

40 MOLESWORTH STREET

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DUBLIN 2



40 MOLESWORTH STREET, DUBLIN 2

A STRIKING GRADE A OFFICE BUILDING  
FACING THE MATURE GEORGIAN ELEGANCE  
OF MOLESWORTH STREET  
AND THE VIBRANT STREETScape  
OF DAWSON STREET

## 40 MOLESWORTH STREET



40 Molesworth Street is designed to reflect its prestigious environment and the rich heritage of the surrounding area; a building that is at home in its historic surrounds, yet completely modern in every way.

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Entrance on Molesworth Street with stunning contemporary design featuring an exquisite Petersen brick façade

## INTRODUCTION

# WELCOME TO 40 MOLESWORTH STREET

Located on a commanding corner of Molesworth Street and Dawson Street, two of Dublin's most distinguished thoroughfares, 40 Molesworth Street comprises approx. 30,000 sq ft of highly specified Grade A office space offering flexible, tenant friendly floor plates and the highest modern design standards to provide the ultimate occupier experience in a superb business location.





Office entrance portico finished in black granite surround and frameless glass doors with patinated bronze detail

## THE BUILDING



**Dawson Street elevation**

## A COMPLETE TRANSFORMATION

40 Molesworth Street is a stunning contemporary design set in a rich historic location. The distinctive new brick façade introduces you to an elegant and spacious stone finished entrance which leads you from Molesworth Street to the superbly crafted reception area.

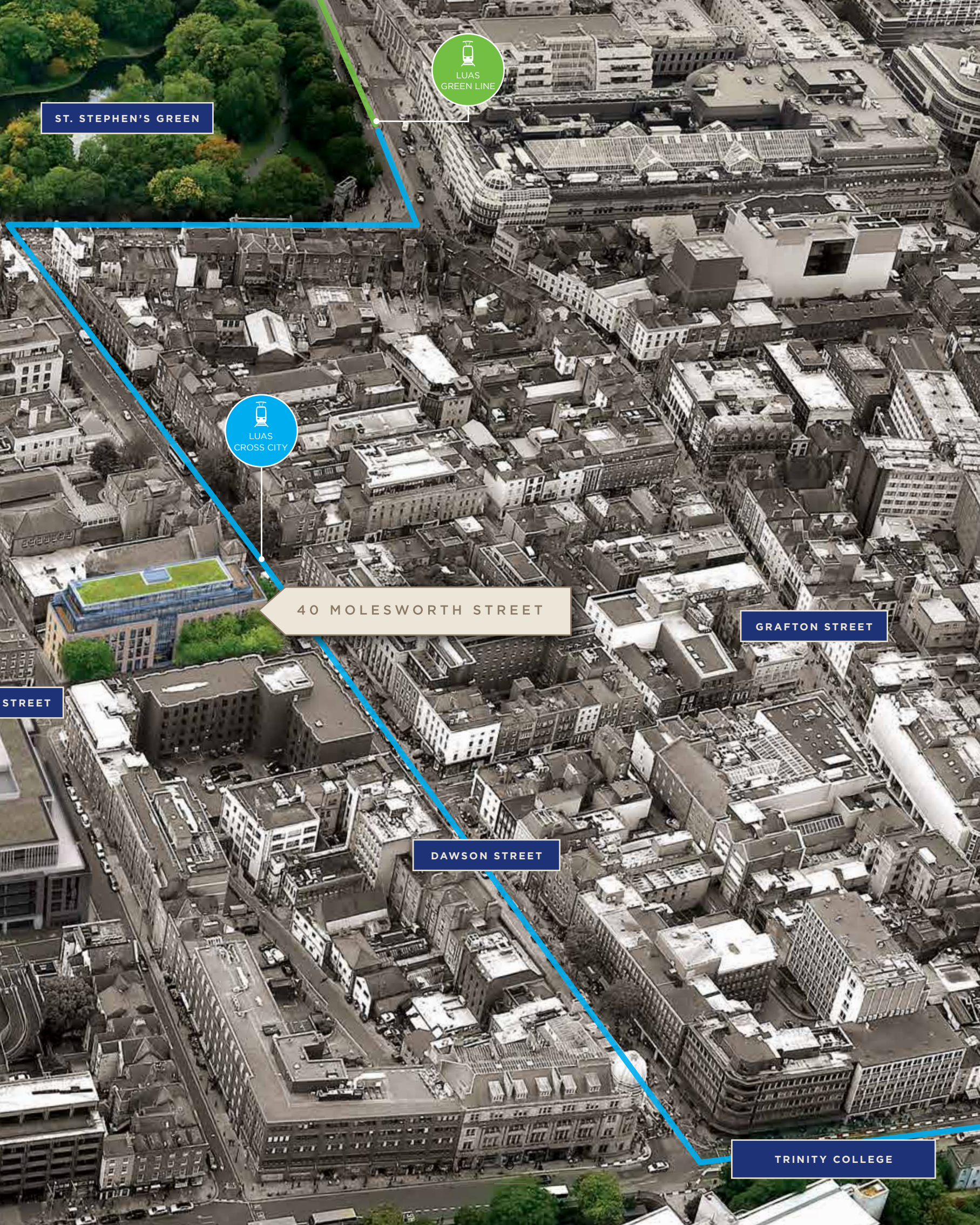
An aerial photograph of a city center, likely Dublin, showing a dense urban landscape. A large, circular building with a domed roof, identified as Leinster House, is prominent in the lower-left quadrant. To its right, a wide street, identified as Kildare Street, runs vertically. Further right, a large, circular building with a domed roof, identified as Molesworth, is visible. The top of the image shows a large green park area with several baseball fields. The overall scene is a mix of historic architecture and modern urban development.

# THE CITY'S FINEST ADDRESS

LEINSTER HOUSE

KILDARE STREET

MOLESWORTH



ST. STEPHEN'S GREEN



40 MOLESWORTH STREET

GRAFTON STREET

STREET

DAWSON STREET

TRINITY COLLEGE



## EVERY DETAIL CONSIDERED

Design excellence and the highest quality materials contribute to an environment which creates a real sense of arrival and will be enjoyed by occupiers and visitors alike.

2,616 sq ft of terraces on the fourth and fifth floors provide a unique outdoor amenity and elevated city views



## LEED GOLD STANDARD OFFICE SPACE

The emphasis on sustainability and energy efficiency is reflected in the design of the building, underwritten by LEED accreditation, ensures that building occupiers can minimise both operational costs and environmental impact. This sustainable approach also helps to boost human performance and individual well-being.

## THE BUILDING

The tangible benefits for occupiers of this BER A3 rated building, compared to existing building with a BER C1 rating include:

- **50% Reduction** in energy consumption
- **51% Reduction** in carbon emissions
- **30% Reduction** in water usage



**BER A3**



The quality of design and attention to detail is reflected in the elegance of the 3.6m high reception area

## FLEXIBLE, LIGHT FILLED, FLOORS

The floors are designed to provide the most efficient and flexible office space for occupiers. Equally suited to open plan or cellular office use, the floor plates on 40 Molesworth Street will be bright, efficient and enjoyable to use.

## THE BUILDING



40 MOLESWORTH STREET

## 360° VIEWS ACROSS DUBLIN'S SKYLINE

Set between Trinity College and St. Stephen's Green, the building commands a high profile corner and offers dramatic views over the Dublin skyline and towards Leinster House.

