



**AIRSIDE**  
**GREEN**

Airside Business Park,  
Swords, Co. Dublin  
[www.airsidegreen.com](http://www.airsidegreen.com)

## Welcome to AIRSIDE **GREEN**

Dublin's new generation of  
contemporary work space.

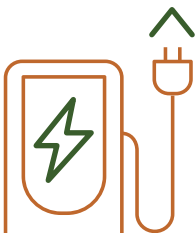
Building on the success of  
Airside Business Park,  
**Airside Green** is the newest  
addition to North Dublin's  
global business district.



200  
covered bicycles spaces

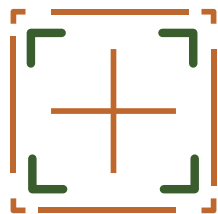


25  
e-charging points

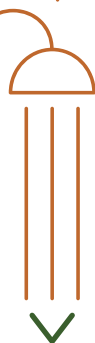


## Be a part of the future.

Airside Green is built with sustainability in mind. With a mix of retail, entertainment and leisure amenities in the area.

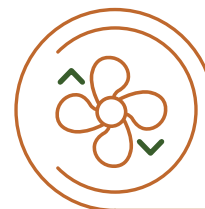


Flexible floor  
plates for  
maximum  
configuration



43 showers

Standby generator



Air conditioning  
throughout



Recycling centre

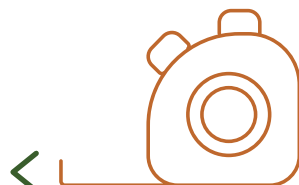


Locker  
facilities

3x13 passenger lifts



2.7m Finished  
floor to ceiling height



200  
car parking spaces



BER  
Rating A3





Standing tall at  
six storeys high.

**Airside Green** provides  
spacious, inspiring, light filled  
work spaces with panoramic  
views of meadows, Dublin  
Airport, the Irish sea and  
surrounding nature areas.

This is your opportunity to  
move to an unbeatable  
business environment, where  
your team has the freedom  
and space to breathe and grow.

Airside Green offers easy access to  
Dublin Airport, M1, M50, Dublin Port  
Tunnel and City Centre, with ample  
parking and bus connections. It is  
also beside the proposed Metro  
North station.

**2 minutes** to M1 | **4 minutes** to Dublin Airport | **5 minutes** to M50  
**6 minutes** to Port Tunnel & Dublin City Centre by frequent **bus connections on-site**.







## The company you keep. **Airside**

Airside is located in the heart of North Dublin close to Dublin Airport, enjoying well-connected transport links including easy access to Dublin City Centre and Dublin International Airport.

Airside Retail Park adjoining Airside Green, includes a mix of lifestyle, retail, entertainment and leisure amenities. Ideal for promoting a healthy work-life balance.

