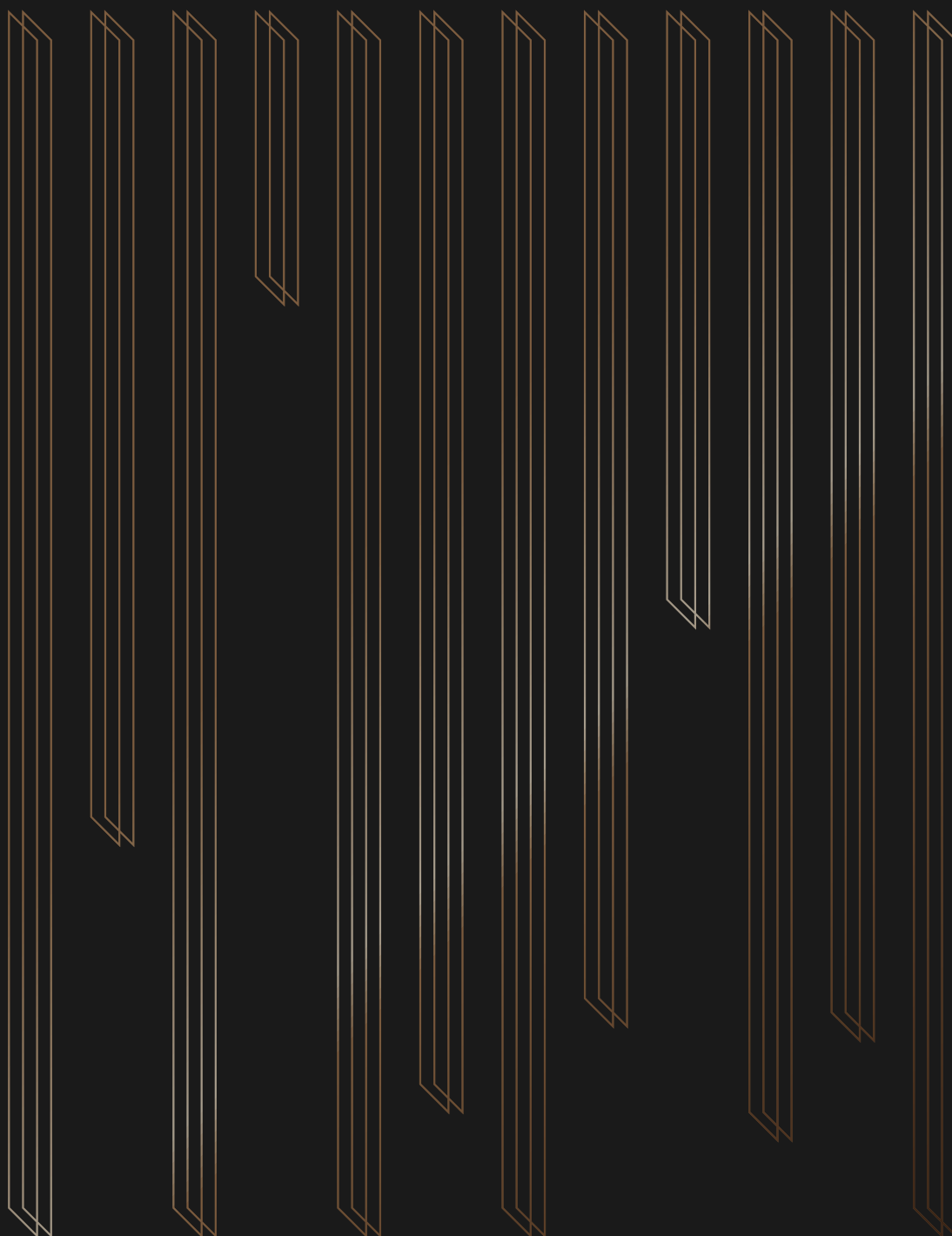


FOUR & FIVE PARK PLACE



PARK PLACE
DUBLIN

Hatch Street Upper, Dublin 2

FOUR & FIVE PARK PLACE

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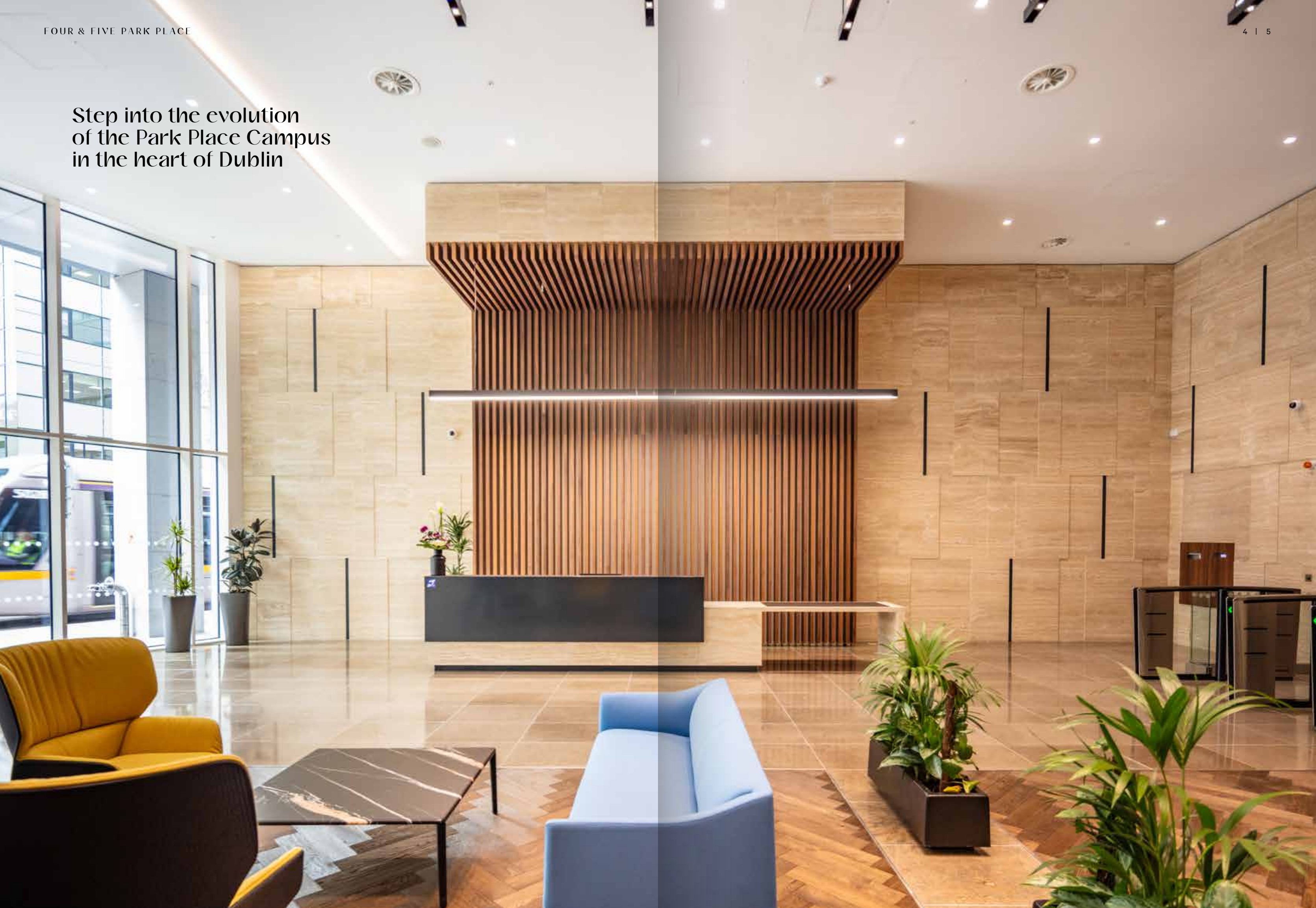
Contacts &
Further Information

Welcome to Four & Five Park Place

An iconic and sustainability-focused office HQ in Dublin's CBD, forming part of the Park Place Campus.



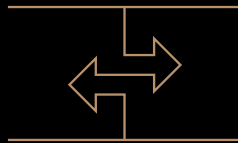
Step into the evolution
of the Park Place Campus
in the heart of Dublin



OVERVIEW



198,000 sq.ft.
new HQ office building
across 11 floors of premium
quality, energy efficient
office space



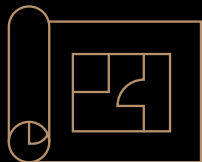
Designed to have
**two interconnecting
HQ office buildings**
of 124,000 sq.ft. and
74,000 sq.ft. respectively



Best in class
**sustainability
credentials**
Target of LEED Platinum, Well
Gold, Fully NZEB and Part L
compliant



Ample terraces
The building provides ample
terrace areas, on multiple floors
and elevations.



Four Park Place
Typical Floor Plate
11,500 sq.ft.
Five Park Place
Typical Floor Plate
9,700 sq.ft.



Also capable of combining floor
plates extending to
21,200 sq.ft.



The latest addition to the
Park Place Campus
located in the heart of Dublin's
business and cultural district



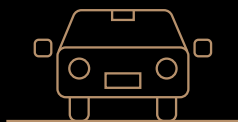
Parks on doorstep
St. Stephen's Green,
the Iveagh Gardens and Grand
Canal are all a short stroll away



LUAS Light Rail
1 min walk (Green Line)



274
secure bicycle parking spaces



48
car parking spaces



24
showers and 274 lockers

EXPERIENCE THE NEXT GENERATION

Located in the core of Dublin 2, Four & Five Park Place is situated in the heart of Dublin's business and cultural district forming part of the landmark Park Place.