THE BUILDING



## TENANT AMENITIES

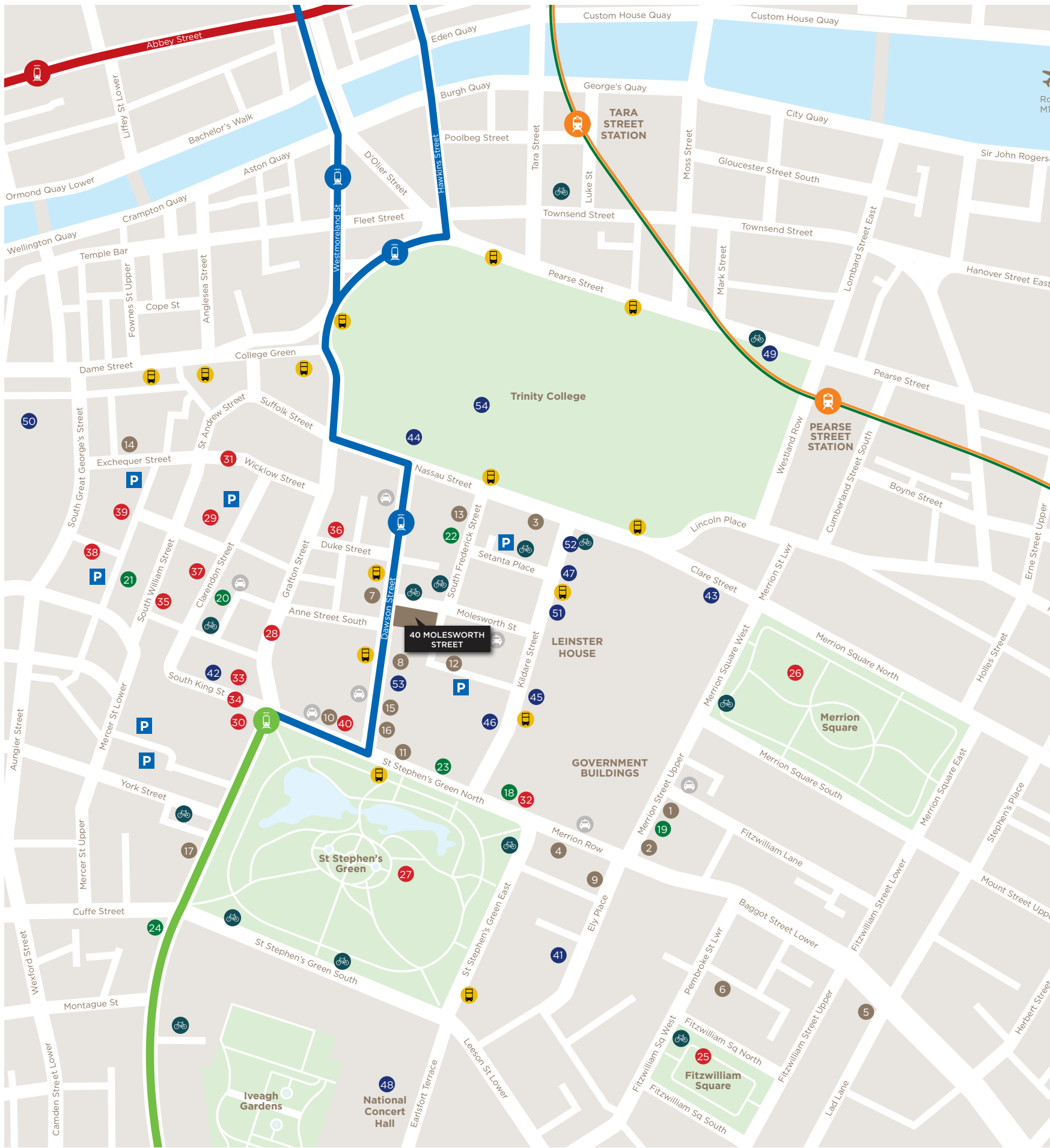
Excellent shower, toilet, drying room and changing facilities, in keeping with the high standard of the building, ensure you start and finish each day on a high note. Conveniently, the building has bicycle storage on-site and a Dublin Bikes station directly to the front of the building.



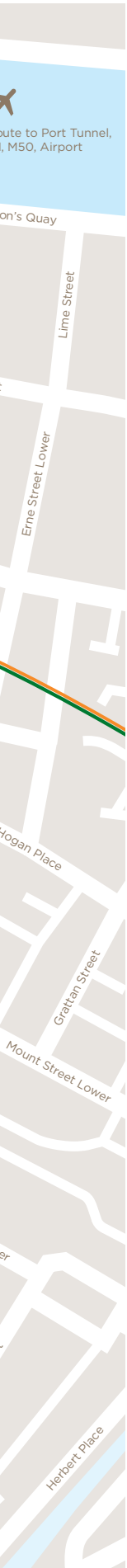
## THE BUILDING



40 MOLESWORTH STREET



# THE BEST OF THE CITY JUST AROUND THE CORNER



## Restaurants/Cafes

- 1 Patrick Guilbaud
- 2 Pearl Brasserie
- 3 Pig's Ear
- 4 Bang
- 5 L'Ecrivain
- 6 Diep le Shaker
- 7 Marco Pierre White
- 8 Fire
- 9 Ely Wine Bar
- 10 Il Posto
- 11 Peploe's
- 12 One Pico
- 13 Dunne & Crescenzi
- 14 Fallon & Byrne
- 15 The Greenhouse
- 16 Amuse Restaurant
- 17 Shanahan's on the Green

## Hotels

- 18 The Shelbourne
- 19 The Merrion
- 20 The Westbury
- 21 Brooks Hotel
- 22 Trinity Lodge
- 23 Cliff Townhouse
- 24 O'Callaghan Hotel









## Lifestyle

- 25 Fitzwilliam Square
- 26 Merrion Square
- 27 St Stephen's Green
- 28 Grafton Street
- 29 Powerscourt Centre
- 30 St Stephen's Green Centre
- 31 Wicklow Street
- 32 The Spa at The Shelbourne
- 33 The Buff Day Spa
- 34 South King Street
- 35 South William Street
- 36 Duke Street
- 37 Clarendon Street
- 38 Fade Street
- 39 George's Street Arcade
- 40 Himalayan Beauty

## Cultural

- 41 RHA Gallery
- 42 The Gaiety Theatre
- 43 The National Gallery
- 44 The Douglas Hyde Gallery
- 45 National Museum of Ireland
- 46 Taylor Galleries
- 47 The National Library
- 48 National Concert Hall
- 49 Science Gallery
- 50 Dublin Castle
- 51 Royal College of Physicians
- 52 Alliance Française
- 53 Mansion House
- 54 Trinity College Dublin

## Transport Key

-  LUAS Green Line
-  LUAS Red Line
-  LUAS Cross City Line
-  Irish Rail
-  DART
-  Dublin Bus
-  Dublin Bikes Station
-  Taxi Rank

## Transport Links

- Dublin Bikes (right outside)
- Taxi Ranks (on your doorstep)
- Multi-Storey Car Parks (on your doorstep)
- LUAS Dawson Street Stop (1 min walk)
- Dublin Bus (1 min walk)
- Aircoach (1 min walk)
- LUAS St. Stephen's Green (4 mins walk)
- DART Pearse Street (10 mins walk)
- Irish Rail Pearse Street (10 mins walk)
- Port Tunnel (20 mins drive)
- Dublin Airport (35 mins drive)

40 MOLESWORTH STREET



## LOCAL AMENITIES

### A VIBRANT HUB OF LEISURE, ART AND SHOPPING

Your new office is only a minute's walk from Grafton Street, Dublin's premier shopping location, which offers a wide choice of options for dining, shopping and socialising.