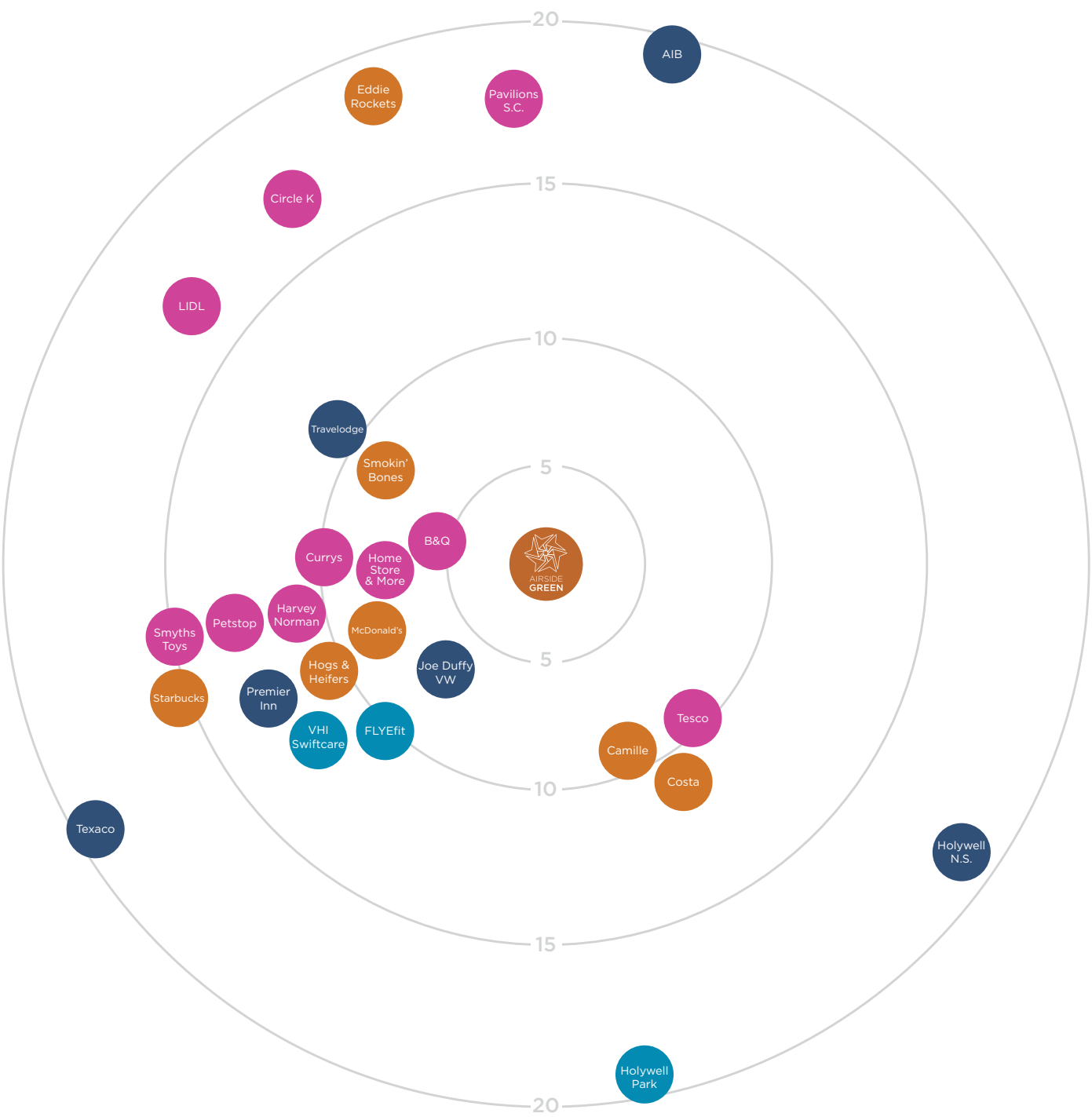
16 minute walk to Pavilions Shopping Centre, the largest shopping mall in North Dublin with over 100 stores.