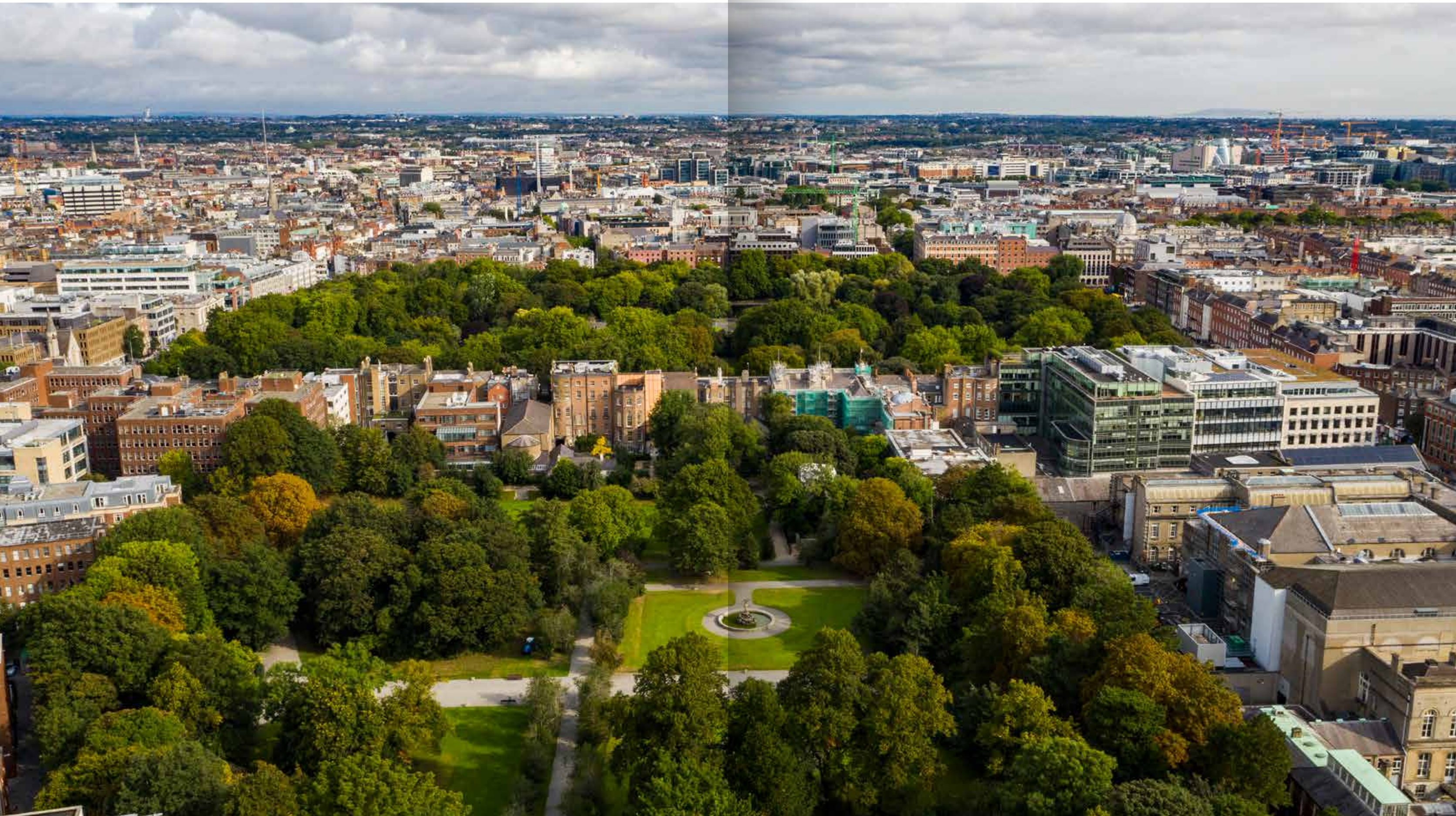
The development of Four & Five Park Place will continue to set the standard of enhanced working environments and provide space to meet the needs and expectations of today's corporate occupiers.

Four & Five Park Place provides two Premium Quality HQ Office Buildings extending to 124,000 sq.ft and 74,000 sq.ft respectively. Both office buildings benefit from double height reception areas. Four & Five Park Place can be interconnected to provide a single office HQ building.



The Iveagh Gardens, St. Stephen's Green and Grand Canal on your doorstep

Natural amenities for your staff



GREEN CREDENTIALS / SUSTAINABILITY

Best in class sustainability credentials

- > Fully nZEB and Part L Compliant Development
- > High efficiency glazing to minimise solar gain
- > BER A3 rating
- > Target of LEED Platinum
- > WELL Gold enabled
- > Substantial green roof
- > Rainwater harvesting (including irrigation)
- > High efficiency LED lighting and associated control
- > Substantial Solar PV array
- > Exceeding RIBA 2025 embodied carbon targets
- > High efficiency heat pumps providing LPHW and DHW
- > WiredScore Platinum

Target credentials:



Offices bathed in natural
light with incredible views
of the Dublin Mountains

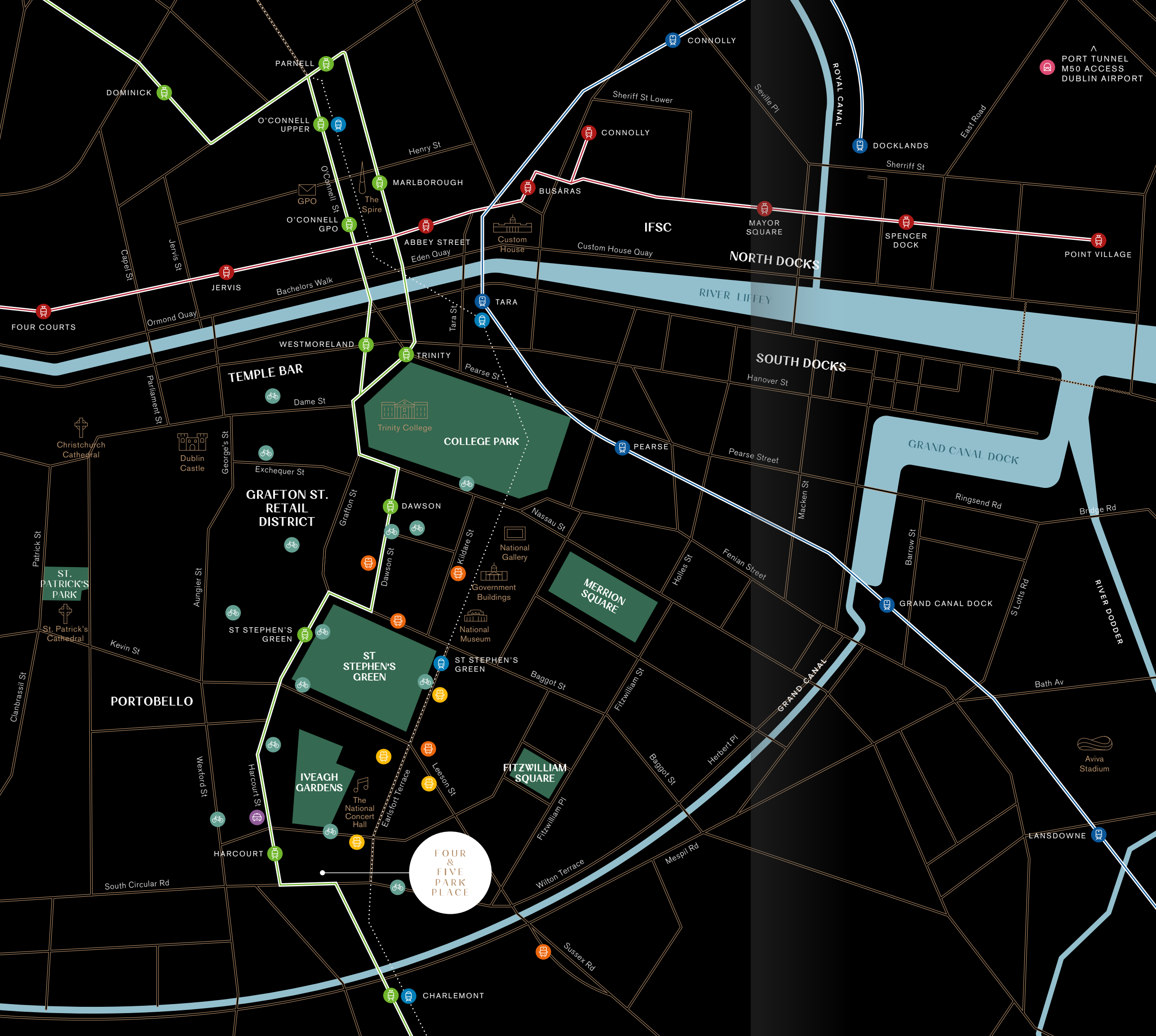
THE
LOCATION

In great company

- 1. Convention Centre Dublin
- 2. TikTok
- 3. Facebook (Meta)
- 4. Google
- 5. Trinity College
- 6. The Shelbourne Hotel
- 7. Government Buildings
- 8. Qualtrics
- 9. Toast
- 10. Permanent TSB
- 11. LinkedIn
- 12. KPMG
- 13. Byrne Wallace
- 14. Standard Life
- 15. Maples
- 16. AerCap
- 17. Horizon Pharma
- 18. National Concert Hall
- 19. Conrad Hotel
- 20. Arthur Cox
- 21. BioMarin
Dechert
W&W
- 22. Eversheds
- 23. MetLife
- 24. Deloitte
- 25. The Dean Hotel
- 26. IDA Ireland
Deloitte
CNP Santander
- 27. L'Oréal
CarGurus
- 28. Bank of America
Dropbox
K&L Gates
Pepper
Clancourt
KPMG
Monument
Gartner
2K games
- 29. Prudential
- 30. EY
Fidelis
- 31. Nuance
- 32. EY
- 33. Camden Court Hotel
- 34. Mazars
- 35. WeWork
- 36. Intercom
- 37. SEI Investments
Bloomberg
Mark Anthony Brands
- 38. Amazon



An unmistakable
Dublin 2 address



TRANSPORT

The development is one of the most accessible in the city with the closest LUAS station a mere 2 minutes away at Harcourt Street whilst an abundance of Dublin Bus routes are easily accessible providing connectivity to all parts of the city and beyond.

	Luas Green Line	1 min walk
	Luas Red Line	10 min commute
	Dublin Bus	1 min walk
	Dublin Bikes	On your doorstep
	Irish Rail & DART	15 min walk
	Taxi Rank	On your doorstep
	Aircoach	5 min walk
	Port Tunnel	15 min drive
	Proposed Metrolink (Future)	8 min walk

From the Luas Green Line to the scenic cycle lane along the Grand Canal, Four & Five Park Place offers excellent connectivity



LIFESTYLE & ENTERTAINMENT

Creating the right work/life balance

Be at the centre of city life in Dublin. St. Stephen's Green and Grafton Street are a short walk away. Concert venues, museums, galleries, parks, universities and colleges are all close by, with a wide range of exclusive hotels, restaurants, gyms, cafés and bars on your doorstep.