40 MOLESWORTH STREET



## GREEN SPACES & RELAXING PLACES

The building is only a short stroll to the capital's finest parks including St. Stephen's Green which is as an oasis of green in the heart of the city. A five minute walk will take you to famous cultural attractions, including the National History Museum, National Gallery, National Concert Hall and Trinity College University Campus.





## MEETING & EATING

40 Molesworth Street is surrounded by international and artisan cafes, restaurants and hotels including the famous Shelbourne Hotel; only four minutes walk away. The pivotal location provides endless dining and leisure options with Grafton Street, gyms, shops, bars and restaurants all on your doorstep.

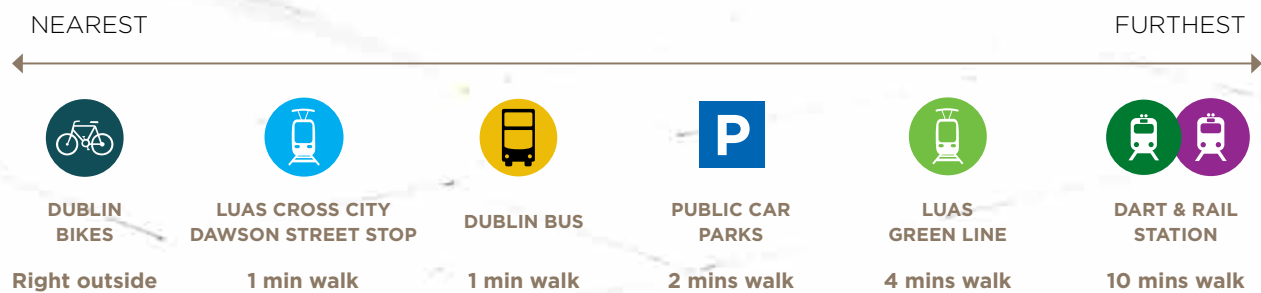
## LOCAL AMENITIES





## TRANSPORT LINKS

40 Molesworth Street is one of the most accessible addresses in Ireland with close links to all major modes of transport.



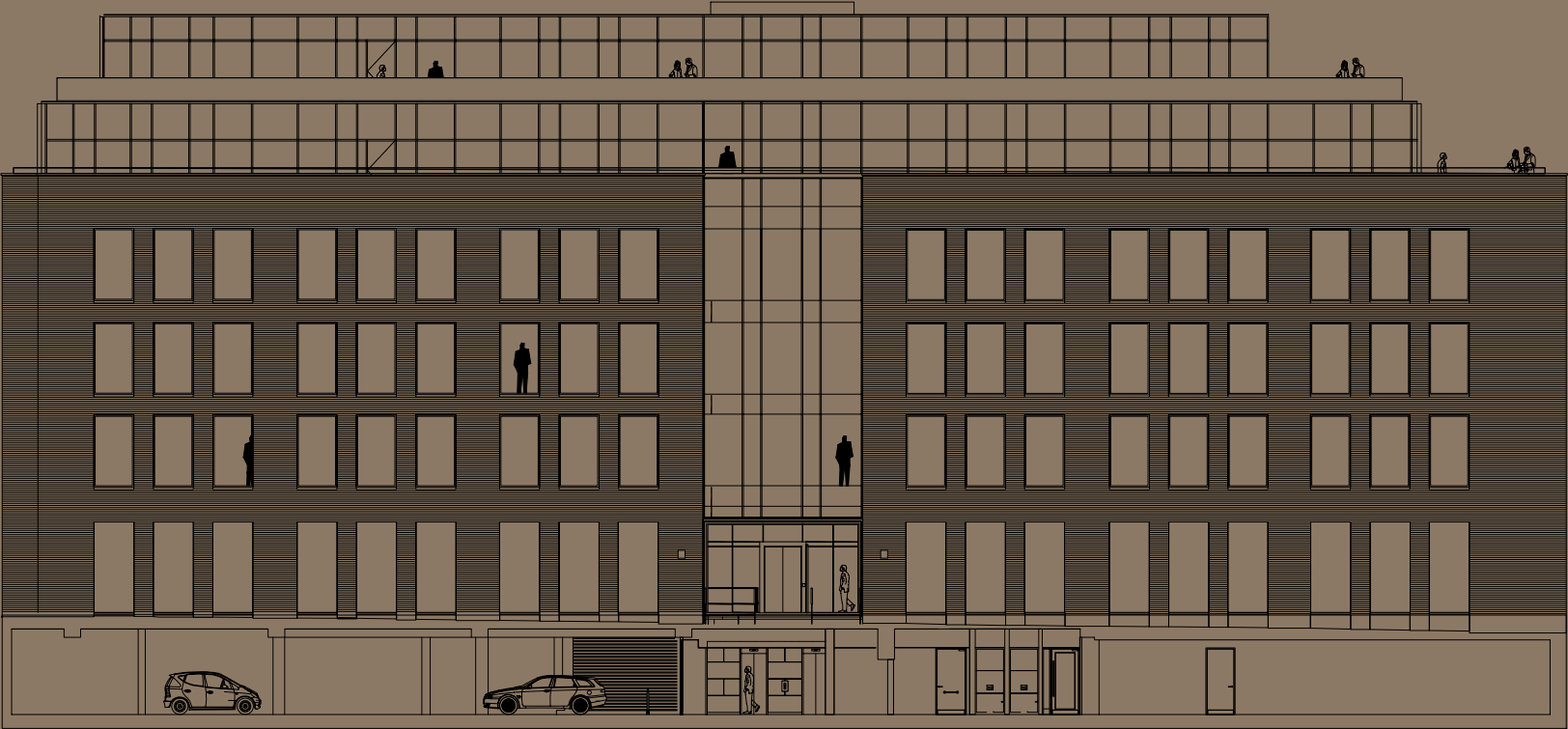


# AREA SCHEDULE

Clever floor plate design allows single and multiple floor lettings and provides ultimate flexibility to occupiers.

	Office sq ft	Office sq m	Terrace sq ft	Terrace sq m
5th Floor	3,283	305	1,152	107
4th Floor	4,564	424	1,464	136
3rd Floor	6,103	567	-	-
2nd Floor	6,146	571	-	-
1st Floor	6,146	571	-	-
Ground Floor	2,949	274	-	-
-1 Basement	17 car park spaces, 50 bicycle bays, 5 showers, toilets, changing facilities and drying room		-	-
Total	29,191	3,129	2,616	243