# Highlights

## On your doorstep

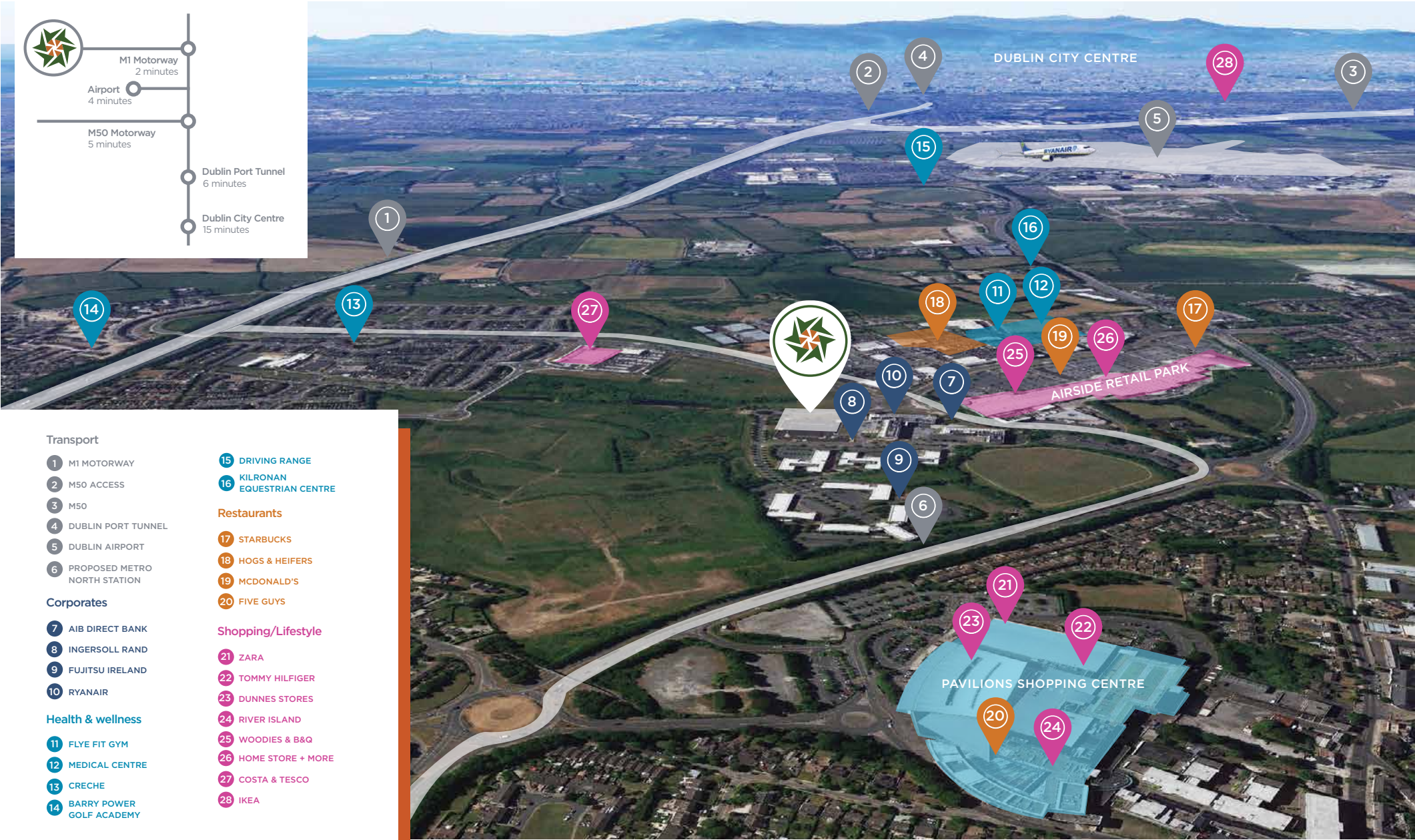
All within a 20 minute walk, you will find an array of amenities that range from food and drink to health and wellness. There's something for everyone on Airside Green's doorstep.



