and site preparation
- Extensive cut and fill operations
- Ground stabilisation and retaining wall construction
- Pad foundations and steel frame installation
- Standing seam roof and cladding systems
- Curtain walling and high-performance envelope
- SmartGrid energy integration
- EV charging infrastructure installation
- Hard and soft landscaping works
- Internal shell specification delivery
- Digital engineering coordination
- Testing, commissioning and handover

Tech Foundry 3

Harwell Science and Innovation Campus, Oxfordshire

Customer	Harwell Campus
Start	March 2025
Completion	May 2026
Value	£17.2m
Programme	56 weeks



The 150,000 sq ft is the first state-of-the-art biologics development & manufacturing facility in the UK.

Project Overview

Glencar delivered this facility at unprecedented speed to support the UK's COVID-19 response. Mobilised within two weeks of the pandemic in March 2020, it was constructed and commissioned amid peak disruption, with up to 400 operatives on site. Now operated by Catalent, the centre produces vaccines and novel biologic therapies, including mRNA and viral vectors.

Designed for scalable GMP manufacturing and rapid pandemic response, a mid-project "Northern Extension" increased capacity, delivered in close collaboration with government agencies, process engineers, and global regulators.

Scope of Works

- Expanded to principal contractor following base build shell and core delivery
- Installed scalable GMP BSL2 cleanrooms
- Integrated MEP, plant, drainage, and process systems
- Reinforced structure for heavy equipment
- Ensured MHRA, FDA, EudraLex compliance
- Managed BIM and design clashes
- Modified site infrastructure and security
- Coordinated stakeholders and DTM schedules

Catalent

Harwell Campus

Customer	Catalent (previously VMIC)
Start	March 2020
Completion	June 2022
Value	£135m
Programme	113 weeks

Pharma & Life Sciences

Project highlights



Eisai EKC
Hatfield

Customer	Eisai
Start	November 2025
Completion	April 2027
Value	£26m
Programme	75 weeks

- Expansion of existing warehouse with new chilled storage facility
- Laydown and support areas with internal VNA racking, sprinklers & refrigeration
- Whitewall panels creating chilled and ambient zones
- Regional HQ with marketing, medical, manufacturing, and research functions
- Consolidates multiple pharmaceutical operations under one roof



Project Resilience
Harwell Campus

Customer	Harwell / Moderna
Start	April 2023
Completion	June 2024
Value	Confidential
Programme	60 weeks

- Research, development, and manufacturing facility for mRNA vaccines
- Clinical biomarker laboratory delivered as prefabricated modular unit from Northumberland
- Supports UK access to cutting-edge respiratory disease vaccines
- Located within Harwell Health Technology Campus



Chesterford Research Park
Cambridge

Customer	Chesterford Research Park / Aviva
Start	May 2024
Completion	October 2025
Value	£32.5m
Programme	72 weeks

- 60,000 sq ft multi-occupancy laboratory and office building
- Flexible suites from 2,226 to 8,409 sq ft
- Supports life sciences business growth and new enterprise attraction
- Part of Chesterford Research Park, a hub for innovation with tenants like AstraZeneca, Illumina, and Arecor



Commercial Offices

Commercial Offices

Project highlights



Glencar House
St Albans

Customer	Glencar Group
Start	September 2021
Completion	June 2023
Value	Confidential
Programme	23 months

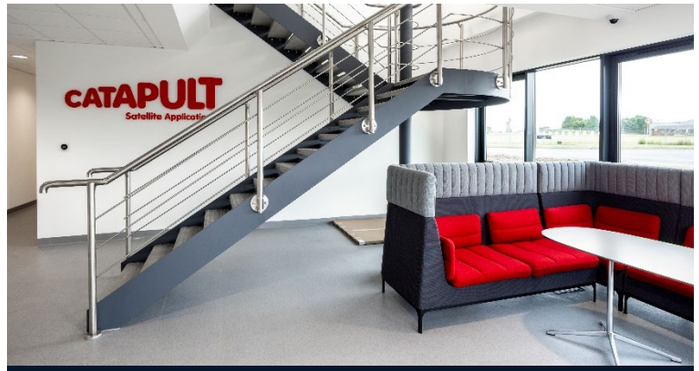
- Transformed a historic St Albans building into our flagship Group HQ
- Delivered by our Special Projects team as a benchmark internal scheme
- Created a high-performance, modern workspace for our people
- Demonstrated excellence in complex refurbishment and adaptive reuse