ACCOMMODATION

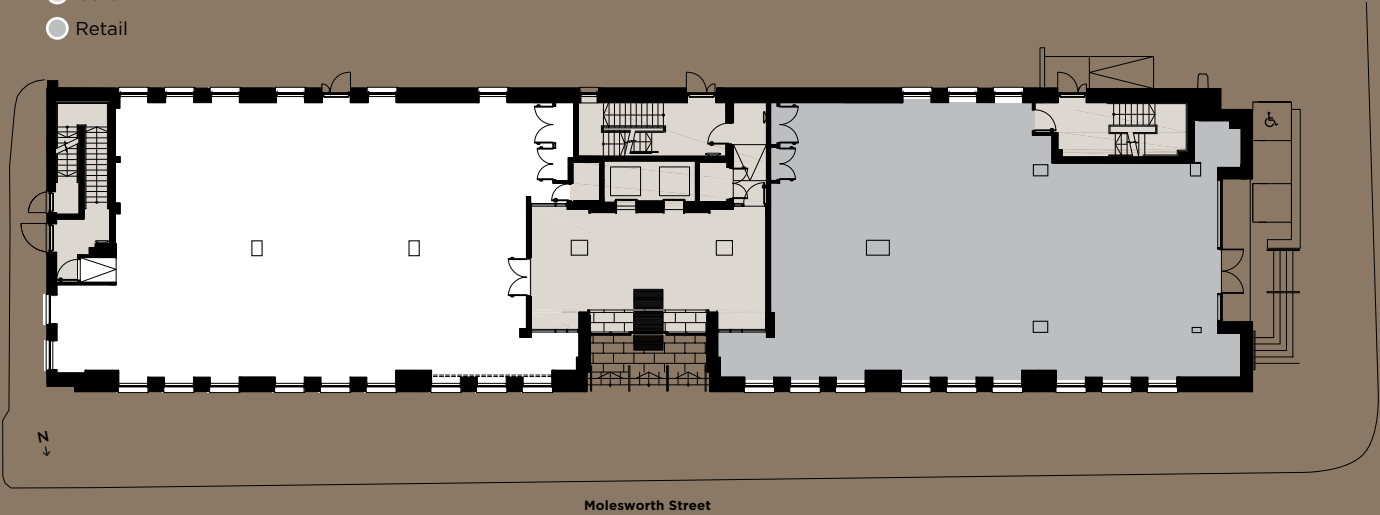


G

Ground Floor

2,949 sq ft 274 sq m

- Office
- Core
- Retail

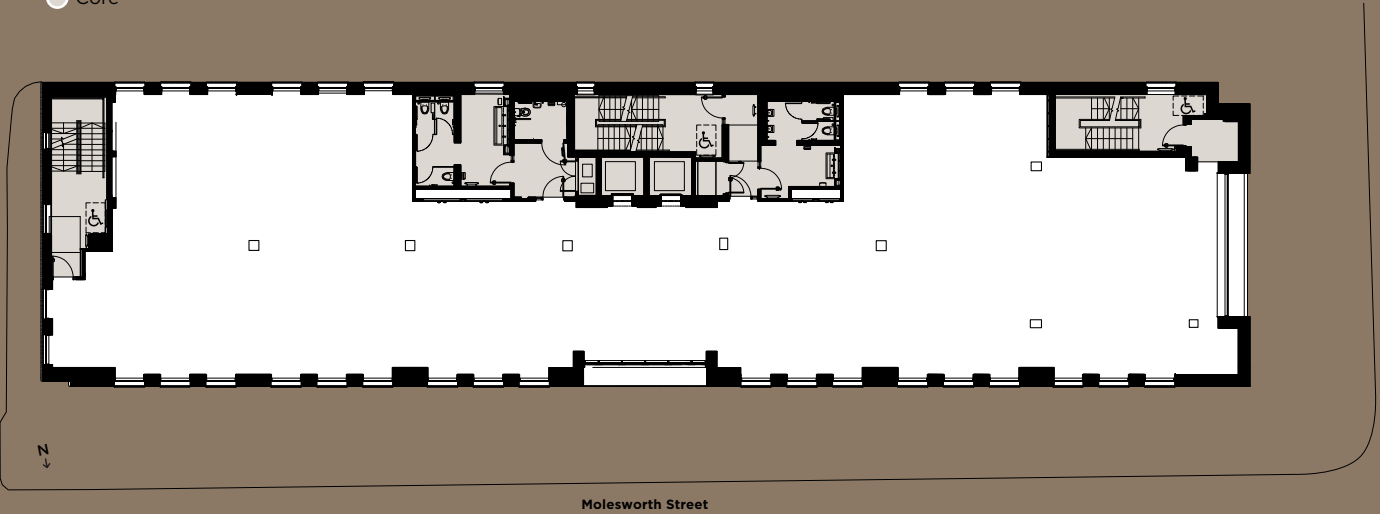


1

1st Floor

6,146 sq ft 571 sq m

- Office
- Core



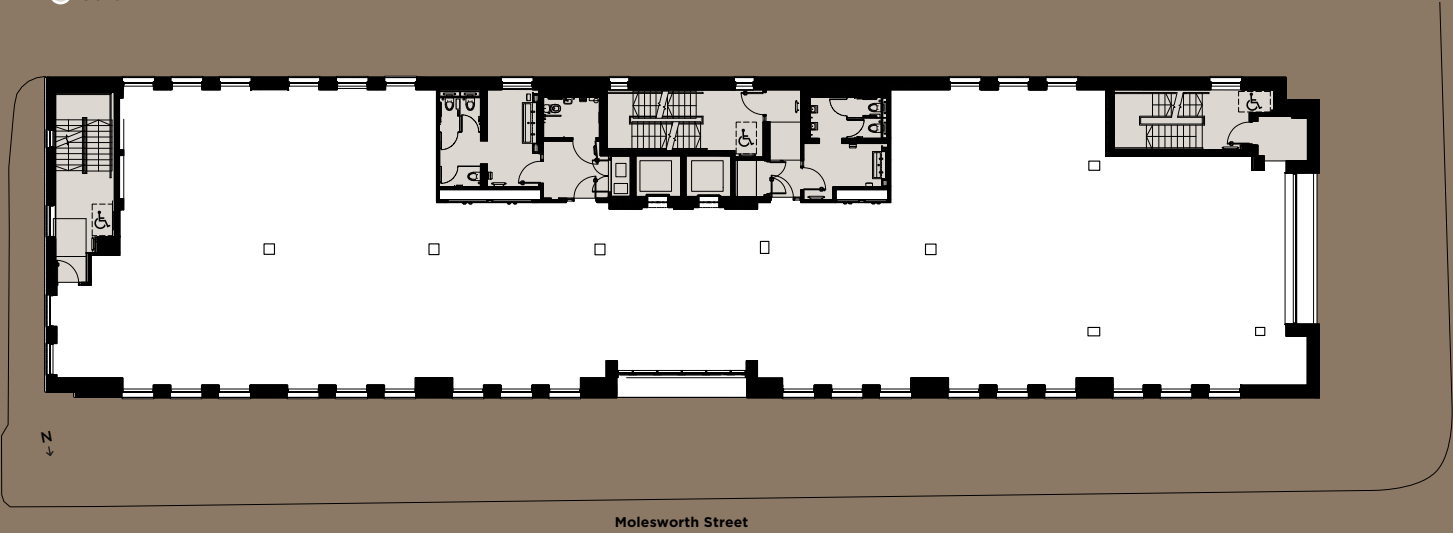
ACCOMMODATION

2

2nd Floor

6,146 sq ft   571 sq m

- Office
- Core

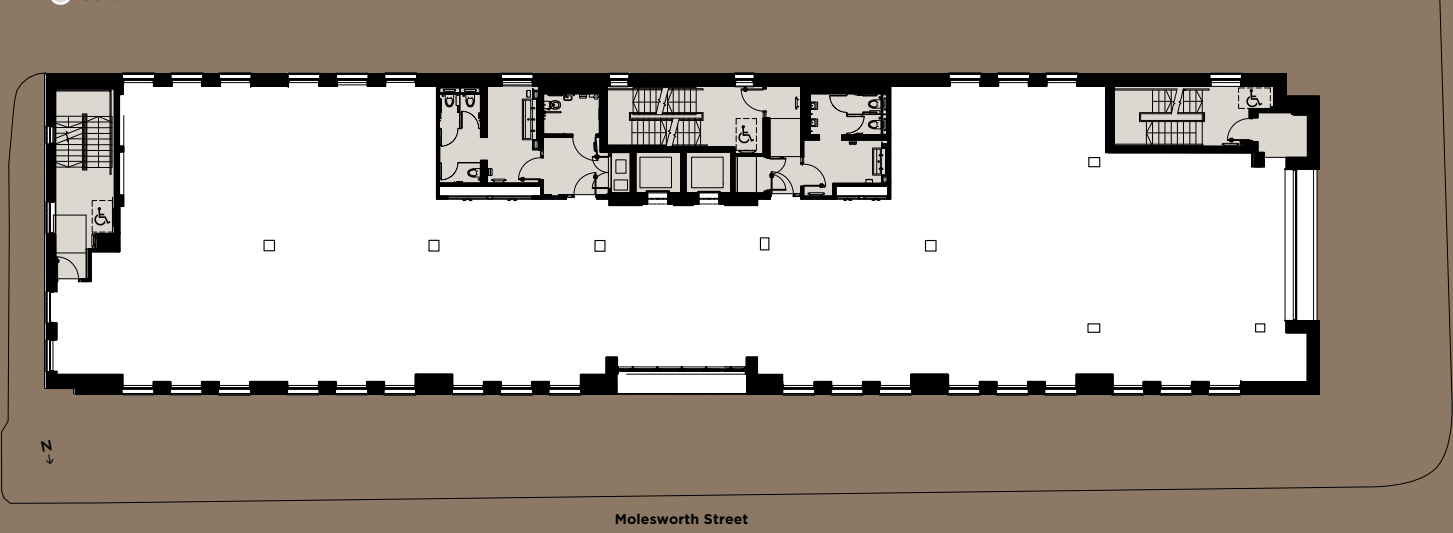