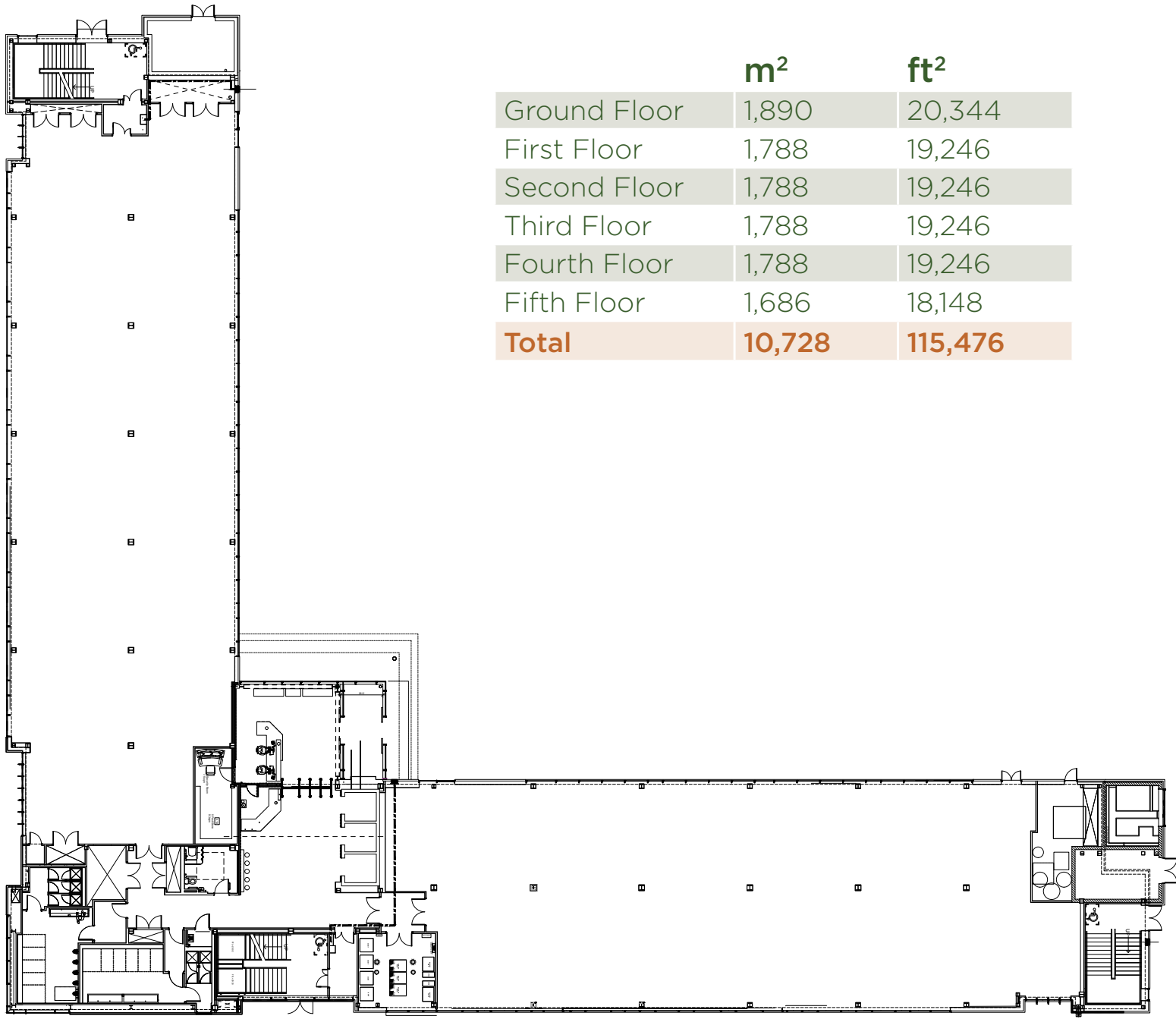
-  Food and Drink
-  Shopping and Lifestyle
-  Health and Wellness
-  Hotels and Services