In the heart of the prestigious National Concert Hall Quarter, Four & Five Park Place is a location for others to be envious of and from where companies will be best placed to attract and retain key staff.



Giving employees a range of amenities
and activities on their doorstep



THE BUILDINGS

THE PARK PLACE CAMPUS

Located in the heart of Dublin 2, Four & Five Park Place is the final phase of the “Park Place” campus, completed by Clancourt.

The campus incorporates One Park Place, Two Park Place, Three Park Place and Station Building One & Two. Four & Five Park Place offers 198,000 sq.ft. of office accommodation. In addition there is 9,000 sq.ft. of retail on the ground floor.

The remainder of the Park Place campus including One Park Place, Two Park Place, Three Park Place and Station Building One & Two comprises approximately 465,000 sq.ft.

Occupiers will benefit from numerous retail offerings located in the vaults on the ground floor of the Station Building. These occupiers include Tír Deli, Mortons, Café Nero, Pret a Manger and Zambrero.

The new pedestrian street connecting Adelaide Road to Hatch Street will provide occupiers with a direct route to Iveagh Gardens and also provide a sheltered route to the Harcourt Street Luas station.

A landmark office
development

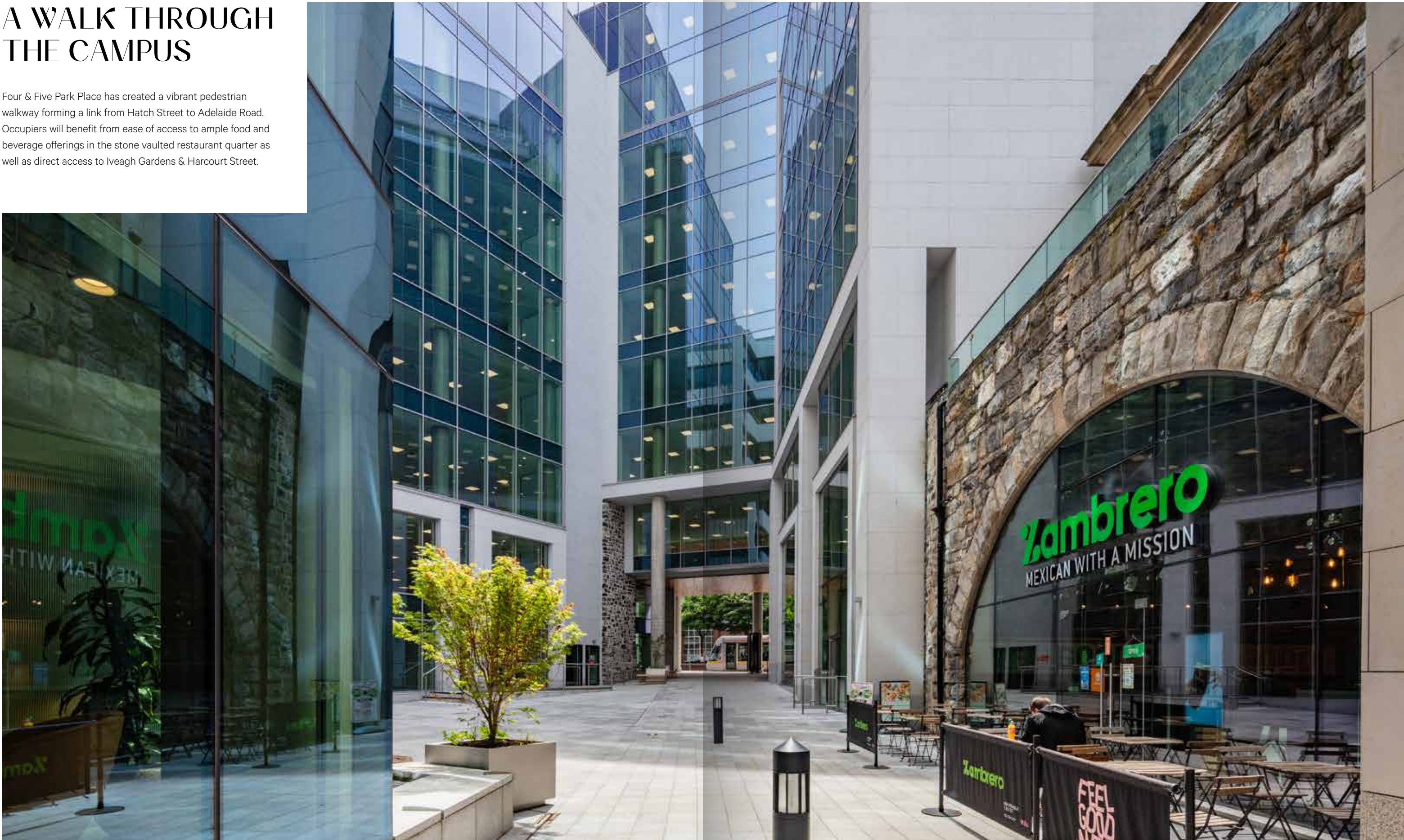


Four & Five Park Place:
the final phase in the evolution
of the Park Place Campus,
in the heart of Dublin 2



A WALK THROUGH THE CAMPUS

Four & Five Park Place has created a vibrant pedestrian walkway forming a link from Hatch Street to Adelaide Road. Occupiers will benefit from ease of access to ample food and beverage offerings in the stone vaulted restaurant quarter as well as direct access to Iveagh Gardens & Harcourt Street.



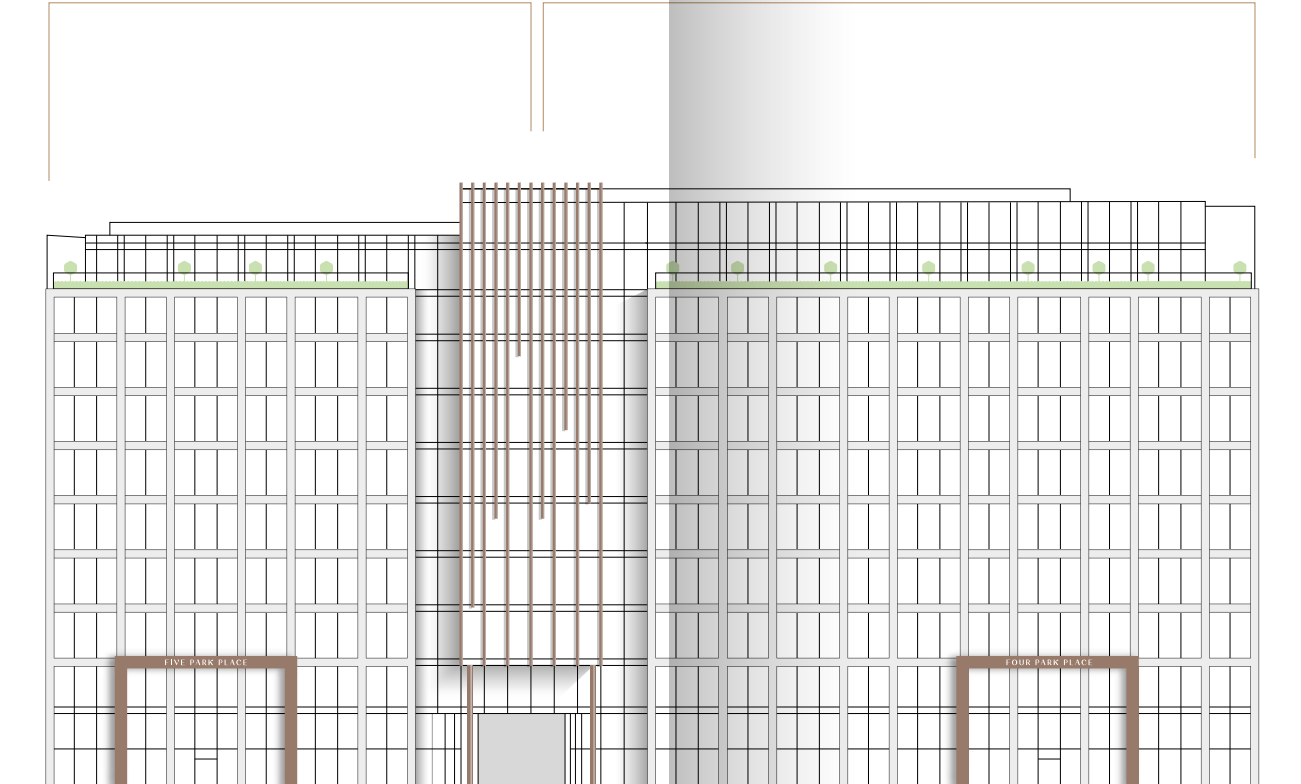
THE BUILDINGS

FIVE PARK PLACE

FOUR PARK PLACE



Five Park Place entrance



Four Park Place entrance



Impressive Double Height Reception of Five Park Place

Four & Five Park Place delivers a single HQ building, capable of subdivision as two separate HQ office buildings of 124,000 sq.ft and 74,000 sq.ft respectively. Both buildings incorporate stylish, double height reception areas. Typical floor plates extend to 11,500 sq.ft (Four Park Place) and 9,700 sq.ft (Five Park Place).