3

3rd Floor

6,103 sq ft   567 sq m

- Office
- Core

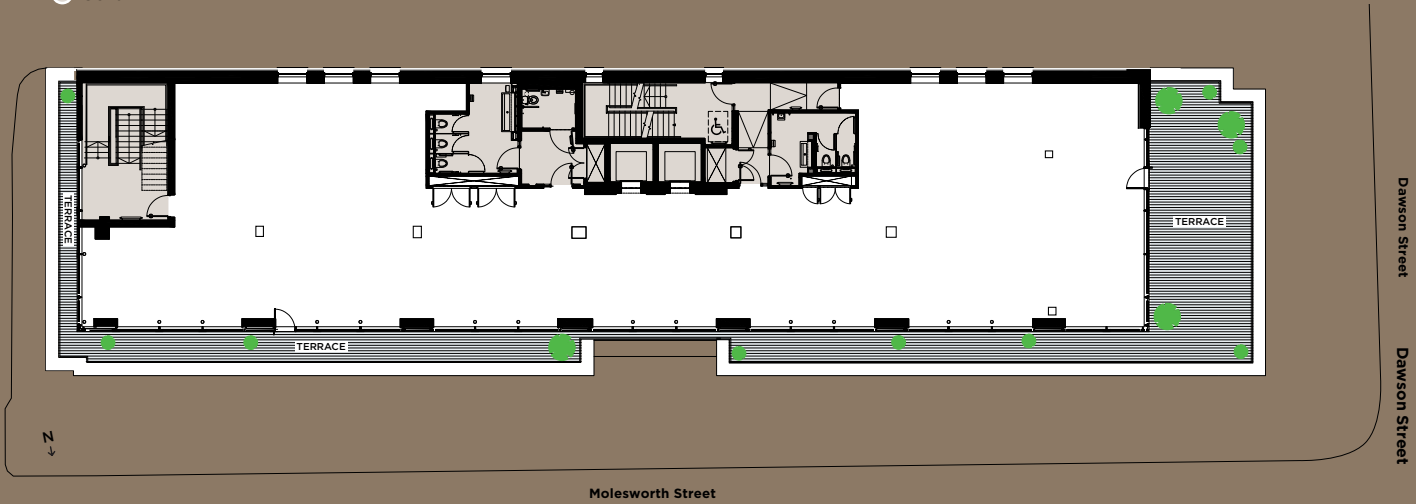


4

#### 4th Floor

4,564 sq ft 424 sq m

- Office
- Core

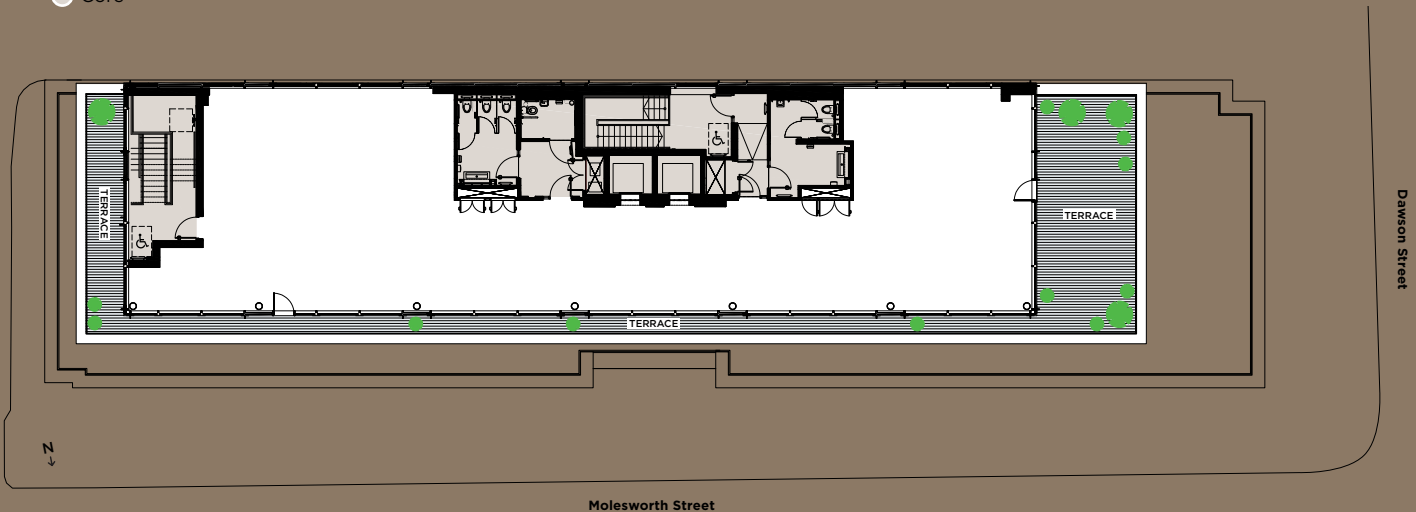


5

#### 5th Floor

3,283 sq ft 305 sq m

- Office
- Core



-1

### Basement

17 car park spaces, 50 bicycle bays, 5 showers, toilets, changing facilities and drying room