STIHL HQ
Camberley

Customer	Andreas STIHL
Start	July 2022
Completion	May 2023
Value	£27m
Programme	42 weeks

- Delivered a 121,000 sq ft state-of-the-art HQ and distribution facility for STIHL
- Constructed 97,000 sq ft high-spec warehouse with advanced picking and storage systems
- Designed to maximise operational efficiency, productivity, and space utilisation
- Developed a 25,000 sq ft adjoining HQ with retailer training facilities and technical workshop
- Incorporated an on-site restaurant and flexible, collaborative workspaces



Plot 4000 Westcott
Aylesbury

Customer	Patrizia / SAC Catapult
Start	June 2021
Completion	April 2022
Value	£5m
Programme	34 weeks

- Constructed a new industrial unit subdivided into two units with offices, part laboratories, and staff facilities
- Provided a total of 23,290 sq ft at ground floor and 2,700 sq ft at first floor
- Delivered Plot 4000 base build successfully, followed by fit-out works
- Building 4000 to house In-Orbit Servicing and Manufacturing facility
- Supports expansion of Healthy and Agri Living Labs and UK space sector growth



This new six-storey commercial development is a truly forward-thinking and precision-engineered scheme with sustainability at its core.

Project Overview

Targeting net zero carbon, BREEAM Outstanding, and WELL Platinum certifications, this six-storey landmark will set a new sustainability benchmark in the Thames Valley.

The project forms Phase 2 of the One Maidenhead masterplan and combines cutting-edge timber construction with high-performance office space, retail units, and landscaped public realm enhancements, contributing to both the local economy and urban environment.

Scope of Works

- 79,200 sq ft mass timber office, targeting net zero carbon, BREEAM Outstanding & WELL Platinum
- Precision-engineered timber superstructure with high-performance stone and timber/aluminium façade
- Retail units, terrace, and premium Cat A fit-out
- Full MEP package, reinforced concrete cores, and sustainable building systems
- Landscaped public realm and specialist sequencing to ensure quality, efficiency, and sustainability targets

Trehus
Maidenhead

Customer	HUB
Start	April 2025
Completion	October 2026
Value	£18m
Programme	80 weeks



Data Centres



LHR21 Data Center

London

A new six-storey mission-critical data centre within a tightly constrained London site.

Project Overview

Glencar delivered the LHR21 data centre for Vantage Data Centers at its second London campus in Park Royal. This six-storey, 194,000 sq ft facility provides 20 MW IT capacity and supports Vantage's UK digital infrastructure expansion.

Delivered on a constrained urban site, the project combined complex logistics, detailed multi-trade coordination, and phased technical fit-out to enable secure 24/7 operation.

Scope of Works

- 194,000 sq ft, six-storey data centre with 20 MW IT capacity
- Full structural construction and MEP installation across service-dense floors
- Partial technical fit-out enabling phased 24/7 operations with high-density equipment rooms
- Integrated rooftop plant, 14 emergency generators, HVO storage, and BIM-coordinated systems
- Façade features community-inspired artwork "11 Million Dots" by Rafael El Baz

Customer	Vantage Data Centers
Start	April 2023
Completion	October 2025
Value	£125m
Programme	18 months



Delivery of the final major build phase of this +£1 billion data centre campus.

Project Overview

Pure Data Centres (Pure DC) has appointed Glencar to deliver the next phase of its Brent Cross campus in North London - a 70MW data centre facility extending to 23,186 sq. m and bringing total campus capacity to 90MW.

Scope of Works

The new facility, known as LON1B2, builds on the existing 20MW Building 1 which is already operational on site. Completion is scheduled for Q2 2029.

Glencar's scope covers delivery of the West Cold Shell, including piling and foundations, structural frame and connections to the adjacent East Cold Shell, concrete and slab works, staircores, and all envelope and roofing works.

The scheme is being delivered within a live operational campus, with Building 1 in operation and the East Cold Shell currently under construction. Glencar will coordinate delivery of the West phase alongside ongoing works, managing logistics and sequencing across multiple active construction zones.