# Welcome to North Dublin's global business district



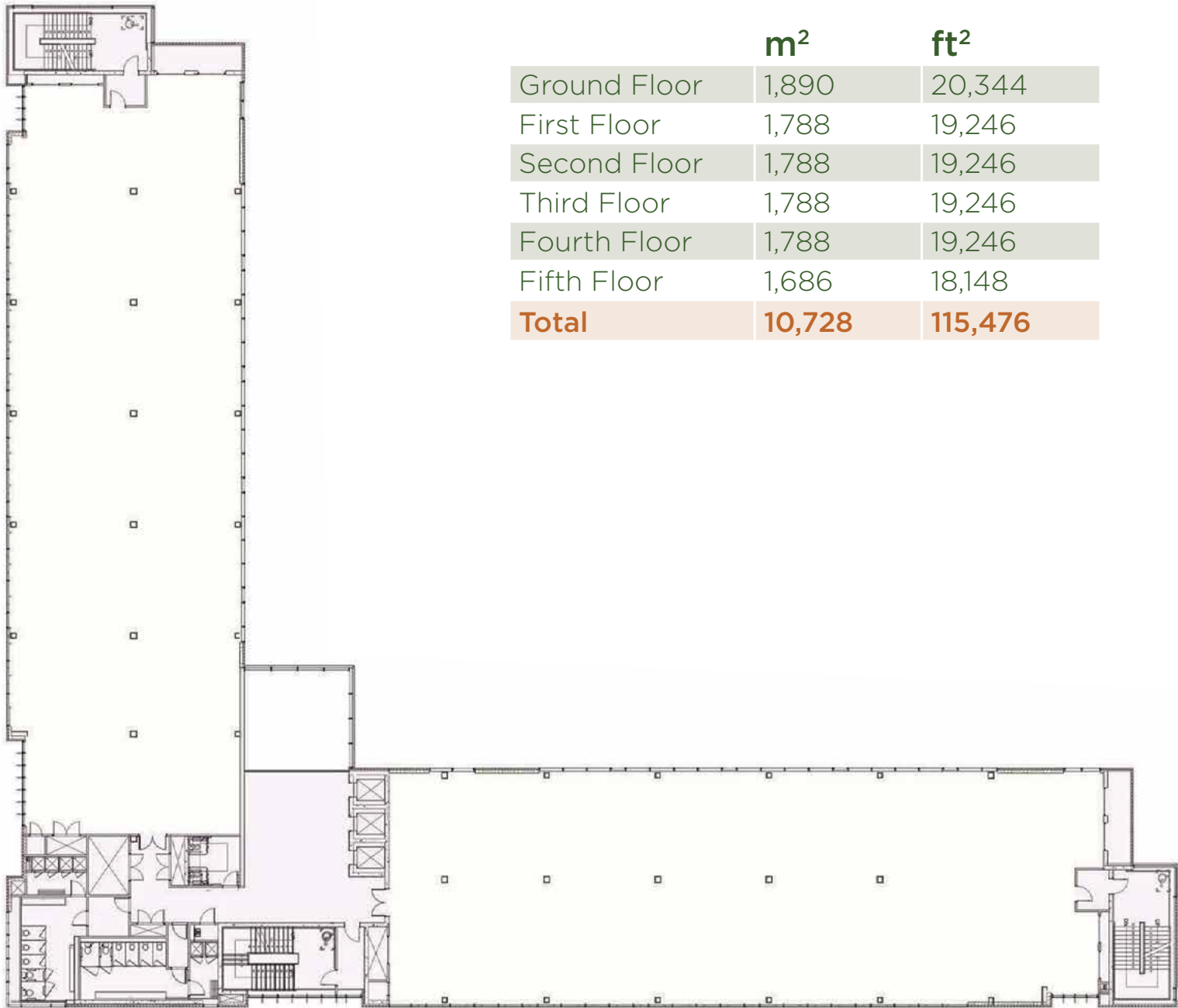
Floorplans  
Ground Floor



	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	1,890	20,344
First Floor	1,788	19,246
Second Floor	1,788	19,246
Third Floor	1,788	19,246
Fourth Floor	1,788	19,246
Fifth Floor	1,686	18,148
Total	10,728	115,476