## POTENTIAL SPACE PLANS

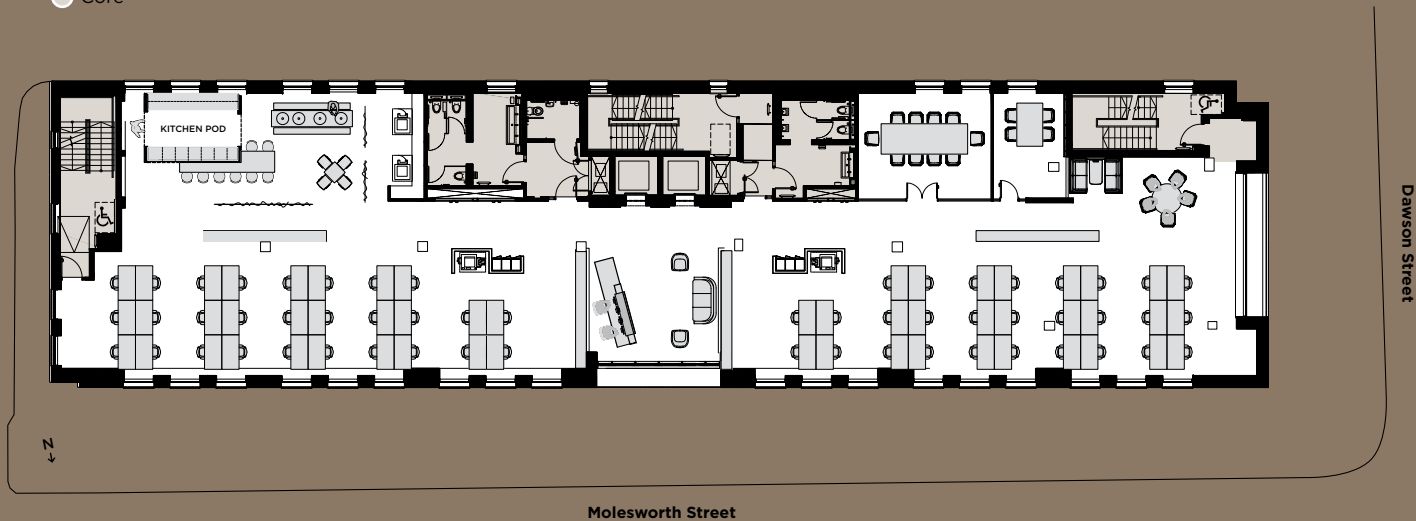
### Typical floor

6,146 sq ft / 571 sq m

#### Open plan

Occupier density: 1 person / 10 sq m

- Office
- Core

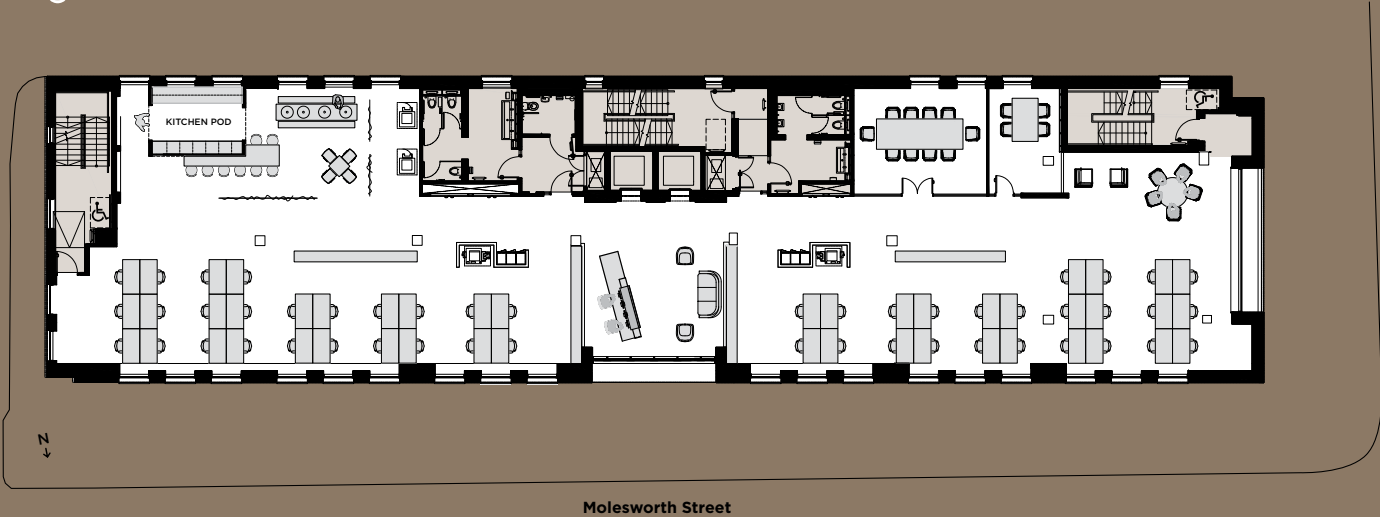


ACCOMMODATION

Professional

Occupier density: 1 person / 12 sq m

- Office
- Core



Technology

Occupier density: 1 person / 14 sq m

- Office
- Core



A COMMITMENT  
TO QUALITY,  
CRAFTSMANSHIP AND  
SUSTAINABILITY



## SUMMARY SPECIFICATION

Located on a commanding corner of Molesworth Street and Dawson Street, two of Dublin's most distinguished thoroughfares, 40 Molesworth Street comprises 30,000 sq ft of highly specified Grade A office space offering flexible, tenant friendly floor plates and the highest modern design standards to provide the ultimate occupier experience in a superb business location.

- **Major Refurbishment with stunning contemporary design featuring an exquisite Petersen brick façade**
- **Targeting LEED Gold**
- **Efficient and flexible office space**
- **Penthouse level and fourth floor terraces**
- **Flexible 3,000 sq ft to 30,000 sq ft of Grade A Office Space**
- **Ready to occupy in Spring 2017**
- **Average lift waiting time <25 seconds**
- **Showers and changing facilities**
- **Secure bicycle parking**
- **Highly efficient floors**
- **Floor to ceiling height of 2.55m approximately on upper floors and 3.9m on ground floor**
- **New VRF air conditioning system**
- **600mm x 600mm raised access flooring**
- **New cores**

## DETAILED SPECIFICATION

### OCCUPANCY

Means of escape:	1 person per 5 sq m
Internal climate:	1 person per 10 sq m
Lift provision:	1 person per 10 sq m
Toilets:	Ratio and provision to BS6564-1 2009

### STRUCTURAL GRID

7.3m

### FLOOR LOADINGS

Office floors:	4.0kN per sq m (+ 1kN per sq m partitions) 7.5kN per sq m for 10% of floor area in locations
Lift lobby and toilet areas:	4.0kN per sq m
Plant rooms:	7.5kN per sq m
Area of roof outside plant areas:	1.5kN per sq m
Car park:	2.5kN per sq m

### FLOOR HEIGHTS

Reception floor to ceiling:	3.9m approx. floor to u/s structure
Office slab to slab:	3.3-3.39m variable
Office floor to ceiling:	2.55m approx.
Raised floor zone:	80mm approx.
Ceiling zone:	400mm to 150mm varies

### STRUCTURE

The structure consists of a reinforced concrete frame with 2 way spanning concrete floor slabs at each level. The floor slab thickness averages 250-275mm and is supported on concrete down-stand beams spanning in both directions between reinforced concrete columns and the external walls. The roof is of lightweight metal construction.

Stability is achieved by diaphragm action between the reinforced concrete slabs and the stair / lift cores. The basement slab is constructed monolithically with foundation pads and resists water pressures.

### EXTERNAL FINISHES

Façade (brick):	Linear Petersen Brick, Kolumba, 538 x 108x 37mm(h) hand thrown Danish brick. Colour: Turnmills mix comprising of 3 coloured bricks. All sills to be 30mm black granite. Mortar colour to match lime mortar.
Façade (glazed):	Double glazed high performance bonded curtain walling, toggle fixed flush glazing to north east and west, capped curtain walling to the south. Entrance glazing Dawson Street and Molesworth Street to be SG toggle fixed with combination of toggle glazed curtain walling with glass fins. Penthouse levels curtain walling system with combination of standard caps and expressed feature caps.
External Portico:	Office entrance portico finished in black granite surround, with integrated feature lighting, flush glazed entrance screen with automatic frameless glass doors in patinated bronze surround with integrated intercom and access control.
Car park entrance gates:	Painted steel pedestrian and vehicular access gate with integrated access control to Molesworth Lane.
External paths and steps:	External areas of paving within boundaries are to be DCC compliant granite with a flamed finish. Steps and entrance areas to match. All handrails to be brushed stainless steel ø50mm handrail on stainless steel balustrade frames through bolted into main structure.
Roof:	Sedum roof system over level 5 main roof. Compliance with DCC SUDS requirements. External roof terraces to have granite pavers on spacers on insulated roof, single ply membrane system with integrated metal junctions and upstands.
Main entrance doors:	3000mm high fully glazed screen SSG toggle fixed glazing with automatic flush frameless glazed sliding doors with battery backup and access control, AC mounted in bronze framing.