A defining feature of LON1B2 will be a living wall installation spanning approximately 7,400 sq. m of the building façade, understood to be one of the largest of its kind globally. The system will incorporate more than 750,000 plants to support biodiversity, reduce noise and improve air quality adjacent to the Brent Reservoir Site of Special Scientific Interest – reflecting Pure DC's commitment to developing facilities that make a positive contribution to their surrounding environment.

Pure Data Centre
London

Customer	Pure Data Centres
Start	May 2026
Completion	May 2029
Value	£77.2m
Programme	155 Weeks

Retail



Retail

Project highlights



Costco
Gloucester

Customer	Costco UK
Start	October 2025
Completion	July 2026
Value	£24m
Programme	40 weeks

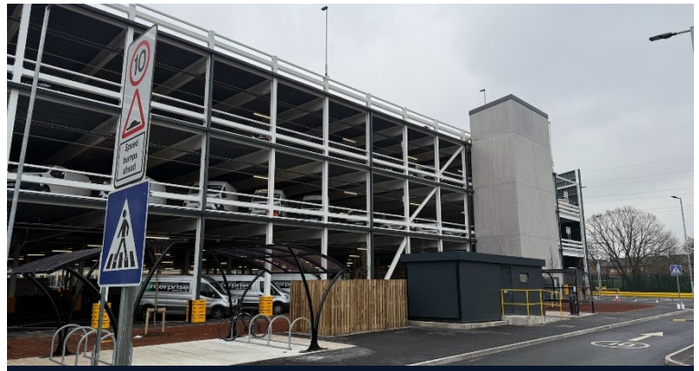
- Design and build of 140,000 sq ft Costco warehouse with petrol station and parking for 600+ cars
- Wide-span portal frame with ground-bearing concrete slab and metal sheet roof with PV array
- Vertical composite cladding, architectural enhancements, entrance canopies, and pre-cast anti-ram walling
- Specialist food preparation and temperature-controlled areas with integrated HVAC and refrigeration systems
- Materials and systems specified to FM Global standards for safety, performance, and durability



Ocado CFC Rebuild
Andover

Customer	Ocado Operating Ltd
Start	January 2020
Completion	February 2021
Value	£47m
Programme	52 weeks

- Re-built Ocado's 410,000 sq ft automated Customer Fulfilment Centre after 2019 fire
- Facility processes tens of thousands of customer orders weekly with freezer, chill, and ambient storage
- Includes multi-level mezzanines to maximise warehouse capacity
- Delivered large office block, multi-storey car park, and vehicle ramp
- Significant re-configuration of existing site to optimise operational efficiency



Amazon
Various

Since 2021, we have carried out numerous projects on behalf of global e-tailer Amazon.

These include UK Outbound upgrades, compliance works in live environments and multi-storey van parks.



Studios



Ealing Studios

London

A comprehensive redevelopment to create the world’s first Net Zero Carbon film studio.

Project Overview

This project involved the comprehensive redevelopment of Ealing Studios, the oldest continuously working studio facility for film production in the world.

A complex project balancing modern requirements with heritage preservation, the design and operation meets BREEAM Outstanding and the new facility is believed to be the only Net Carbon Zero film studio in the world.

Scope of Works

- Delivered new Class E use buildings providing state-of-the-art film, TV, and entertainment studio space
- Developed modern offices and workshops to support full production operations
- Constructed high-performance sound stage to industry-leading acoustic standards
- Bespoke roof design engineered to mitigate heavy rain and Heathrow flight noise
- Steel frame on piled foundations with Art Deco-inspired curved façades and industrial glazing

Customer	Starwood Property Trust
Start	January 2024
Completion	July 2025
Value	£26m
Programme	78 weeks

Office locations

/01
Dublin
24 Fitzwilliam Pl
Earlsfort Plaza
D02 T296
Dublin, Ireland

/02
Kerry
Killarney,
County Kerry Ireland

/03
St Albans
Glencar House
32-34 Upper
Marlborough Rd,
St Albans AL1 3UU

/04
Birmingham
Ground Floor North,
31 Homer Road
Solihull B91 3LT

/05
Manchester
100 Barbirolli Square,
Manchester M2 3AB

/06
Cambridge
20 Station Road,
Cambridge CB1 2JD

/07
Bristol
40 Berkeley Square,
Bristol BS8 1HP



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