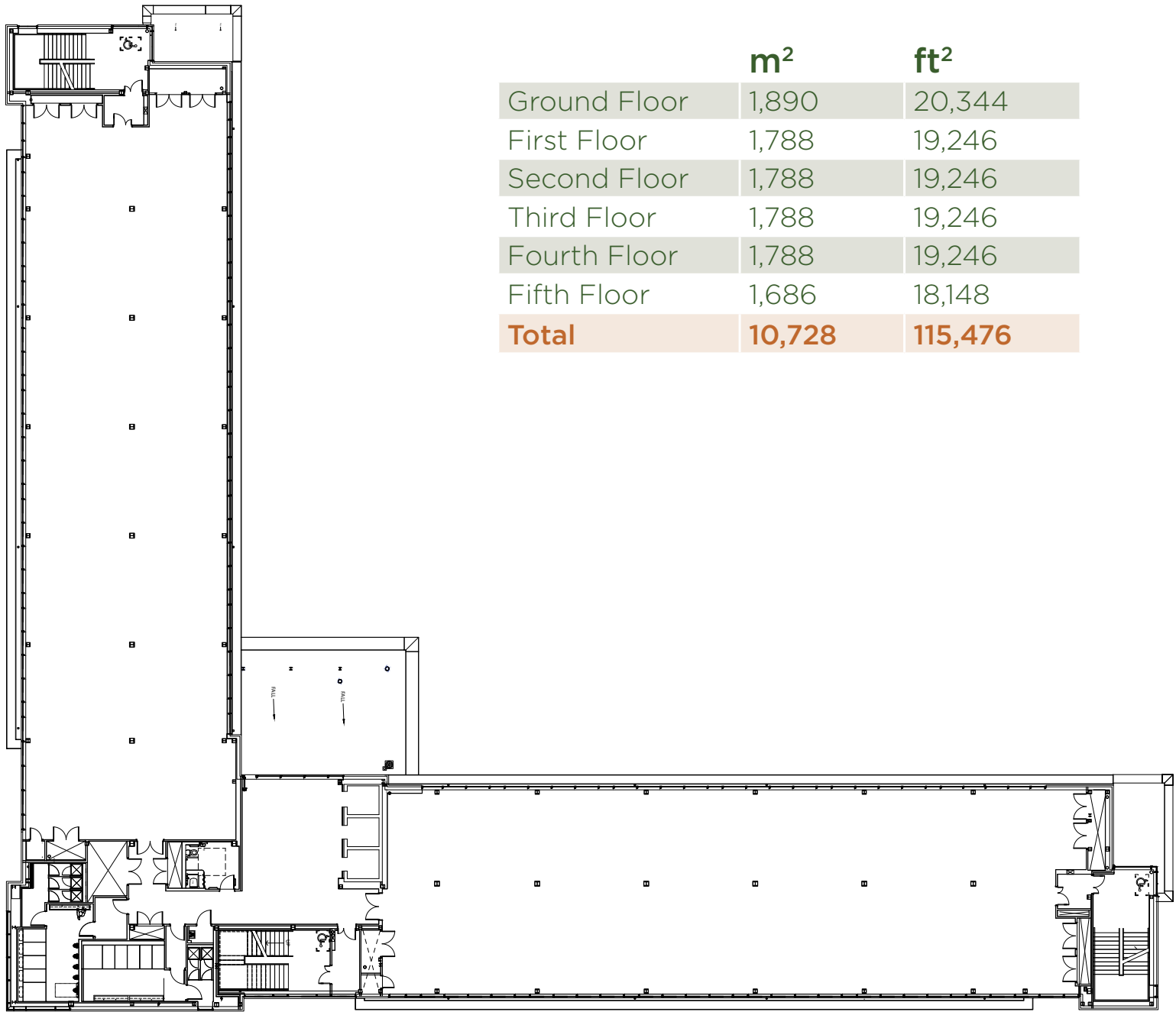


Floorplans  
1st - 4th floors



	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	1,890	20,344
First Floor	1,788	19,246
Second Floor	1,788	19,246
Third Floor	1,788	19,246
Fourth Floor	1,788	19,246
Fifth Floor	1,686	18,148
Total	10,728	115,476