DETAILED SPECIFICATION

Roof plant screening:	No roof plant allowed apart from washroom extract
U – Values:	In compliance with Part L
Airtightness:	Maximum leakage of 3m³/m²/hr at 50Pa

INTERNAL OFFICE FINISHES

Lift lobbies:	Schindler Lifts. Stone floor, coloured glass walls, full length mirror, Integrated directory system.
Walls:	Painted Plasterboard.
Floors:	600mm x 600mm raised access flooring medium duty c/w. carpet tiles Interface flooring.
Ceilings:	1200mm x 300mm Armstrong or similar – Microlook with micro perforation and Acoustic fleece to top size for acoustic performance.
Columns:	RC. Faired/Filled and painted with s/w painted 75mm high skirting.
Joinery:	American walnut hardwood veneer and solid hardwood doors and frames, all ironmongery to be stainless steel.  Painted plasterboard to internal window reveals.
Blinds:	To be provided to Southern façade.

RECEPTION AND ATRIUM

Internal walls:	Selected stone cladding with horizontal saw cuts and patinated bronze cladding to lift wall. Vertical fluted walnut hardwood strips on bronze tinted mirror.
External walls:	Granite Stone cladding extending to rising entrance depth walls and soffit.
Floors:	Selected large format stone tile brass inlay.
Ceilings:	Skimmed plasterboard with painted finish to profiled coffered ceiling with concealed LED pelmet lighting.
Columns:	Back painted glass finish with patinated bronze profile to edging.

STAIRS 2

Walls:	Emulsion painted dry lining plasterboard and skim and MDF shop sprayed skirting.
Floors:	Floors to stairs – High quality interface carpet tile floor with ‘Gradus’ edging and highlighters.
Ceilings:	Gyptone line 6 perforated plasterboard with associated acoustic fleece to top side.  Skimmed plasterboard with painted finish to underside of flights and half landings with shadow gap bead.
Columns:	N/A
Balustrades:	Painted mild steel framed, vertical steel flats. Handrail in stainless steel ø50mm Grade 804. Stairs string fixings and entire string H/W encapsulated.
Joinery:	American walnut hardwood skirting and solid hardwood doors and frames, all ironmongery to be stainless steel.

## TECHNICAL INFORMATION

### STAIRS 1 & 3

Walls:	Plasterboard and skim and paint and MDF shop sprayed skirting.
Floors to Lobby:	Carpet and Gradus edging/highlighting.
Ceilings:	Skimmed plasterboard with painted finish to underside of flights and half landings.
Balustrades:	Painted mild steel framed, vertical steel rods. Handrail in steel ø50mm.
Joinery:	Shop sprayed MDF Skirting, American walnut hardwood solid doors and frames with stainless steel ironmongery.

### TOILETS - INDICATIVE FINISHES

Walls:	High quality large format tiles floor to ceiling. Selected vinyl wallpaper to feature wall. White glass surround to hand dryers.
Floors:	High quality large format tiles.
Ceilings:	2400mm High plaster ceilings in WC and shower areas/MF system integrated Armstrong moisture resistant tiles in areas for access. Shadow gap detail at walls.
Doors/partitions:	Solid Hardwood doors and frames, high quality cubicle system – Venesta Unity – American walnut.
Vanity units:	Krion solid surface material preformed sinks.
Sanitary fittings:	High quality Ceramic fittings by Porcelanosa Noken.
Sanitary provisions to BS6465-1 2009	

### SHOWERS

5 (4 + 1 accessible) no. showers located in the basement core area.

### BUILDING MAINTENANCE

Façade window cleaning:	High reach long pole from the ground – Risk assessment and O&M manual input required.
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### ACCESSIBILITY

Integrated disabled platform lifts located beside main entrance (retractable step platform lift) and Retail Showroom Unit – standard platform lift.

Disabled WC and accessible toilet cubicles provided on each floor. Ground floor access via lift to basement accessible toilets and shower room. Ground floor retail unit – shell and core fit-out only with pop-ups for future water and waste connections.

### CAR AND BICYCLE PARKING AND LOCKER PROVISION

Car park spaces:	17 no. car spaces (1 no. accessible space).
Bicycle spaces and lockers:	50 bicycle storage spaces and lockers storage provided in basement with access down main ramp. Clear routes available to storage areas beside cars.

### DELIVERIES AND WASTE MANAGEMENT

Dedicated enclosed bin storage area. Specific waste management area provided with bins brought up and down car ramp to collection truck on street.

## DETAILED SPECIFICATION

### MECHANICAL

#### Design Criteria

##### Indoor Climate:

Operative temperature: Winter mode:  $21 \pm 2$  °C  
Summer mode:  $22 \pm 2$  °C

Air velocity within the occupation zone: Winter mode: 0,15 m/s  
Summer mode: 0,25 m/s

Fresh air requirement min 10l/s per person @ 1person per 10m<sup>2</sup>

The building will have the ability to operate 24hr. / day, 7 days per week.

##### Internal Heat Gains:

The following minimum head loads shall be used in designing an air conditioning or ventilation system:

Occupancy:	1 person per 10m <sup>2</sup>
Lights:	9 w/m <sup>2</sup> – LED throughout
Machines:	250 w per person
Miscellaneous items:	10 w/m <sup>2</sup> (20% of area)

##### Outside Design Conditions – Dublin:

Winter:	Temperature	-3°C 100% RH
Summer:	Temperature	26°C (dry bulb)
	Humidity	19.5°Cwb (wet bulb)

##### Background Noise Levels:

Open Plan Office:	NR40
Offices:	NR35
Toilets:	NR45

##### Operational Zones:

Terminal units and control zones shall be provided for a minimum of one per 35m<sup>2</sup> throughout.

##### Operating Periods:

The building will be able to operate on a 24-hour / 7 days a week basis. The office areas shall be assumed to operate on a 12-hour day with extended operation on a floor by floor basis.

Facility allowed for computer and individual Hub rooms to be installed by a Tenant.

##### Heating System:

VRF System with one external heat pump condenser per half floor. Condensers located in Basement.

##### Cooling System:

VRF System with one external heat pump condenser per half floor. Condensers located in Basement.

##### Air-Conditioning System:

The internal air-conditioning units are generally to be above ceiling-VRF Units ducted to high induction diffusers. Return air grilles in the ceiling will allow for a return path.

The fresh air will be introduced through a central air handling unit. The central AHU would have return air heat exchange as an energy saving device. The air will be ducted in vertical risers to each floor.

##### Water Services:

24 hour water storage shall be provided based on 40 l/person on the basis of an occupancy rating of 1 person per 10 sq m.

Potable water shall be available to each floor.

W.C. cisterns shall have a maximum flushing capacity of 6 litres.

Rainwater Harvesting to be used for Toilet Flushing only.

##### Fire Fighting:

First aid firefighting will be provided in accordance with building regulation requirements.

Passive fire rated ductwork from basement lobbies.

Basement Car Park Fire hose reel system.

##### Sanitary:

The soils and waste installation will be in lead free µPVC. SMU or cast iron shall be used in basement areas and plant areas.

##### Sustainability Target

###### BER A-3

###### LEED Gold

Full Certification shall be provided.

##### Testing and Commissioning

All systems will be commissioned in accordance with CIBSE and BSRIA codes, including controls and Building Management Systems.