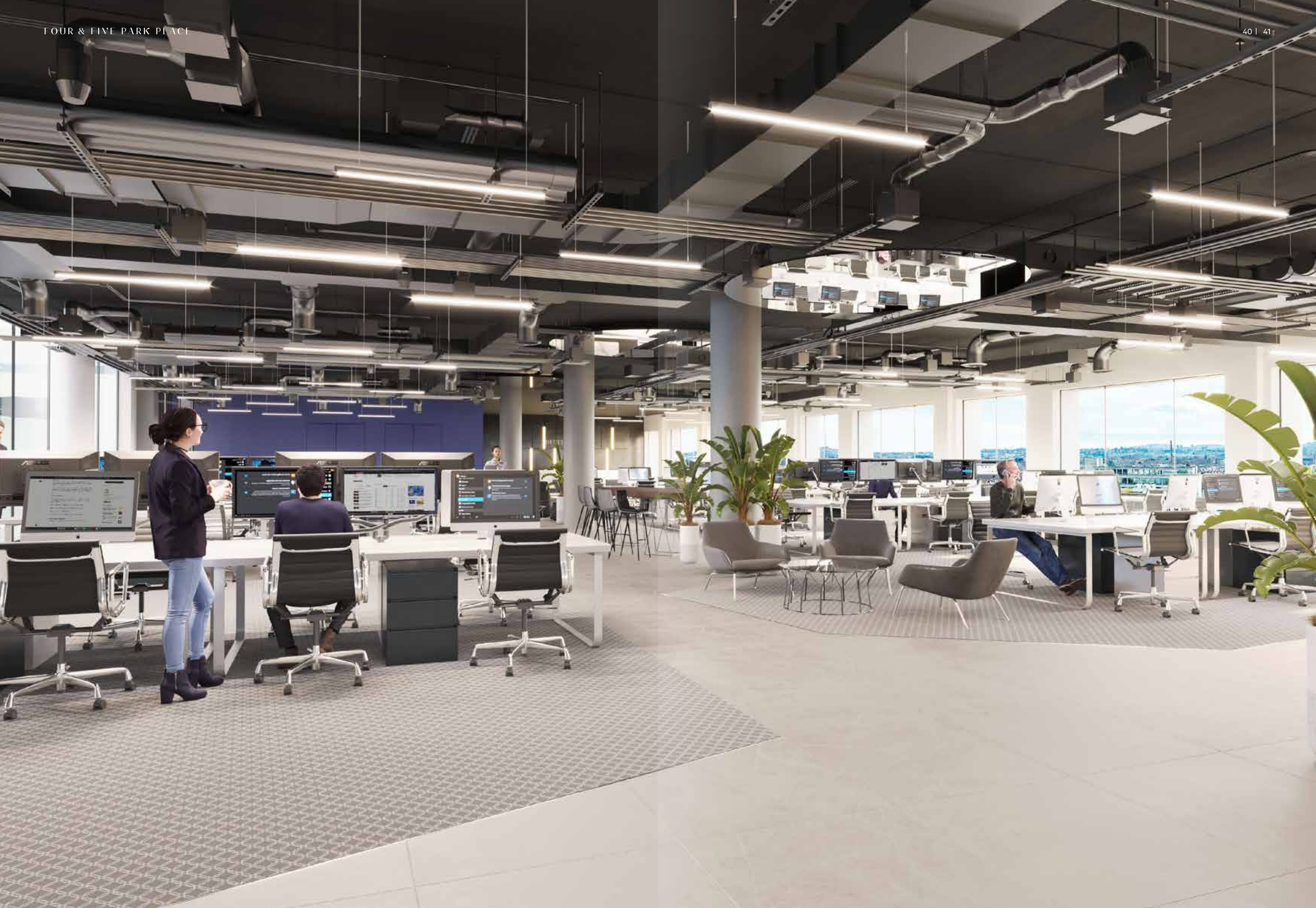
Four & Five Park Place can be interconnected to provide a combined floor area of 198,000 sq.ft. Combined floor plates extend to approximately



Bright and Spacious Four Park Place Reception



The building has been designed to provide highly efficient floor plates that will create the perfect working environment for corporate occupiers

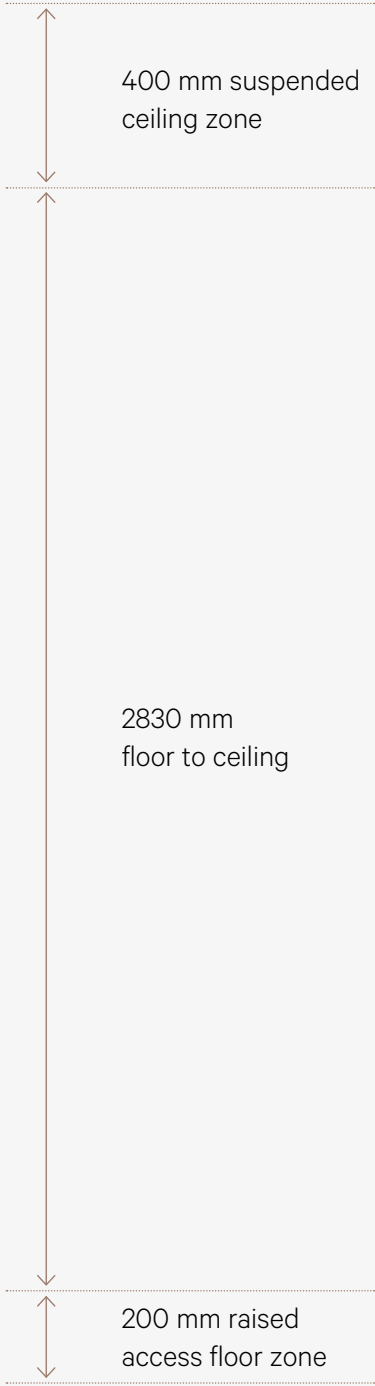




OUTLINE SPECIFICATION

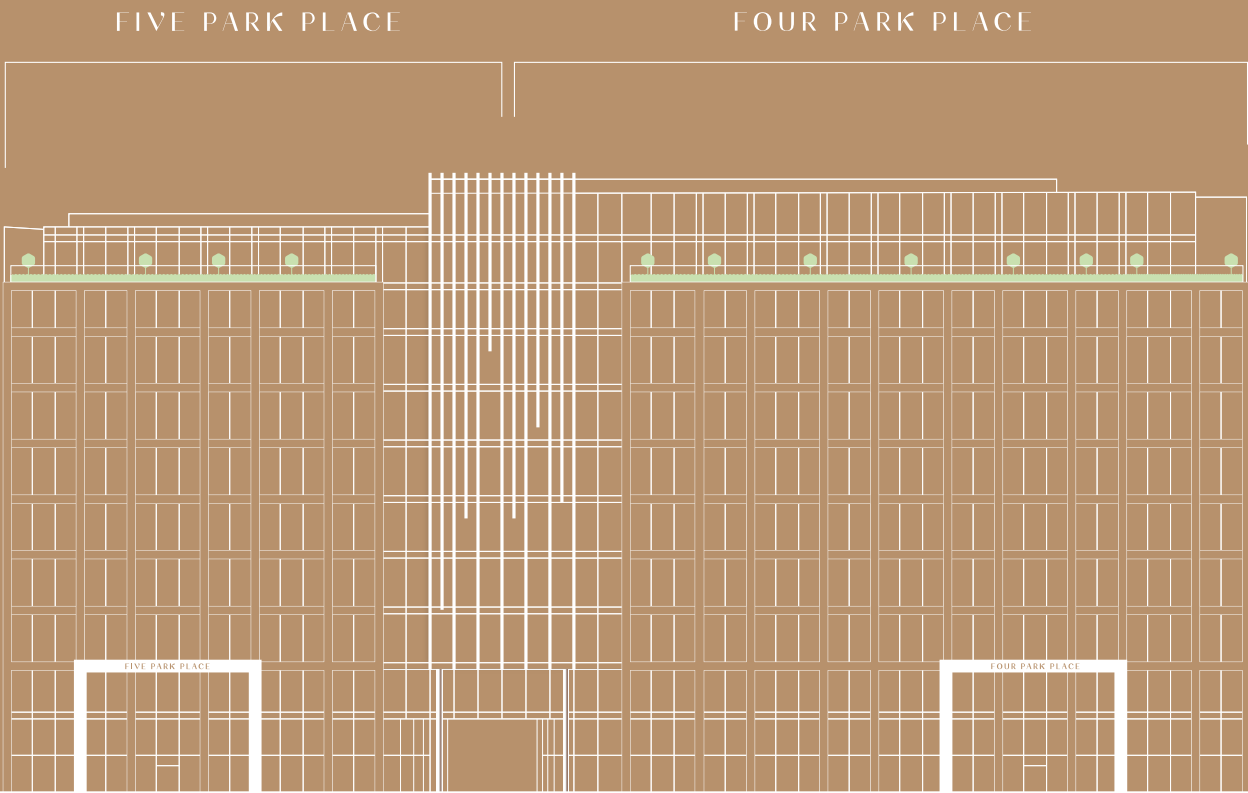


- › Single HQ office building that can be subdivided to create two HQ office buildings.
 - › Target LEED Platinum
 - › WiredScore Platinum certification
 - › Highly efficient and flexible floorplates
 - › Very generous office floor to ceiling height of 2.83 metres
 - › Suspended ceiling with perforated metal tiles
 - › 4 pipe fan coil air-conditioning system
 - › Energy efficient LED lighting
 - › Raised access floors
 - › Occupancy of 1 person per 9 sq.m.
- › 7 high speed passenger lifts
 - › 1 high speed lift in the central core for servicing the buildings
 - › Extensive terrace areas on the ground, 7th, 8th, 9th & 10th floors
 - › High quality common area finishes
 - › Clubhouse standard end-of-trip facilities
 - › 24 new showers (including 1 universal access shower) with changing facilities
 - › 274 lockers
 - › 274 secure bicycle parking spaces
 - › 48 car parking spaces



