



# To Let

**The Sidings is Ireland's first 'triple-platinum' construction project, featuring a 10-story building totalling 158,113 sq ft.**

- Leed Platinum
- Wired Score Platinum
- Activescore Platinum
- Bicycle Parking with 199 bays
- Hotel-grade showers, changing and locker rooms
- 3 Rooftop garden terraces with city, river & sea views
- NZEB Compliant
- BER A3

## The Sidings

Grand Canal Dock, Dublin 2, D02 E7K8

**3,100 to 119,065 sq ft**

288 to 11,061.50 sq m

**Reference: #217107**

**BER A3**

Summary

BER

A3

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	3,100	288	Available
Mezzanine - Mezzanine	11,207	1,041.16	Available
1st - Office	20,055	1,863.17	Available
2nd - Office	21,535	2,000.67	Available
3rd - Office	21,534	2,000.57	Under Offer
4th - Office	21,587	2,005.50	Let
5th - Office	20,133	1,870.42	Let
6th - Office	18,915	1,757.26	Let
7th - Office	9,827	912.96	Available
8th - Office	6,362	591.05	Under Offer
Total	154,255	14,330.76	

Description

The Sidings is the country’s first ‘triple-platinum’ construction project, with its eco-friendly features and focus on staff wellbeing recognised by industry leaders. The building itself is comprised of 10 floors extending to an area of 158,113 sq ft.

On the tenth storey, there are two fully glazed penthouse floors and a large wraparound terrace with a 190-metre landscaped walkway – where workers can recharge the batteries. The ground floor has dedicated street-level access to secure parking for almost 200 bicycles, and the bike storage area also includes repair stations, clothes driers and showers, and lockers for cycling commuters.

There is also a bright and spacious glass-fronted foyer with coffee bar, where staff can relax before entering high-speed lifts to the floors above. The cutting-edge design also includes ‘touchless’ floor spaces which operate without the need for doors on the main office access points. Natural brick and glass facades, meanwhile, enhance employee comfort by keeping temperatures stable and reducing outside glare.

Location

- The Sidings benefits from a range of convenient transport links and amenities:
- Docklands Rail station: Grand Canal Dock - 3mins / Pearse Station - 10 mins walk
  - Luas Green Line: 20 mins walk
  - Luas Red Line: 20 mins walk
  - Dublin Bikes: 3 mins walk
  - Dublin Bus station: 3 mins walk
  - Aircoach: 15 mins walk
  - Dublin Airport: 20 mins drive

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