## TECHNICAL INFORMATION

### ELECTRICAL

#### Design Criteria

The building shall be designed on the basis of 1 workstation per 10m<sup>2</sup>. Each workstation shall have capacity for 4 x power sockets and 2 x data outlets.

Total power requirement of 100w/m<sup>2</sup> is to be available for building use with 40w/m<sup>2</sup> available on each floor for small power usage.

#### Incoming Power Supply

The supply to the building will be at the LV rate for Multi Tenancy.

One LV Meter for Landlord Services.

Two Tenant Meters for Ground, 1st, 2nd and 3rd floors with one Meter for 4th Floor and one meter for 5th floor.

The incoming power supply will have sufficient capacity to increase the contracted load by 20%.

The LT switchroom will be designed to accommodate a main distribution board suitable for multi tenancy metering, provision for power factor and surge protection equipment and have spare space of 20% for new equipment.

Main power supply cables will have a spare capacity of 20%.

Switchgear will be located in areas protected from flooding or water ingress.

#### Switchgear and Distribution Boards

Low voltage switchgear will be designed for a 5 conductor system with a pull-out main switch of the cassette type.

All main distribution boards shall be Form 4b with Local Board from 2b.

A separate landlord distribution board shall be provided along with one distribution board per floor located in the electrical risers.

- 20% spare circuit breakers shall be provided on all switchgear and distribution boards.

#### Standby Power Supply

There is no provision for Tenant Standby Generation.

#### Power Factor Correction

Power Factor Correction equipment will be provided by the Landlord to ensure a minimum corrected value of 0.95 exists on all phases.

#### Voltage Equalizing Equipment

The building will be equipped with lightning arresters in the form of roof leads, down-leads or utilising cast-in continuous vertical rebar in columns, ring leads and foundation earth points.

#### Cable Distribution (Duct Systems)

The vertical duct system will include for three separate cable runways.

- One for power, control and supervisory equipment
- One for the data network
- One for security functions

All duct systems shall have a spare capacity of 20%.

## DETAILED SPECIFICATION

### Workstations

For the purposes of calculating electrical requirements workstations are provided based on one per 10m<sup>2</sup>. Each workstation will be provided with the following services:

Grommet: 1 grommet per 10m<sup>2</sup>

Workstations will be served from busbar power modules located in the raised access floor with no more than four workstations per power module.

### General and Emergency Lighting

The lighting installation shall be designed according to the current EU Directive on interior lighting and the C.I.B.S.E. / SLL Code for Lighting 2012.

Lighting in general office areas shall be by 1200 x 300mm dimmable LED modules in the suspended ceiling, compatible with the ceiling module. These luminaires will be designed to maintain an average of 500 lux.

A lighting control system will be included in the design incorporating presence sensors and an ability to incorporate daylight control by the Tenant which will automatically dim lights to save energy when daylight is available.

Lights in toilet and core areas will be energy efficient LED recessed down lighters lit to a minimum of 200 lux.

Lighting to carpark is provided by energy efficient LED lighting with a minimum lux level of 200 lux.

Lighting in plant areas shall be provided by surface LEDs with vapour resistant polycarbonate diffusers. They will be IP65 rated.

External lighting to main entrance area.

External lighting to rear access and escape routes.

The emergency lighting installation shall comply with IS3217.

### Protective Installation Systems

**Fire Alarm System:** The fire alarm system shall comply with IS3218. The system will be designed for L-1 coverage as defined in IS3218. The fire alarm system will be fully addressable and capable of interfacing with other systems.

**Security systems:** The building will come complete with access control, CCTV and intruder alarm systems installed at main cores, main entrance, car park and exit points to the building.

In addition all doors above ground level will be provided with non-visible cable ways for the future installation of the following systems:

- Access control system
- Entrance intercom

**Communication:** Each cable entry to be suitable for two suppliers and each entry to consist of 2 no. 100mm ducts.

### Earthing & Bonding

Equipment such as metallic floor panels, ceiling tiles and suspension systems, metallic cladding systems and window frames, bathroom fixtures, all incoming services pipework and lightning protection installation shall all be bonded. Bonding shall be carried out across non-metallic apparatus such as GRP water tank.

LIFTS

Passenger Lifts

All lifts to comply with EN 81 1998.

Passenger lifts are located centrally in the main service core to maximise use by occupants.

2 no. 13 person passenger lifts shall operate at a speed of 1.6m/s and shall cater for the buildings primary occupancy vertical traffic.

The passenger lifts will provide a level of service which meets or exceeds the following:

- Lift door clear height 2000mm
- Average lift waiting time <25 seconds
- All lifts serve all floors including basement levels
- Premier quality internal car finish
- Customer display in car
- Lifts are capable of being programmed to allow dedicated service to each floor.

BUILDING CONTROL SYSTEM

A Building Control System for all Landlord Plant will be provided.

All Tenant Plant can be controlled locally on each floor from a Control Centre located on that floor.

PLANT SPACE AND RISER STRATEGY

Minimum Service Zones:

Floor Void:	80mm incl. Tile
Ceiling Void:	150-400mm incl. Tile

Vertical Distribution:

Vertical service risers will have 20% spare capacity to accommodate specialist tenant services but not limited to:

- Comms Rooms
- Hub Rooms

Dedicated tenant structured cabling risers are available suitable for use in the building.

Tenants' Plant Space:

The following tenant plant areas have been allocated:

Air cooled condensers for computer rooms.

Uninterrupted Power Supply (UPS):

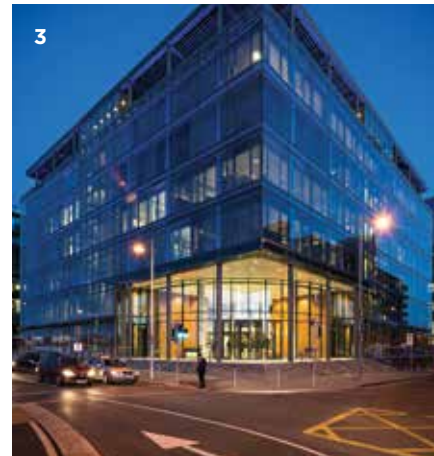
By Tenant.

## ABOUT IPUT

Established in 1967, IPUT is the largest domestic owner of prime office buildings in Dublin's central business district. IPUT's portfolio contains many of the best examples of modern office developments constructed in Ireland over the last decade and primarily comprises landmark office properties fronting onto Dublin's River Liffey and the Grand Canal Docks. The built heritage of Dublin's core office market is also well represented with significant office holdings in the portfolio located on and near St. Stephen's Green.

IPUT has been the leading domestic investor in the Dublin office market over the last three years and owns a portfolio with a net asset value of €1.9 billion. Offices comprise 65% of the IPUT portfolio with the Fund controlling 2 million sq ft of office space in Dublin, occupied by leading domestic and international companies.

For more details visit [iput.com](http://iput.com)



- 1 25-28 North Wall Quay, IFSC, Dublin 1
- 2 One Grand Canal Square, Dublin 2
- 3 Riverside Two, Sir John Rogerson's Quay, Dublin 2
- 4 47-49 St. Stephen's Green, Dublin 2
- 5 Riverside One, Sir John Rogerson's Quay, Dublin 2

## TEAM

### PROFESSIONAL TEAM

Developer:	IPUT plc
Architect:	MCA Architects
Contractor:	P J Hegarty & Sons
Structural Engineer:	DBFL
Building Services:	Homan O'Brien
Quantity Surveyor:	KSN
Project Manager:	Urban Solutions

### LETTING AGENTS



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