Floorplans  
5th Floor



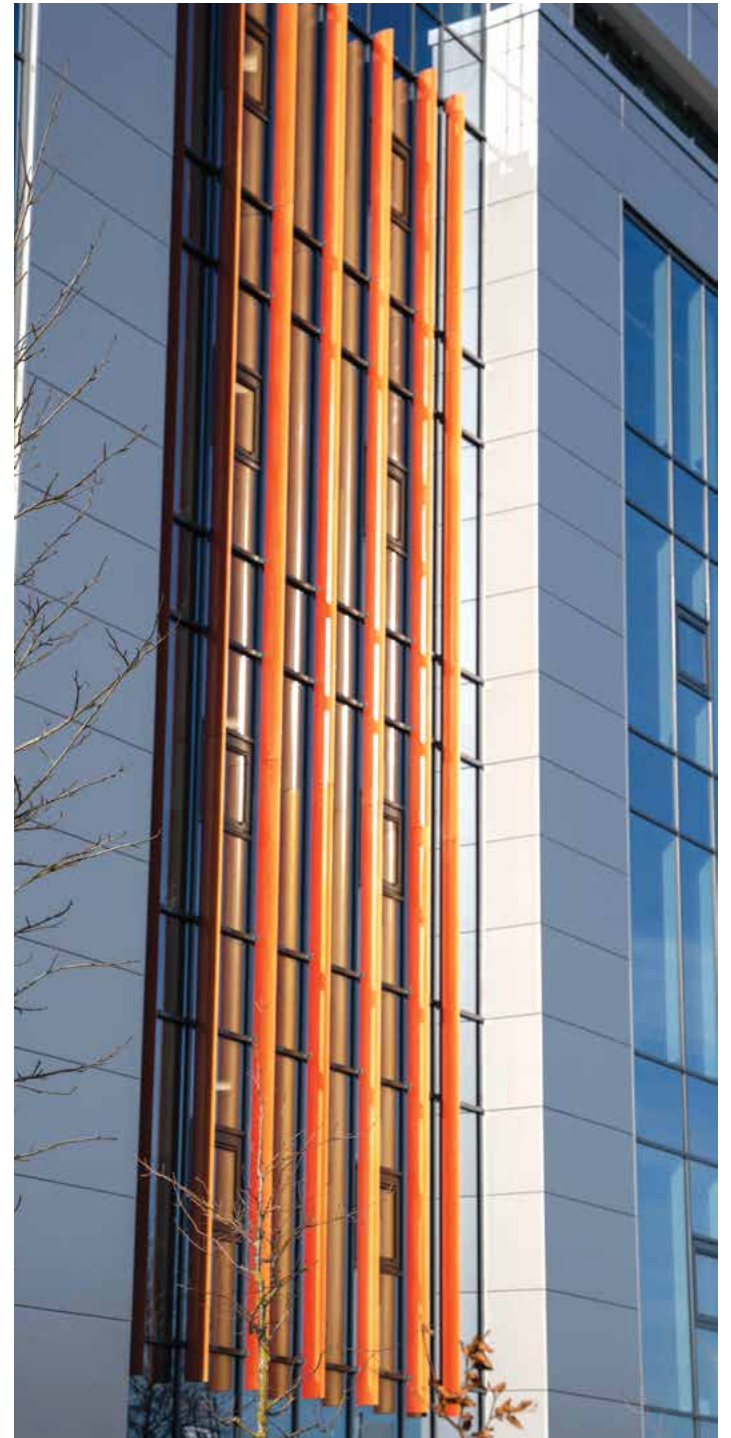
	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	1,890	20,344
First Floor	1,788	19,246
Second Floor	1,788	19,246
Third Floor	1,788	19,246
Fourth Floor	1,788	19,246
Fifth Floor	1,686	18,148
Total	10,728	115,476



## Finishes and Detail



## Finishes and Detail







## Specifications

### Summary

#### FLOOR HEIGHTS

Office slab to slab: 3.90m  
Raised floor zone: 180mm  
(Top of structural slab to top of finished floor level)  
Floor to ceiling 2.700m

#### EXTERNAL FINISHES

Architectural panelised façade system to external walls, colour coded flashing & capping.  
Factory fabricated curtain walling system with anodised finish - thermally broken with expressed perimeter cover cap detail.  
Automatic access controlled electrically-operated sliding door to Entrance/Reception Atrium area.  
Anodized extruded aluminium vertical & horizontal fins to external glazing.

#### ROOF FINISHES

Full stairs access to roof with clear access routes provided to all plant.  
Designated screened plant areas & plant room at roof level.

#### RECEPTION/ENTRANCE LOBBY

##### Wall:

Feature white timber wall panelling with concealed fixings. Full height wall display with large flat screens to Atrium.

##### Floor:

Porcelain Stoneware floor tile.

##### Ceiling:

Suspended ceiling system with continuous linear LED recessed light fittings.

##### Lifts:

High quality brushed stainless-steel finish to lift doors.

##### Atrium:

Feature pendants lighting to Atrium.

#### W.C. FACILITIES

##### Walls:

Glazed Porcelain Stoneware wall tile.

##### Floors:

Floor tile, honed anti slip.

##### Ceiling:

Anti-corrosive suspended ceiling system.

##### Doors:

Full height, high pressure laminate cubicle system.

##### Sanitaryware:

Bespoke high-quality wash hand basin, integrated soap dispensers & hand dryers. Fully concealed, wall mounted high quality vitreous china sanitaryware.