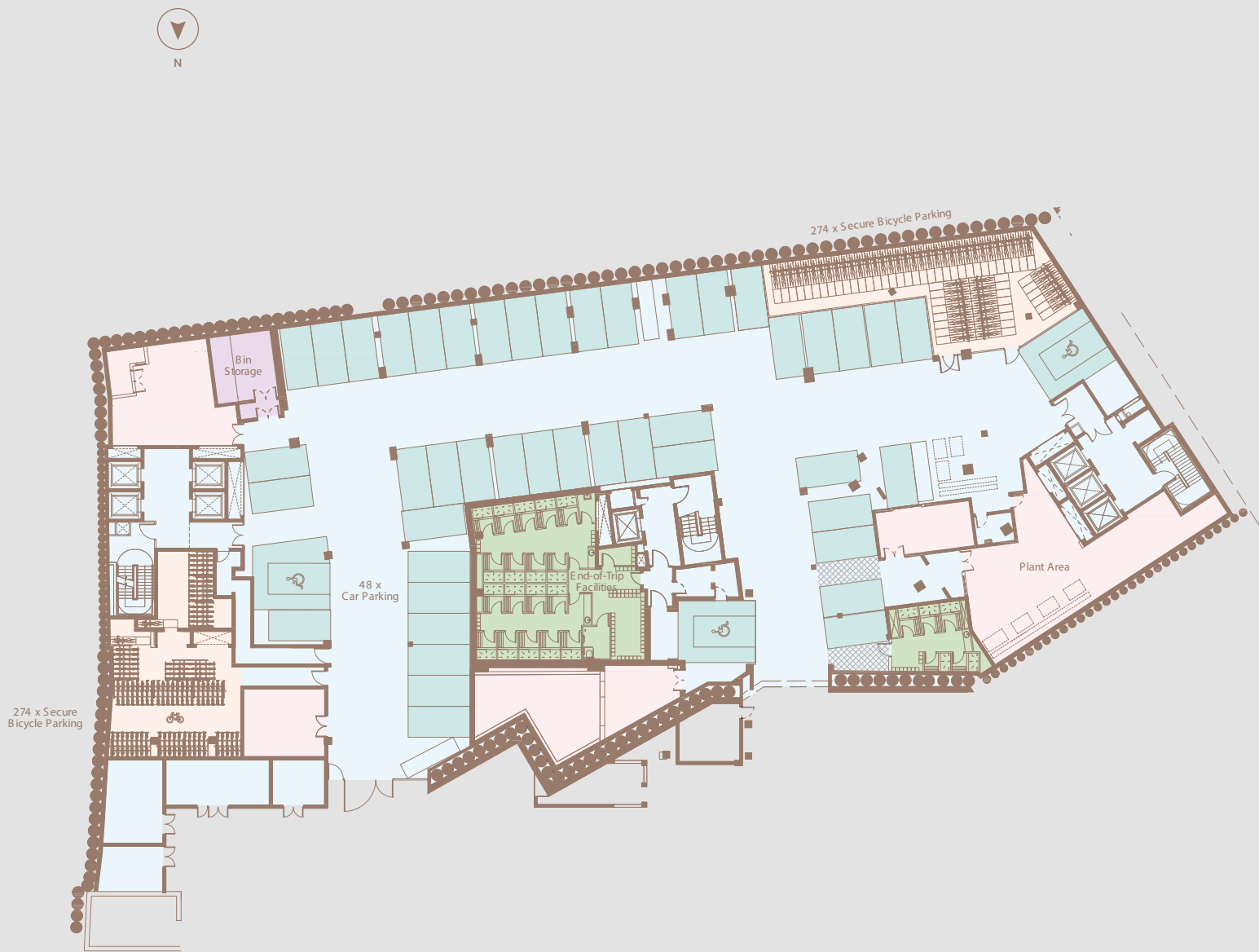
PLANS &
SPECIFICATIONS

SCHEDULE OF
ACCOMMODATION
(NET INTERNAL AREA)



	Four Park Place		Five Park Place		Total	
Description	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
Ground Floor	1,055	11,356	201	2,164	1,256	13,520
First	871	9,375	0	0	871	9,375
Second	1,108	11,926	797	8,579	1,905	20,505
Third	1,073	11,550	897	9,655	1,970	21,205
Fourth	1,073	11,550	897	9,655	1,970	21,205
Fifth	1,073	11,550	897	9,655	1,970	21,205
Sixth	1,073	11,550	897	9,655	1,970	21,205
Seventh	1,073	11,550	828	8,913	1,901	20,463
Eighth	1,066	11,474	783	8,428	1,849	19,902
Ninth	942	10,140	700	7,535	1,642	17,675
Tenth	1,118	12,034	0	0	1,118	12,034
TOTAL	11,525	124,054	6,897	74,239	18,422	198,293

The above floor areas are approximate areas only.



Basement

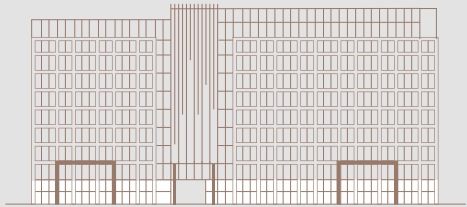
End-of-Trip Facilities

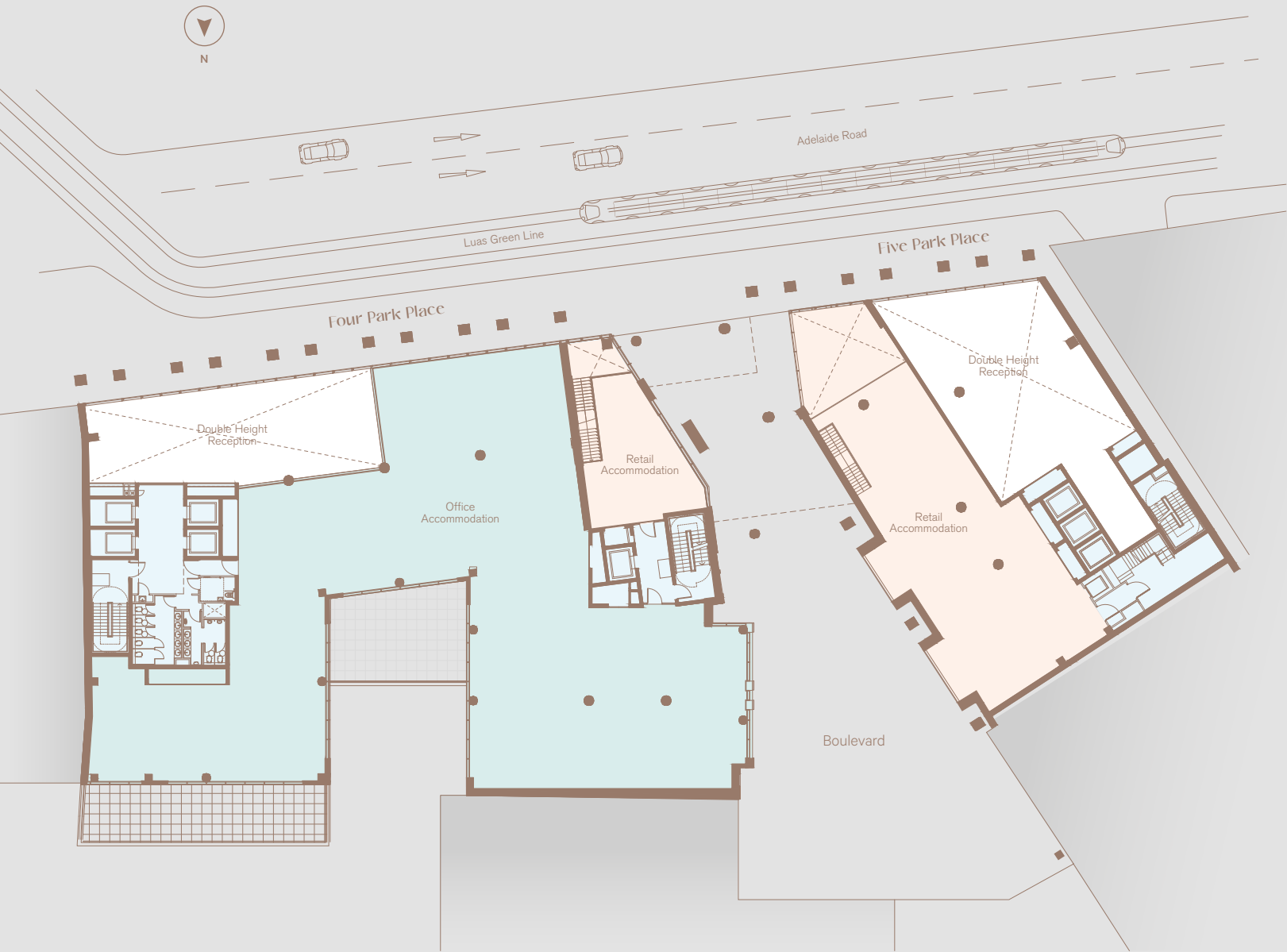
- 48 x Car Parking
- 274 x Secure Bicycle Parking



Ground Floor

Four Park Place: 1,055 sq.m. | 11,356 sq.ft.
Five Park Place: 201 sq.m. | 2,164 sq.ft.
Total: 1,256 sq.m. | 13,520 sq.ft.

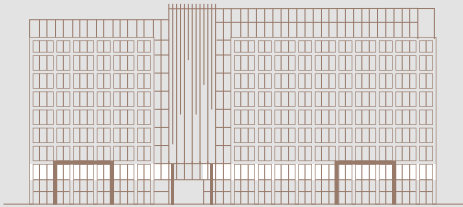




First Floor

Four Park Place: 871 sq.m. | 9,375 sq.ft.

Total: 871 sq.m. | 9,375 sq.ft.

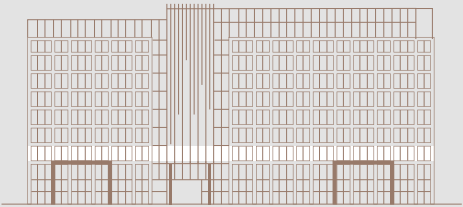


Second Floor

Four Park Place: 1,108 sq.m. | 11,926 sq.ft.

Five Park Place: 797 sq.m. | 8,579 sq.ft.

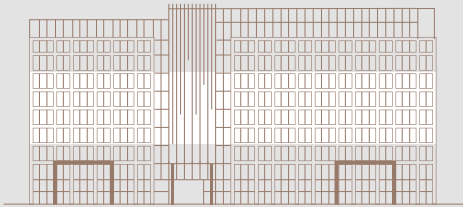
Total: 1,905 sq.m. | 20,505 sq.ft.





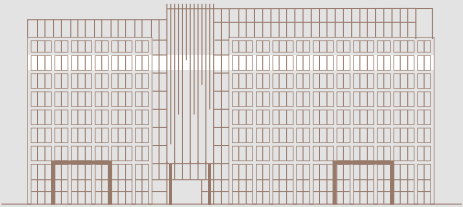
Third to Sixth Floors

Four Park Place: 1,073 sq.m. | 11,550 sq.ft.
Five Park Place: 897 sq.m. | 9,655 sq.ft.
Total: 1,970 sq.m. | 21,205 sq.ft.



Seventh Floor

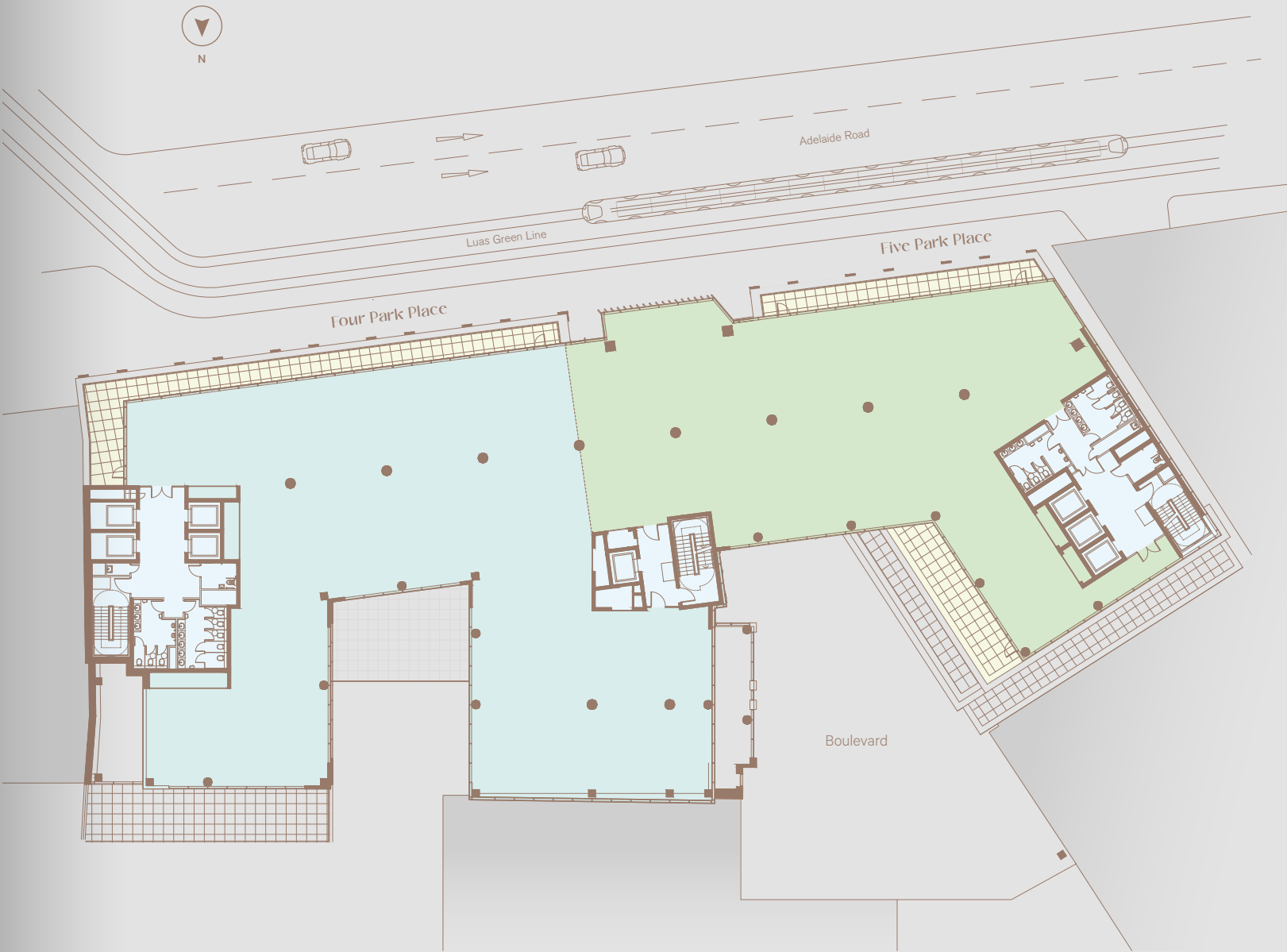
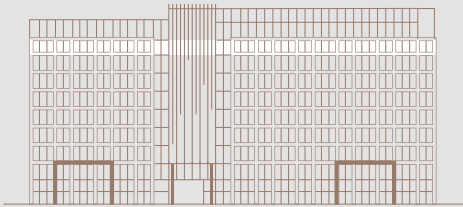
Four Park Place: 1,073 sq.m. | 11,550 sq.ft.
Five Park Place: 828 sq.m. | 8,913 sq.ft.
Total: 1,901 sq.m. | 20,463 sq.ft.





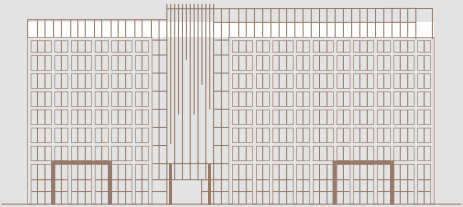
Eighth Floor

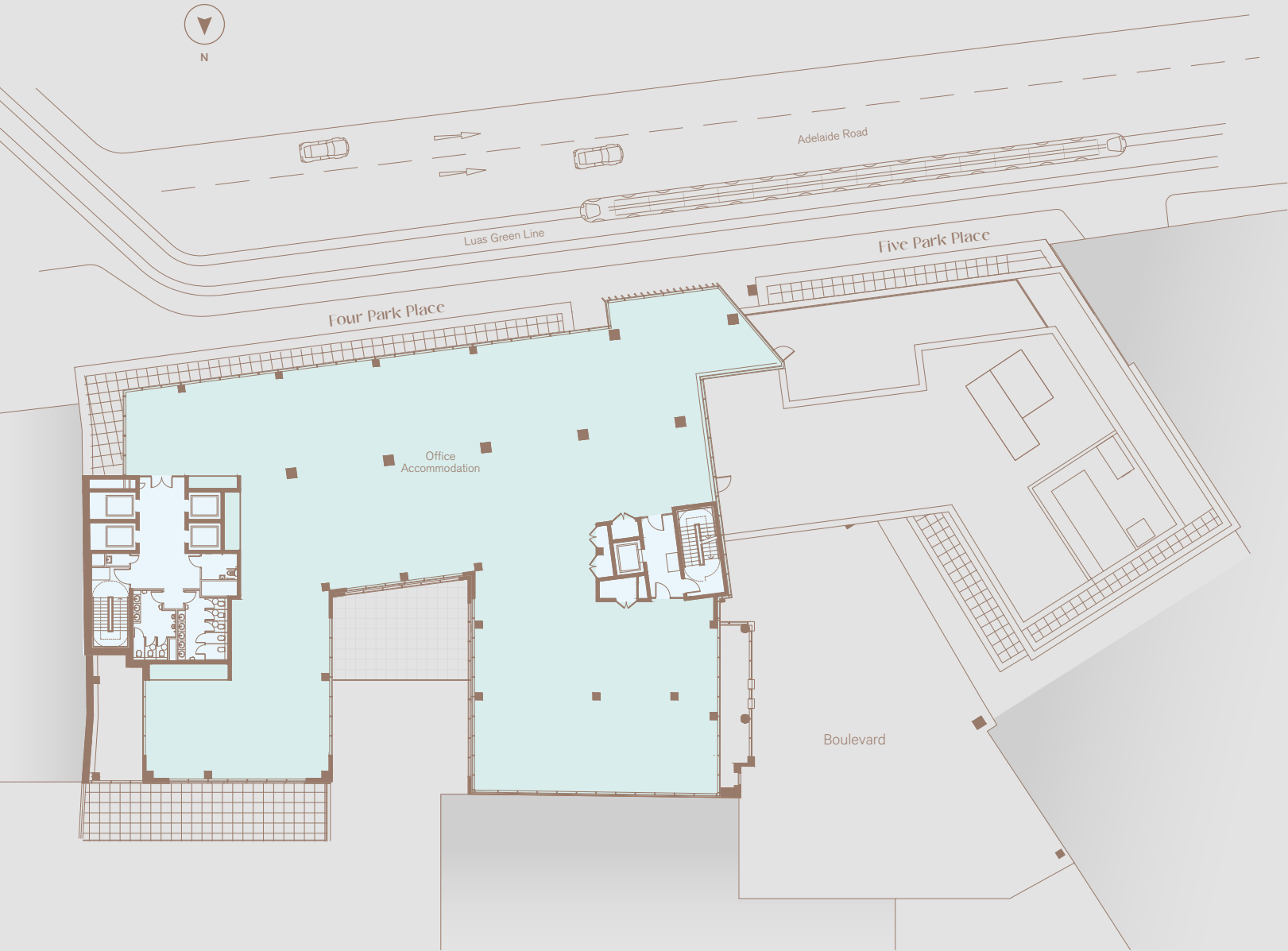
Four Park Place: 1,066 sq.m. | 11,474 sq.ft.
Five Park Place: 783 sq.m. | 8,428 sq.ft.
Total: 1,849 sq.m. | 19,902 sq.ft.



Ninth Floor

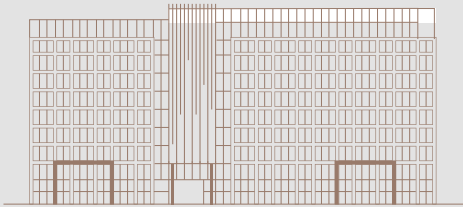
Four Park Place: 942 sq.m. | 10,140 sq.ft.
Five Park Place: 700 sq.m. | 7,535 sq.ft.
Total: 1,642 sq.m. | 17,675 sq.ft.





Tenth Floor

Total: 1,118 sq.m. | 12,034 sq.ft.



Fit-out Plan 1:12

Typical Floor (Fourth Floor) 1,970 sq.m | 21,205 sq.ft

- 1 per 12 sq.m. – 165 staff**

 - 154 x open plan desks
 - 11 x cellular offices
 - 2 x tea stations
 - Reception & Waiting Area
 - Break out zones
- 2 x Dedicated Boardrooms with Movable Partition Wall
 - 5 x Meeting Rooms
 - Phone Booths
 - Print & Photocopy Areas
 - Comms Room

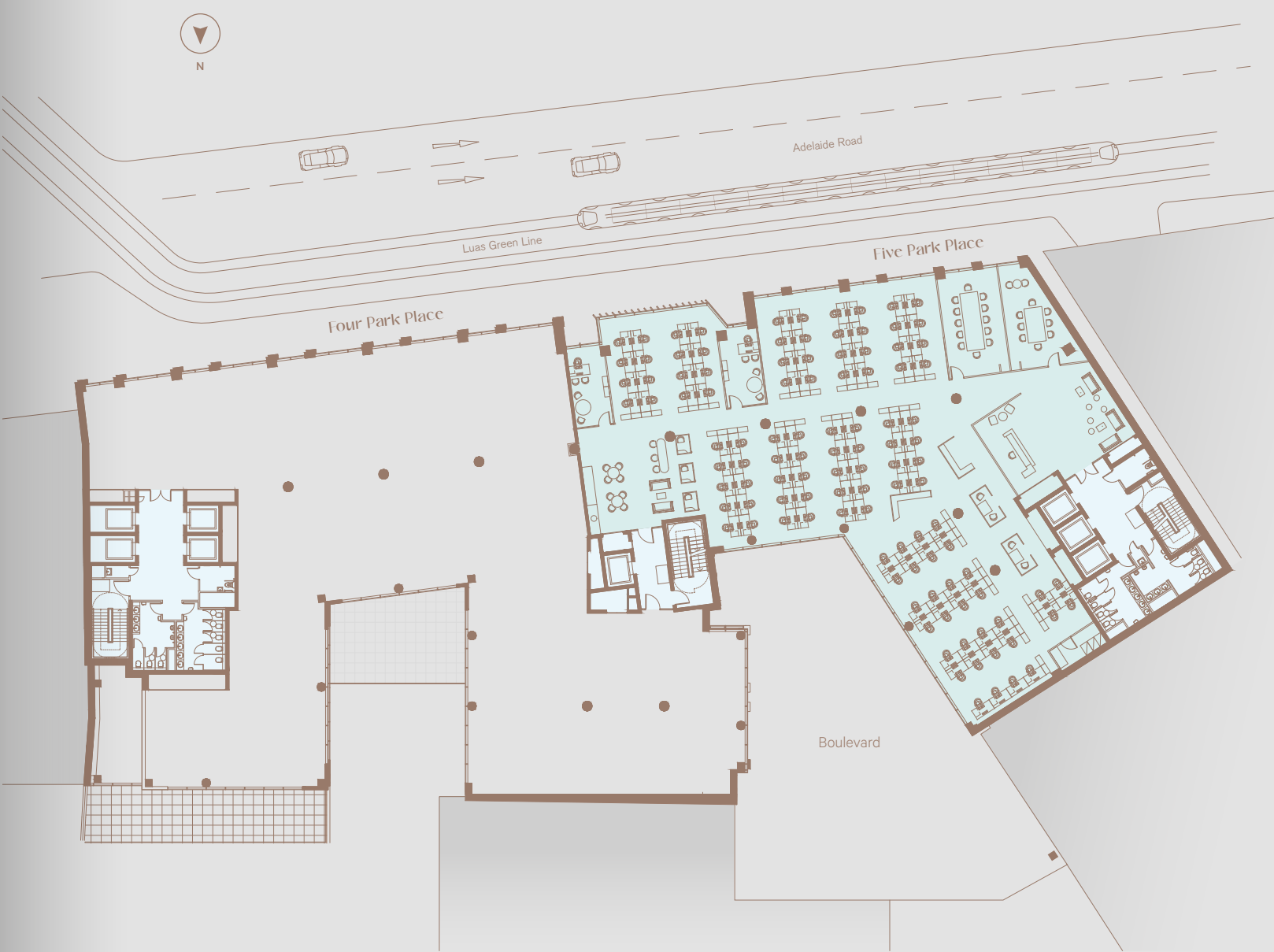


Fit-out Plan 1:10

Typical Floor (Fourth Floor) 1,073 sq.m. | 11,550 sq.ft.

- 1 per 10 sq.m. – 107 staff**

 - 106 x Open Plan Desks
 - 3 x Cellular Offices
 - Reception & Waiting Area
 - Tea Stations
 - Break-out Zones
- Dedicated Boardrooms with Folding Partition Wall
 - 2 x Meeting Rooms
 - Phone Booths
 - Print & Photocopy Areas
 - Comms Room



Fit-out Plan 1:8

Typical Floor (Fourth Floor) 897 sq.m | 9,655 sq.ft

- 1 per 8 sq.m. – 112 staff**

 - 110 x Open Plan Desks
 - 2 x Cellular Offices
 - Reception & Waiting Area
 - Tea Stations
 - Break-out Zones
- 2 x Dedicated Boardrooms with Movable Partition Wall
 - Phone Booths
 - Print & Photocopy Areas
 - Comms Room

ARCHITECTURAL SPECIFICATIONS

STRUCTURE AND EXTERNAL FINISHES

Substructures

- In situ concrete walls with full grade 2 waterproofing and piling to form Basement including associated drainage and water proofing
- All basement facilities, such as showers and security room space have additional Grade 3 full drained waterproofing systems
- Ground floor slab 300mm thick reinforced concrete flat slab

Structure

- In situ concrete frame, including smooth circular concrete columns to the floor areas, and some square columns at the perimeter
- 325mm flat slab in situ concrete floor slabs
- Precast concrete stairs and landings
- Precast concrete walls to stairwells and lift core areas

External Walls

- Natural Branco Micaela Granite stone cladding with flamed finish and plinth stones with a honed finish.
- Internal leaf walls behind stone works consisting of a combination of heavily insulated proprietary partition systems to selected areas, with block construction in others
- Copper coloured feature element to Adelaide Road elevation over entrance to new pedestrian street
- High quality double glazed proprietary curtain walling system with modular silicone frameless external joint, and opacified glass insulated spandrel panels to Adelaide Road elevations
- High quality double glazed proprietary curtain walling system with polyester powder coated aluminium cap to external joints, and opacified glass insulated spandrel panels to side and rear elevations
- All glazing systems are full height glass, with thermal insulation and solar control to achieve high quality environmental standards
- Fully glazed, 29 metre high revolving door to main entrance, with automatic push assist for additional ease of use

Roof Finishes

- Proprietary sedum green roof water attenuation system throughout, on modified bitumen insulated roof system
- Gravel walkways provided within green roof to allow for services access.
- Full stairs access to roof
- Roof fall-arrest system allowing safe access to all roof areas for maintenance
- Raised plinths and proprietary roof footing systems for all roof plant

- Insulated uPVC rainwater pipes within building non-insulated to basement. Cast iron pipework in basement

Siteworks & Drainage

- Selected granite stone paving slabs to widened footpath and colonnade to front of building, matching existing pedestrian route adjacent to vaults
- Access control, to car park and all main entrance doors

INTERNAL FINISHES

Office Floor Finishes

- Kingspan galvanised metal medium grade raised access floors (screw down type) to all office areas
- Rockwool or equal approved fire barriers to floor voids and ceiling voids
- Proprietary dust sealer to all concrete slabs below raised access floor

Office Ceiling Finishes

- Perforated metal tiled suspended ceiling system to office areas including fleece backing for enhanced acoustic performance
- Perimeter plasterboard bulkheads to edges of suspended ceilings and structural column surrounds

Internal Office Wall Finishes

- Plasterboard and paint finish to all internal office walls

Joinery to office areas

- Solid doors faced with selected hardwood veneer to core areas
- Solid doors faced with neutral coloured/white veneer to service risers to allow for interior design flexibility to office areas

Ironmongery

- Proprietary Allgood' brushed stainless steel ironmongery to all doors
- All stair and lobby core doors allow for hidden wiring for access control

Entrance Lobbies Finishes

- Natural Travertine stone cladding to walls with accent strips of anodised aluminium on proprietary metal rail system
- Selected Azul Valverde Natural stone floor finish to reception areas floor with feature broadloom carpet inlay to seating areas
- In situ insulated concrete screed with underfloor heating
- Fully drained matwell



- Metal frame plasterboard ceiling systems with proprietary acoustic feature baffles for additional sound absorption and feature fins to reception desks
- Feature lighting to plasterboard ceiling
- Selected Travertine Stone and anodized aluminium feature reception desks with integrated lighting
- High quality directory and way finding signage integrated into the reception designs

Lift Lobby Finish

- Selected Azul Valverde Natural stone floor finish to entire lift lobby floor
- Natural Travertine stone cladding to walls mounted on proprietary metal rail system.
- Selected timber panel finish to lift lobby walls feature panels of copper coloured anodised aluminium internal cladding
- Feature lighting to plasterboard ceiling to maximise light quality within the lift lobbies
- Lift finishes have natural stone floor to match lobby finish and back painted glass



Toilet Fittings and Finishes

- Selected Jasper Morrison ceramic WC with concealed cisterns and polished chrome dual flush systems
- Selected bespoke Corian linear trough style wash hand basins with sensor mixer taps
- Selected Jasper Morrison ceramic urinals with concealed cisterns and automatic electronic flush systems
- Cubicles with full height flush walls and doors with a combination of high quality timber laminate and back painted glass and stainless steel ironmongery
- Vanity tops in selected polished natural stone on proprietary IPS panel system to match cubicles
- Dyson V-blade hand dryers
- R10 600x600 ceramic floor tiles Mirage November / LandNM05 anti-fungicidal anti-bacteria grout
- 300x600 ceramic wall tiles Elysian Tavertino with anti-fungicidal anti-bacterial grout
- Metal frame type plasterboard ceiling systems with concealed access panels to all services above
- Recessed compact LED down-lighters with concealed lighting detail above WHB's and urinals

Stair Finishes

- Stainless steel handrails and balustrades will be provided to main staircases
- Painted mild steel handrails and balustrades will be provided to secondary staircase
- Luxury carpet finish to main stairs
- High quality vinyl finish to secondary staircase
- Proprietary aluminium nosings to thread and riser to all steps

Shower Area Fittings and Finishes

- Idealrain M1 Rain shower fixed 200mm shower head with 300mm horizontal arm.
- Dyson V Blade hand dryers
- R10 600x600 ceramic floor tiles Mirage November / LandNM05 anti fungicidal anti-bacteria grout
- 300x600 ceramic wall tiles Elysian Tavertino with anti-fungicidal anti-bacterial grout
- Metal frame type plasterboard ceiling systems with concealed access panels to all services above
- Recessed compact LED down-lighters

M&E SPECIFICATIONS

Air	Air Conditioning Systems	Electrical Services
Office - Fresh air to the building is provided by air handling unit systems located in the plant space with heat recovery. Air is filtered, heated, or cooled and delivered into the raised floor plenum void by a ductwork system as necessary and air being discharged up into the building through floor swirl grilles mounted in the raised floor - The system is designed to provide 10l/s per person of fresh air to the net lettable areas	- Air conditioning is provided by means of a four pipe fan coil unit system with water side control. Units are arranged on a modular basis for flexibility. This permits a flexible partition arrangement and good temperature control. Fan Coil units will be located on a density is 1 per 38m2 throughout Building Control Systems (BCS) - The building is controlled by a Building Management System. The system is fully automatic and linked to a modem for external monitoring. The system has energy monitoring and targeting facilities. The BMS system automatically controls the Air Conditioning System	Design Criteria Load Densities - Office Lighting: 5 W/sq. m - Office General Services sockets and small power: 25W/sq.m. Load density of 1 workstation / 9sq.m - Occupancy and lighting loads may vary to match the final fit-out layout Lighting Levels - Office areas: 350 Lux - Circulation: 200 Lux - Car Parks: 200 Lux - Service Areas: 150-200 Lux Electrical Main Power Service - An ESB MV supply is brought to the LV sub-station by the ESB from Adelaide Road - The building is fed from the ESB supply transformers located at the below ground basement Substation. ESB supplies at 400V, complete with LV metering, are provided subject to normal ESB arrangements - The switchroom houses the LV meter for each half floor. The power distribution board is adjacent to the Substation. The Switch Room houses the building landlord supply and all tenant supplies - The development is set up for multi tenancy with LV supply to each distribution board, one per floor in each of Four and Five Park Place Distribution - The LV Switchboards is located in the switch room. The Landlord switchboard is equipped with an essential services bus-bar section for Landlords' essential services. All remaining outgoing supplies are designated non-essential - Power factor correction, harmonic filtering and surge protection is provided in the Main distribution board which is type-tested and constructed in accordance with Form 4 Type 2. Sub-distribution boards are type-tested and constructed in accordance with Form 3 Type 2 - Switchboards are constructed to allow flexible metering arrangements to coincide with particular Tenants' occupancy arrangements. Each Building has its own riser duct for Tenants' and Core' services. Each floor is provided with a tenant distribution board. Each distribution board is served with a separate sub-main from the appropriate section of the relevant switch board. Sub mains cables are routed via the duct risers and run on galvanised cable tray and the LV supply metered separately - Tenants' distribution boards serve their local general lighting, local general services via under floor power tracks, and local mechanical services such as fan coil units
Toilets 10 air changes per hour with twin exhaust fans	Plumbing And Fire Protection	
Car Park Carpark ventilation is Natural with jet fan assistance	Design Criteria - Domestic Cold Water Supply System in accordance with Dublin Corporation's requirements water is stored within the building on the basis of 40 litres per person based on 1 person / 10sq. m and a catering allowance - Cold water is stored in format 30 sectional storage tanks in the plantroom. Rainwater is stored in tanks and is delivered to WC's and urinal's etc. via service risers within the core areas toilet suites - The Cold Water Storage requirement has a combination of Rain Water Harvesting and Potable Cold Water - Hot water is generated by means of central high efficiency DHW heat pumps. - A boosted mains water supply distributes throughout the building via vertical service shafts. Three DWS supply points complete with valve connection are provided at each main Landlord core	
Load Densities for Cooling		
Office - Lighting: 5 Watts/sq.m. – LED - Small Power: 25 Watts/sq.m. - People: 1 person per 10 sq.m. - Occupancy and lighting loads may vary to match the final fit-out layout		
Thermal Transmittance – U-Values (W/M2/K) - Floors: 0.15 - Roof: 0.15 - External Walls: 0.18 - Office Space Windows: Glazing 1.4 - Shading Coefficient: 25% to 32% or as required		
Noise and Vibration Control - Office: NR35 typical - Toilet Core Area NR 40. - External plant NR 45 @ 30m or site boundary - Back of precast concrete panel	Sanitary Waste and Vent Systems The system is a double stack system fully ventilated. The system complies with BS5572, BS8301 and the requirements of the Building Regulations Part H. Rodding access is provided at each floor level and at ends of horizontal floats. Fire stopping is provided using intumescent collars at each floor level. Carpark basement piping are SMV / cast iron	
Primary Heating System - The heating requirement of the office block is served by 2 no. high efficiency Multi Function (MF) Heat pumps, with back up modular packaged Natural Gas Fired Fully Modulating Boilers located at roof level - Low pressure hot water is pumped by variable speed pumps to terminal units (fan coil units / radiators) via a conventional pressurised insulated mild steel piping network distributed through vertical riser shafts at either end of the office block	Fire Protection - Dry risers to Fire Cert requirements - Gas detection CO detection - A central sprinkler system is installed to cover all levels and areas within Four and Five Park Place development to meet the Fire Cert requirements	
Primary Cooling System - The cooling plant consists of two no. high efficiency air cooled chillers, and 2 no. MF heat pumps. The chillers have high efficiency cooling features and operate during the day to meet the cooling load - Chilled water will be delivered to the terminal units via insulated mild steel pipework and variable speed pumps and will be routed through vertical riser shafts within the office building. The system also has a condensate drain piping system with piping routed in false ceilings	Vertical Transportation - Lifts are Kone automatically programmed gearless traction machine room less passenger lifts. The lift systems have indicator lights in the lift lobbies. Lift cars are equipped with an emergency telephone system which will be monitored 24 hours per day, 7 days per week - Four Number in Four Park Place and Three Number in Five Park Place 17 person passenger lifts and one number central shared 17 passenger and goods lift are provided - Three number Fire-fighting fireman's lifts are provided across the development to comply with statutory requirements and are incorporated as part of the above passenger lift numbers	

Lighting And Small Power - Throughout the office areas, recessed modular luminaires suitable for use with VDUs for a uniform lighting level 350 lux. These luminaires are low energy LED type. Provision provides flexible switching arrangements for any future cellular layout of offices - A lighting control system is provided allowing full automatic control of all luminaires. Core area lighting on each office floor consists of recessed compact LED down lighters and recessed LED strip lights. Entrance area lighting on the ground floor will comprise of low energy lighting with recessed LED strip lights. External access and security lighting. Staircase lighting comprises surface mounted circular wall lights. Corrosion proof lighting provided to car park and plant areas - Facilities for general services power within open plan office areas are provided by means of under floor power busbar each capable of serving workstations. RCBOs are provided within the Busbar system - Hand dryers will be provided within toilets	Fire Alarm, Life Safety And Fireman's Remote Control Fan Systems - An addressable fire alarm system, type L1 complying with IS3218 and EN54 is provided to all core area of the building based on an open plan offices layout. Tenants are expected to modify / add to the detectors and sounders in their areas in the case of cellularisation of offices - The main fire alarm panel is located in the reception area with a separate fire alarm panel and loop to each of the office floors - Fire alarm interface units are provided to lifts, gas valves, mechanical services control panels, door access systems, colt vent systems, etc. so that these systems can respond appropriately to a fire situation. Facilities for remote monitoring are provided	Rainwater Harvesting System - The system comprises a rain water collection tank, submersible pump, piping and controls unit with two stage filtration, leaf filter, and separate rain water piping to W.C's in the core areas in the system - The rain water is collected off the building roof areas and pass through the leaf filter and accumulates in the collection tank. The rain water is pumped through the two stage filtration to the sanitary fittings outlets - The tanks have level controls, overflows and are connected to a rainwater booster unit to serve the outlets. The piping system is a separate system from the domestic hot and cold water system - The rain water storage tank also has a mains water top up connection to augment when rain water supply is low
Generator Power - A standby generator for essential emergency services is provided within the basement. This provides power for essential services in the event of ESB unpredicted power failure. These services include: Fire-fighting lifts, Core lighting, Fire Alarm, Smoke Ventilation systems - A fuel tank is housed within the generator's frame base, no bulk fuel storage will be provided. The engine exhaust pipe is routed to atmosphere. Automatic changeover is provided between the ESB supply, the standby supply and the essential services	Lightning Protection / Surge Protection A lightning protection system complying with ISEN 62305 is provided. The system comprises air terminal, roof network, earth electrodes, inspection pits and test links. Down conductors comprise the reinforced concrete structure being bonded together during construction	LEED The building is designed to a standard that targets LEED Platinum. This includes the services Energy aspects metering and controls, Water Conservation requirements with the dual flush, controls, metering etc. and includes the relevant aspects on Management that also require a user input
Emergency Lighting - Emergency lighting complying with IS3217 is provided to circulation areas and open plan office areas. Three hour duration battery inverter packs are provided to selected general luminaires in these areas - Self-contained external emergency luminaires at all exits. - Self-contained, maintained, 3 hour duration, emergency exit signs are provided on exit routes from the building. These include circulation areas, notional corridors and staircases. Emergency lighting central test units are provided	Security System - Intruder alarm system complying with IS199 is provided. This includes magnetic read door contacts on all external doors at ground floor level, basement car park and roof access areas - Glass break detectors are provided to all areas on the ground floor - Facilities for remote monitoring are provided. Digital IP based CCTV cameras are provided to the building, entrance lobbies and reception area providing general view of traffic movement to the basement car park - An access control system is provided to control entry to the building from the basement car park - Access control is provided to the main building entrance. Egress is by push button to open switches with emergency green break glass units. The access control equipment is located in the reception with monitoring facilities - Conduit drops with draw wires are provided on doors to open plan office areas from the main core circulation space on each floor. These are provided to facilitate the installation of tenant access control systems. Conduits terminate in walls in flush single gang boxes equipped with cover plates - The access control system CCTV system and intruder alarm system are all be linked together to provide a comprehensive security system	PV Solar Panels An array of photovoltaic solar panels are located on the roof level feeding into the landlord LV distribution system. The system is provided with inverters and local means of isolation by the fire brigade
Telephone/Data Communications Dedicated containment for vertical distribution voice / data cabling are provided within risers. These are routed to the basement rooms provided for entry points for telecommunications services. Two entry points are provided for communication cabling allowing supply resilience	Sustainability A BER rating of A3	Standards The mechanical and electrical services installations are designed to the following standards: - Current Irish Building Regulations - CIBSE Design Guide - ETCI National Rules for Electrical Installation - Safety, Health and Welfare Act - Irish Building Regulation Current Technical Guidance documents - All relevant Irish Standards and Codes of Practice
Earthing Earthing system in accordance with the ETCI Rules		



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CONTACTS

Viewings strictly by appointment through joint agents:



Declan O'Reilly
+353 1 634 2466
declan.oreilly@ie.knightfrank.com

Jim O'Reilly
+353 1 634 2466
jim.oreilly@ie.knightfrank.com

20-21 Upper Pembroke Street
Dublin 2, Ireland
+ 353 1 634 2466
knightfrank.ie

PSRA No. 001266



Deirdre Costello
+353 1 673 1600
deirdre.costello@eu.jll.com

Daniel Carty
+353 1 673 1600
daniel.carty@eu.jll.com

Styne House
Hatch Street Upper
Dublin 2
+353 1 673 1600
jll.ie

PSRA No. 002273

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DESIGN
TEAM

Architects



Main Contractor



Quantity Surveyors



Services Engineers



Structural & Civil Engineers

ARUP

Fire Engineers





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