SIXTYONE
THOMAS STREET
GRADE A OFFICES TO LET
Sixty-One Thomas Street is a statement building that provides approximately 13,400 Sq.ft. of Grade A office accommodation over four column free floors. The signature architectural finishes throughout are designed to reflect the locations entrepreneurial spirit whilst acknowledging its rich heritage.

Evidence of this heritage can be found in the many historical buildings located in the area. One of which is the original 18th-century home of Guinness founder Arthur Guinness and the St James’s Gate brewery.

Sixty-One Thomas Street provides an unprecedented opportunity to locate your business in the heart of the City Centre in Dublin’s most vibrant digital, technology and media hub. The area has become synonymous with attracting innovative talent and your staff will benefit from a wealth of social amenities and nightlife offerings.

Sixty-One is extremely well connected and is within a short walking distance of Main Line Rail at Heuston, Red & Green Luas at Smithfield and St Stephen’s Green, Dublin Bus, Dublin Bikes and Taxi ranks on Thomas Street.
## SCHEDULE OF AREAS

<table>
<thead>
<tr>
<th>Floor</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>349</td>
<td>3,757</td>
</tr>
<tr>
<td>Second Floor</td>
<td>342</td>
<td>3,681</td>
</tr>
<tr>
<td>Third Floor</td>
<td>339</td>
<td>3,649</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>212</td>
<td>2,282</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,242</td>
<td>13,369</td>
</tr>
</tbody>
</table>

### BASEMENT FACILITIES

- 6 car parking spaces
- 30 bicycle spaces
- 30 lockers
- Shower/ Changing and Drying Room

The above are approximate net internal areas.
**Typical Floor Plans**

**Technology Space Plan**
- Density: 10 sqm per person
- Meeting Rooms: 2
- Cellular Office Spaces: 0
- Open-plan Workstations: 30

**Professional Space Plan**
- Density: 12 sqm per person
- Meeting Rooms: 1
- Cellular Office Spaces: 5
- Open-plan Workstations: 24

**Penthouse Plan**
- Density: 10.5 sqm per person
- Meeting Rooms: 1
- Cellular Office Space: 0
- Open-plan Workstations: 20
**STRUCTURE**
- Steel framed with lateral stability provided by concrete core. Highly efficient column free floor plates. The frame sets back from the 5th floor to create a generous terrace to the perimeter of the building.
- Exposed steel framed stair core to the rear of the building

**EXTERNAL SPECIFICATIONS**
- Pointed red brick with honeycomb detail in part
- High performance (thermal and acoustic) double glazed full height windows
- Frameless curtain walling including vertical louvres to the fifth floor.
- Generous stone paved penthouse terrace ext. 900 sq.ft

**BUILDING RECEPTION**
- Automatic double glazed entrance door with access control
- Ceilings: Exposed metal deck featuring structural steel and historic oak beams
- High quality designed filippor marsigli light fittings
- Restored 17th century brick and lime walls.
- Floors: Large format stone panels edged in bronze
- Main staircase: Bronze leather bound handrails and polished concrete floors
- High quality bespoke reception furniture
- Energy efficient 13 person Kleeman Atlas High speed lift (1.6m per second)
- CCTV & Fire System
- Emergency lighting

**LOBBY’S & WASHROOMS**
- Plastered ceiling with feature lighting
- Combination of restored 17th Century brick and lime walls, continuous full height wood paneling with detailed bronze edging and matt finished plastered walls
- High quality bespoke furniture
- Floors: Large format Callacata stone with a honed finished
- Glazed double door access control to each floor
- High quality ceramic sanitary ware and fittings
- Water efficient automated appliances
- Three individual washrooms incorporating high quality sanitary ware
- One wheelchair accessible washroom and shower

**THE OFFICES**
- M+E designed to accommodate occupation capacity of 1 per 8 sq.m
- Ceilings: Exposed services designed to accommodate conversion to traditional suspended ceilings
- A VRF simultaneous heating and cooling a/c system
- Energy efficient LED lighting system
- 2.7m clear floor to ceiling height (exposed) or 2.65m floor to ceiling height (traditional suspended)
- Plastered walls with selected superior matt painted finish
- Raised access metal floor with natural oak finish
- Power track system with grommets 1 per 8 sq.m
- Floor by floor metering

**BASEMENT**
- High speed Hidral ECH car lifting platform to basement
- Bike track system to rear access stairwell
- 6 secure car parking spaces
- Exposed polished concrete shower and lift lobby
- 30 secure vaulted bicycle parking spaces
- 4 unisex shower rooms with changing and drying facilities
- Communications room for telecoms provider
Available Summer 2019
www.sixtyone.ie

A DEVELOPMENT BY

OAKMOUNT

SOLE AGENTS

Knight Frank
knightfrank.ie
LRN:001266

Paul Hanly
+353 1 634 2466
Paul.Hanly@ie.knightfrank.com

Tom Fahy
+353 1 634 2466
Tom.Fahy@ie.knightfrank.com

TARGET BUILDING ENERGY RATING

ARCHITECTS
Lawrence and Long Architects

LANDSCAPE ARCHITECTS
Thirty Three Trees

MECHANICAL AND ELECTRICAL
O’Connor Sutton Cronin Consultant Engineers

CIVIL AND STRUCTURAL
JJ Campbell and Associates

MAIN CONTRACTOR
JV Ledwith Construction

INTERIOR
ODonnell O'Neill

FIRE AND DAG
Maurice Johnson and Partners

QUANTITY SURVEYORS
Kerrigan Sheanon Newman

ARCHAEOLOGISTS
Archaeology and Built Heritage

LEGAL
Leman Solicitors

TOWN PLANNER
Manahan Planners

Disclaimer: These particulars are issued by HT Meagher O’Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O’Reilly trading as Knight Frank or any of their employees have any authority to make or give any representation or warrant in respect of this property. HT Meagher O’Reilly trading as Knight Frank, Registered in Ireland No. 385044, PSR Reg. No. 001266. Registered Office – 20–21 Upper Pembroke Street, Dublin 2.

All images depicting 81 Thomas Street are CGI’s (computer generated images). All plans are indicative and not to scale.