##### Showers:

Male/Female/Accessible showers provided on every floor: (43 in total)

#### ELECTRICAL INSTALLATION

- Fire Alarm System
- CCTV to external parking
- Medium Voltage supply to the building, complete with MV CT metering, subject to normal ESB agreements.
- The building is fed from a transformer, housed within a building integrated ESB substation.
- There is a Low Voltage supply from the substation to the main LV Switchroom located adjacent to the ESB substation.
- The LV switch room is designed to accommodate a main distribution board suitable for multi tenancy metering, has an automatic switchover to standby generator for life safety, has power factor and surge protection equipment and has spare space of 25% for new equipment.







Floor Plan View - North Wing



Floor Plan View - West Wing



High Quality Lifts Serving All Floors

## CAT A Office Fit-Out Floor Detail

### KEY SUSTAINABLE ATTRIBUTES

#### About BER:

The building is one of Ireland's flagship sustainable office buildings which has achieved an A3 BER (Building Energy Rating) Certificate and Accreditation. Only 1% of Office Buildings in Ireland have achieved an A rating (CSO data 2020).

### ELECTRICAL SYSTEM - INSTALLATION

#### Fire Alarm System:

Fire Alarm System consists of modification of existing system i.e. upgrade of Fire Alarm Repeater Panels, Smoke Heads (including ceiling void), Sounders, Break Glasses all wired in FP Enhanced cabling.

Areas are fully fitted fire cavity barrier in compliance with fire strategy requirement.

#### Luminaires:

Decorative LED DALI 1200 x 300mm recessed luminaires steelbody full polyester flush with ceiling finishes.

#### Emergency Lights:

Standalone 3W Emergency Downlights with 3hrs emergency pack.

#### Lights Switching Controls:

LCM Boxes for Dimming and circuiting arrangement is 4No PIR's per wing. Lighting Controls to each wing is a standalone system with Daylight Dimming to achieve and maintained at all time 300 - 500lux.

#### Ceiling:

The 1200x300mm lay in modular tiles with exposed shadow gap grid, to match shadow gap at bulkhead.

Allows for easy access to ceiling void with no need for tools and leaves a clean modern ceiling plane. The 1200x300mm Edge light LED panel with high quality light guide plate. Features soft uniform brightness, energy efficiency, thin frame plus a long maintenance free lifetime. That blends seamlessly with the grid ceiling system.

### MECHANICAL SYSTEM - INSTALLATION

#### Ventilation System:

The ventilation system ensures the supply of the required amount of fresh air into entire spaces. The fresh air is provided via Heat recovery/ventilation to all internal spaces by means of Fan coil unit supplying fresh air and extract. Fresh air is based on a volume of 10 litres/second per person. The tempered fresh air delivered on each floor is sent to the VRF unit where the temperature is either raised or lowered as appropriate. This also will help contribute to low carbon dioxide emissions in compliance to PART L Building Regulations.

#### Air Conditioning System:

A VRV/AC system is installed to provide heating and cooling on each floor, and each floor is having its own floor central controller.

Heating is done through the supply of warm air and the temperature and quantity of air supplied are varied to match the requirements at a particular time.

#### Building Management System:

The temperature of the airconditioned air is linked to the installed advanced room thermostat which is part of the building controls system. This ensures the room temperature is within the desired parameters of thermal comfort.

#### Life Destination Control:

24-hour water storage shall be provided.

## Broker



## Colliers

Hambleden House  
19-26 Lower Pembroke Street  
Dublin 2  
Ireland  
[www.colliers.ie](http://www.colliers.ie)  
PSRA Licence Number 001223

## Paul Finucane

[paul.finucane@colliers.com](mailto:paul.finucane@colliers.com)  
+353 1 633 3700

## Ciaran O'Connor

[ciaran.oconnor@colliers.com](mailto:ciaran.oconnor@colliers.com)  
+353 1 633 3700

## Architect

Atkins

## Contractor

mac-group



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2022. All rights reserved.

Colliers is the licensed trading name of Colliers Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA.