



POINT
SQUARE

Interim Information Pack







Accommodation Schedule

FLOOR	NET INT. SQ. FT.
7th	17,203
6th	21,183
5th	21,183
2nd	5,627
1st	5,804
Exclusive Northern Reception	1,261
Total	72,261

* Also benefit of separate southern shared reception



HQ Office, with benefit of own door access



Potential substantial cost saving benefit from re-use of existing lightly used fit-out



Ample secure bicycle parking spaces



Available to occupy from September 2024



Unmatched availability of 140+ secure car spaces



Expansive south facing terraces on all three levels with covered terraces at floors 5 & 6



Exceptionally bright floorplates. Daylight on all sides with full height glazing and central atrium



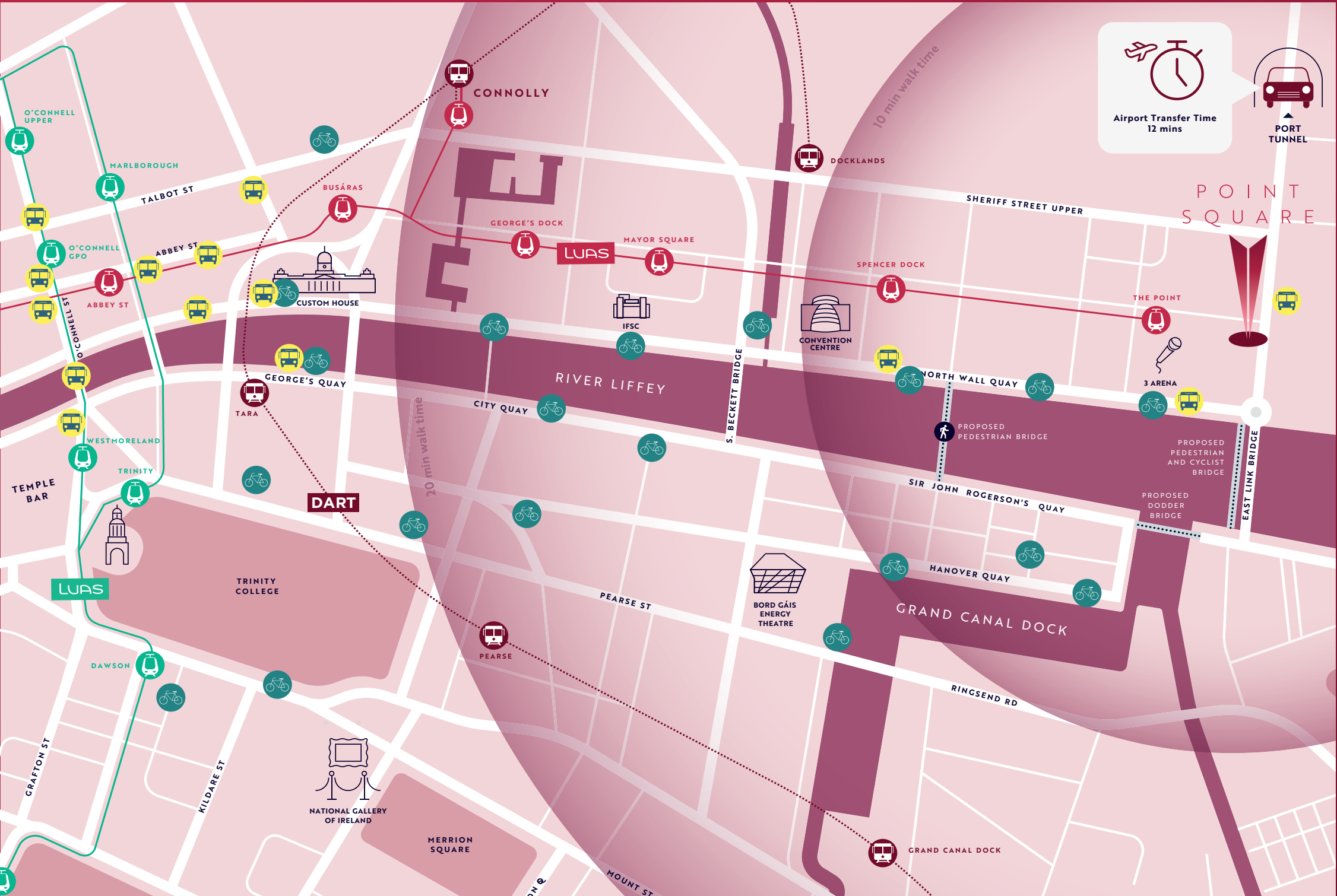
Floorplates from approx. 5,600 sq ft to approx. 21,200 sq ft. Ability to accommodate up to 72,000 sq ft

Prime Location

Point Square is excellently positioned in the rejuvenated and thriving office location of Dublin's North Docklands.

The immediate area has experienced extensive transformation in recent years, with the completion of numerous commercial and residential developments, making it a highly desirable place to work, live and shop. As a result, the North Docklands is home to a host of multinational companies and is increasingly considered one of Dublin's premier office districts.

The immediate area benefits from a wide range of amenities within the Point Square shopping centre, including cafés, restaurants, retail and leisure offerings.



- Dublin Bus stop
- Green Line LUAS stop
- Dublin Bikes station
- Red Line LUAS stop

The Point LUAS Stop
1 min walk

Dublin Bus Stops
1 min walk

Dublin Bikes Station
4 min walk

Connolly Train Station / DART
3 stops on LUAS

Busáras
3 stops on LUAS

Port Tunnel
1 min drive

M50
11 min drive

Dublin Airport
12 min reliable transfer time via Tunnel



Green Credentials

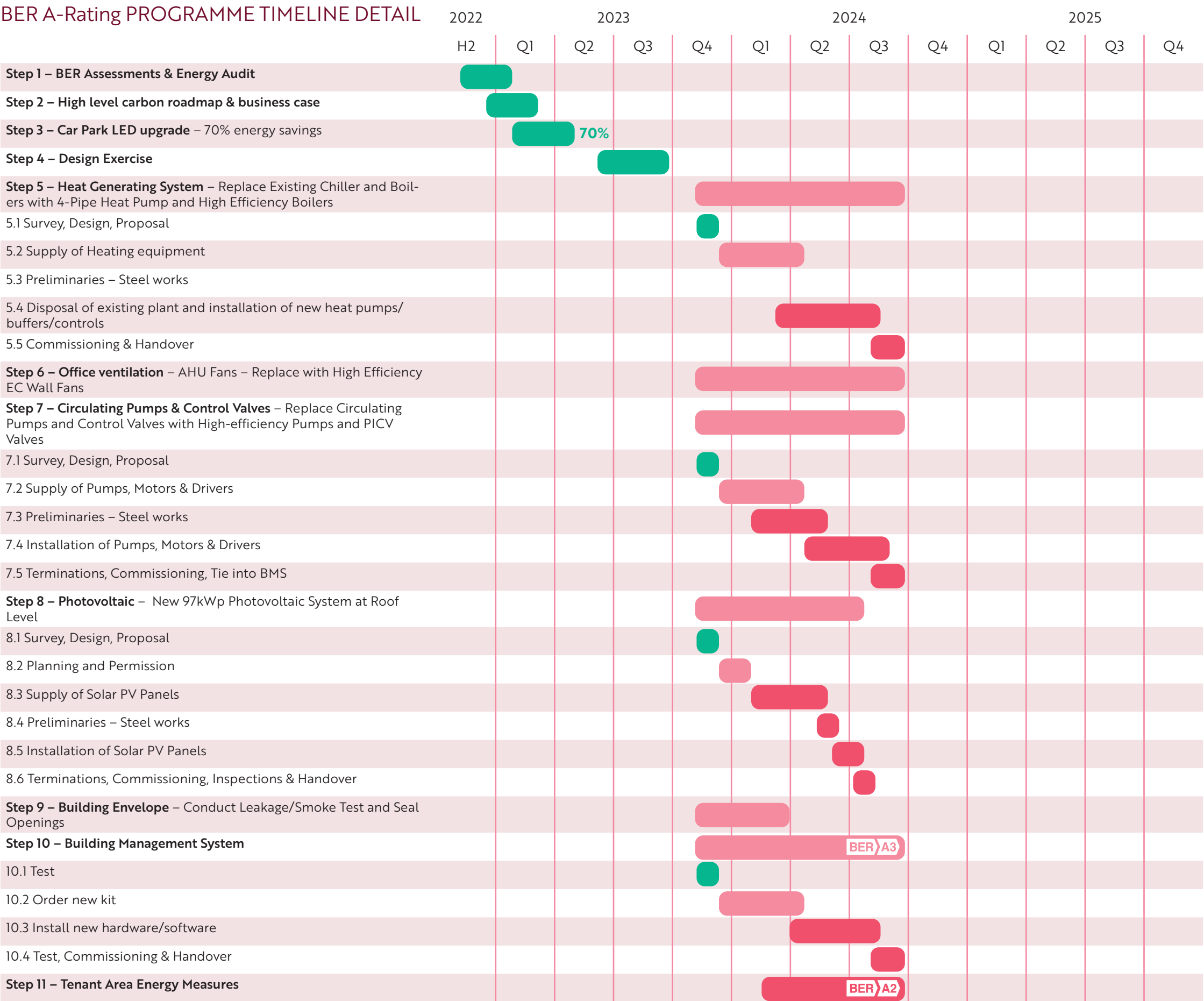
- The Landlord has a clear pathway to a **target A3/A2 Building Energy Rating** (BER) and has already implemented measures to cut the energy consumption on-site such as LED lighting in the car park.
- The current BER of the demise is C2.
- The Landlord has engaged Vivid Edge, who undertook a complete energy audit of the building in February 2023.
- The measures to achieve BER A rating will be implemented.
- The floorplates have extensive glazing on all sides maximising natural daylight
- Exposed services maximise floor to ceiling height

Complete

Action in Progress

Upcoming Actions

BER A-Rating PROGRAMME TIMELINE DETAIL



Internal Fit Out

5th, 6th & 7th floors benefit from high quality fit out.

Specification Summary

- Four pipe fan coil air conditioning.
- Raised access floors.
- 3.75-4.1m slab to slab height (100 mm floor to underside of services)
- SAS metal suspended ceiling tiles, with exposed services in part
- Aluminium framed double glazing with a high performance solar coating to the glass
- x6 passenger lifts (x4 of which are glazed and offer panoramic views across Dublin Port)
- Toilet provisions
- x28 Female WCs
- x17 Male WCs and x15 urinals
- x8 showers with changing and locker facilities



Level 5 Floorplan

- No. of Desks: 191
- No. of Meeting Rooms: 8
- 21,183 sq ft NIA
- 4 Person Meeting Rooms x 7
- 8 Person Meting Rooms x 2 (can be combined to 16 person)
- 4 person Presentation / Video Conferencing Room x 1
- 9 person Presentation / Meeting Room x 1
- Numerous break-out casual meeting areas



Level 6 Floorplan

- No. of Desks: 191
- No. of Meeting Rooms: 8
- 21,183 sq ft NIA
- 4 Person Meeting Rooms x 7
- 8 Person Meting Rooms x 2 (can be combined to 16 person)
- 4 person Presentation / Video Conferencing Room x 1
- 9 person Presentation / Meeting Room x 1
- Numerous break-out casual meeting areas

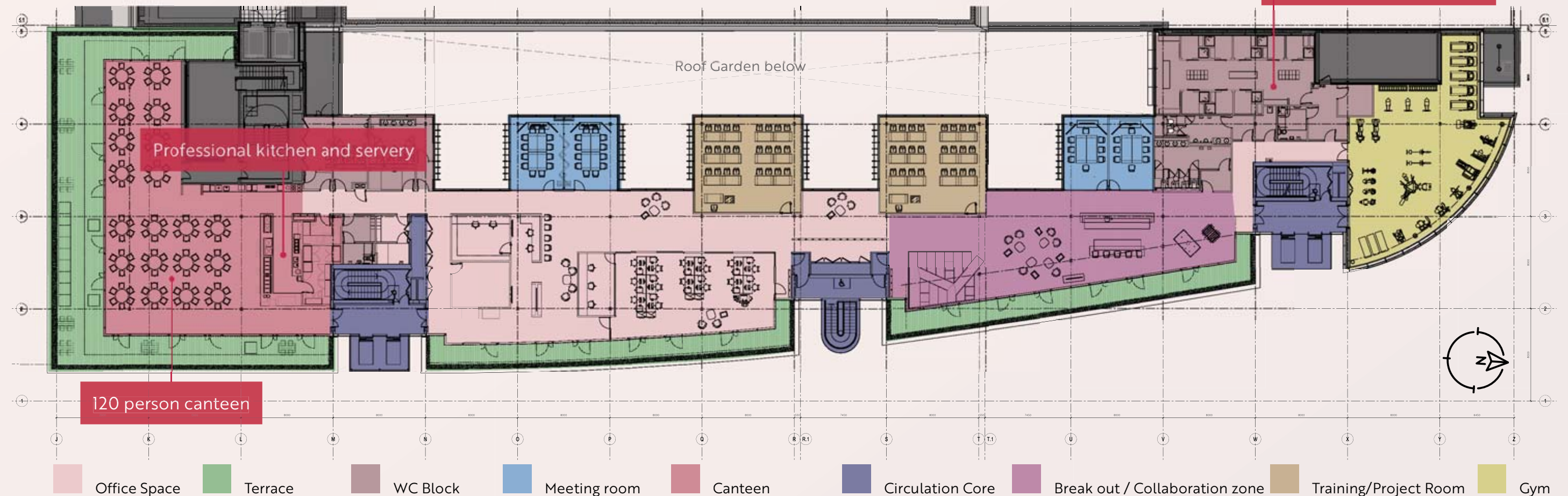


Level 7 Floorplan

- No. of Desks: 14
- No. of Meeting Rooms: 4
- 17,203 sq ft NIA

- 8 person meeting rooms x2
- 12 person meeting rooms x2
- 24 person presentation rooms x2
- Expansive break out / collaboration zone

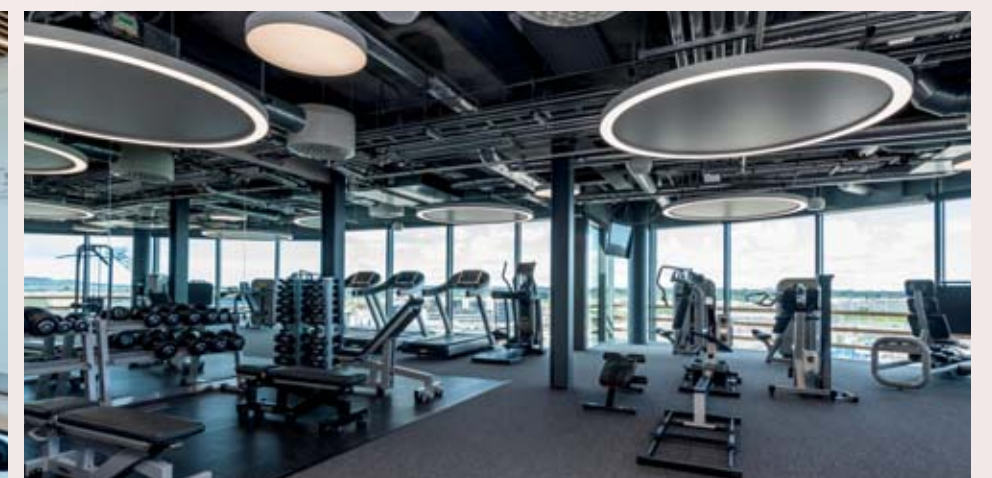
Private Showers, Changing and Locker Facilities



- Expansive canteen area with access to south facing terrace

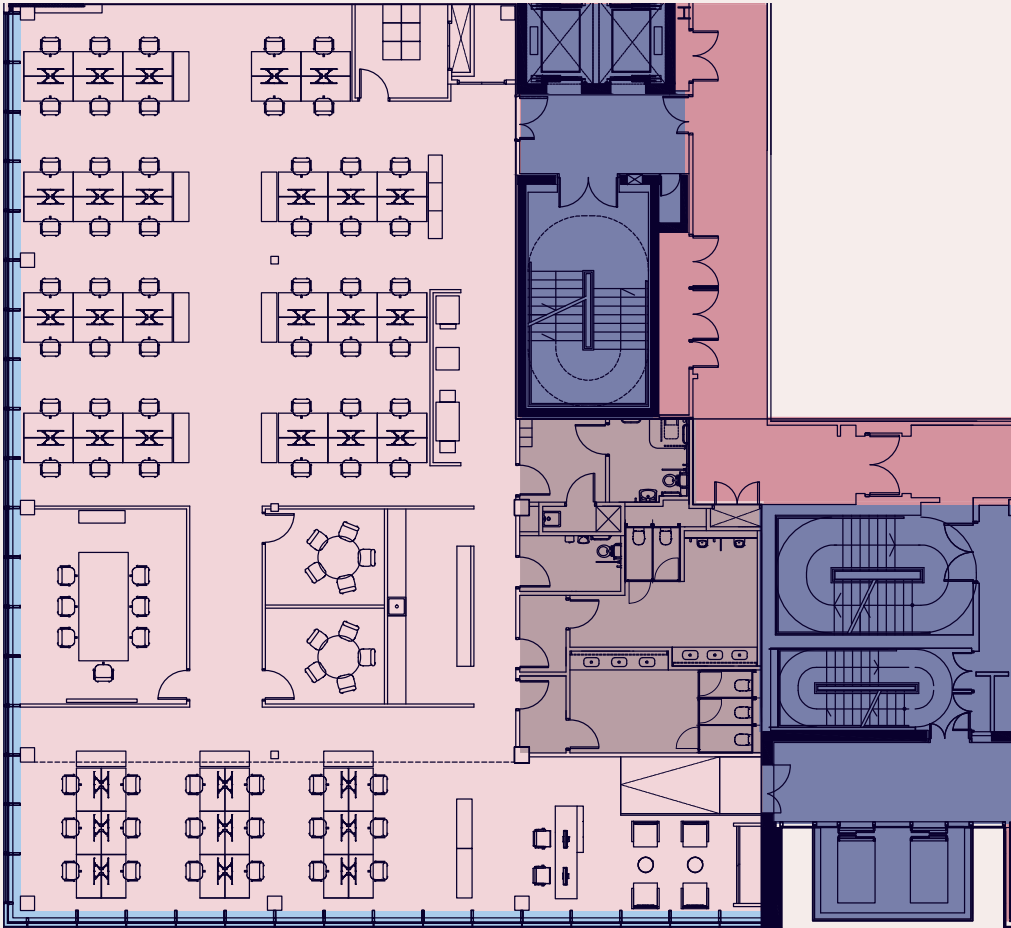
- Games area with extensive break out seating / collaboration zones

- On site gym with uninterrupted views over Dublin Port , equipment to be confirmed



Additional Space on Level 1 & 2 / Unit 11 & 12

Level 1 (Unit 11) Potential No. of Desks: 64



*sample fit out

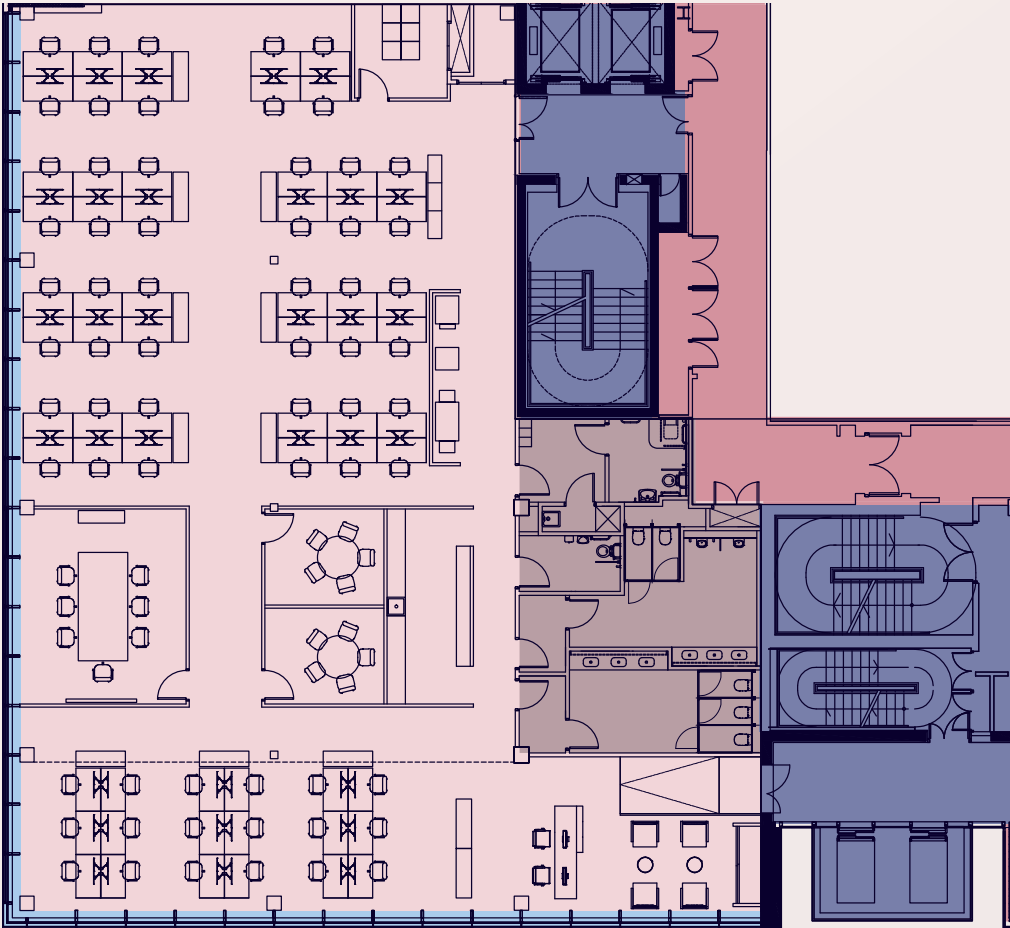
For indicative purposes only

- Office Space or Meeting Room Space
- WC Block
- Circulation Cores
- Circulation Core



Potential to use these floors as additional meeting rooms or public counters / break out areas if desirable

Level 2 (Unit 12) Potential No. of Desks: 64



*sample fit out

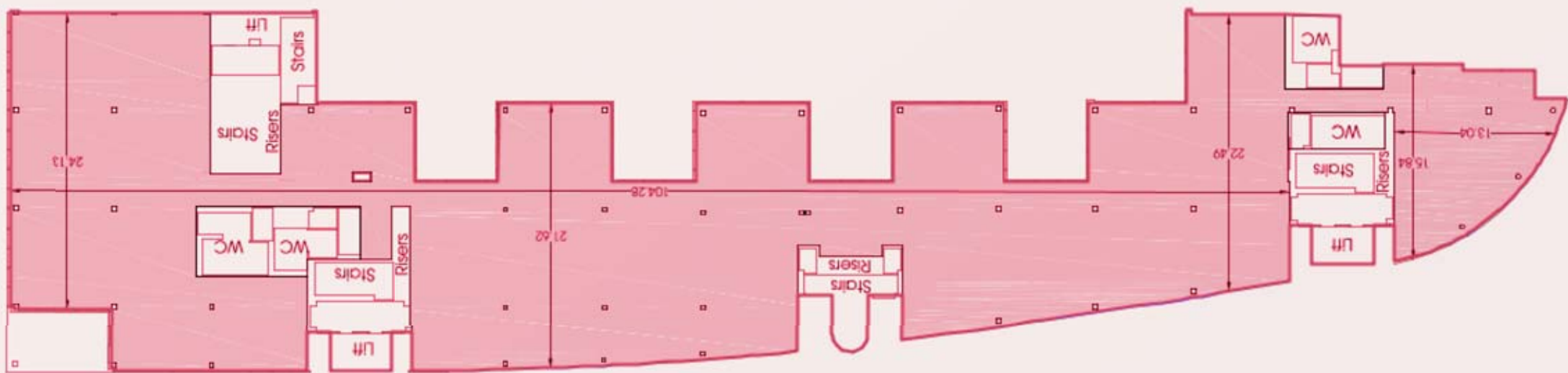
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- Office Space or Meeting Room Space
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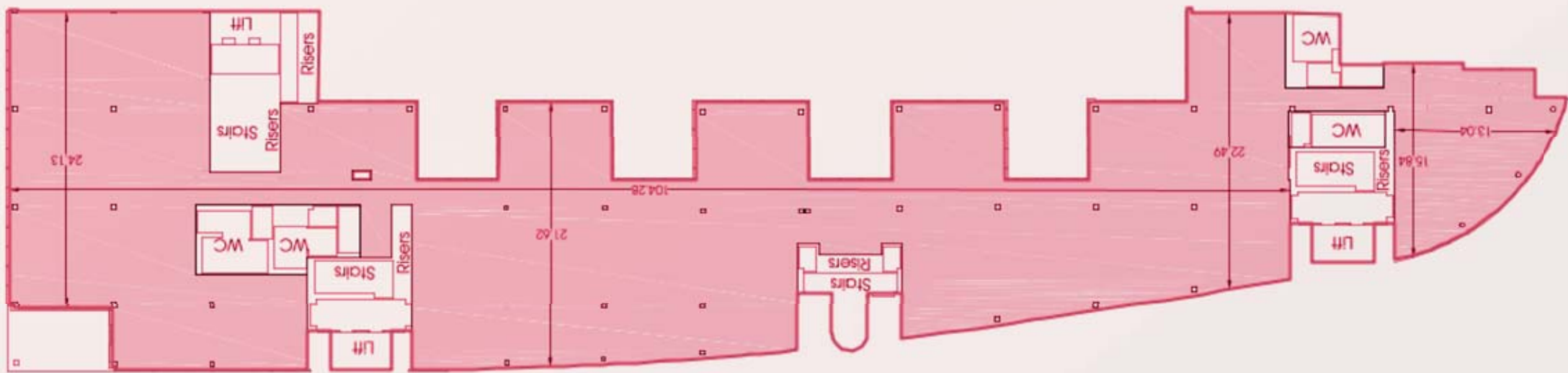


Floorplans

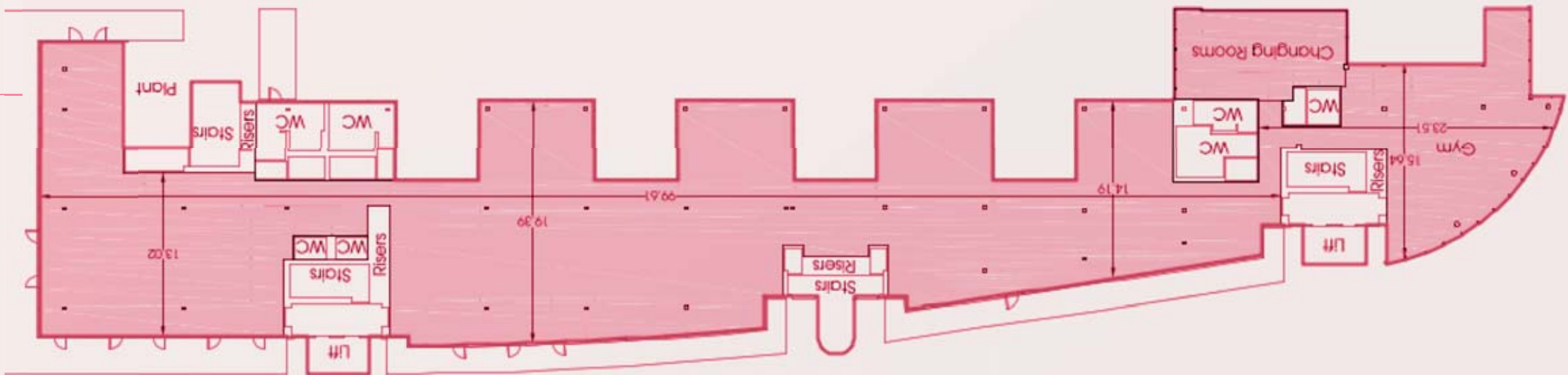
5th Floor



6th Floor

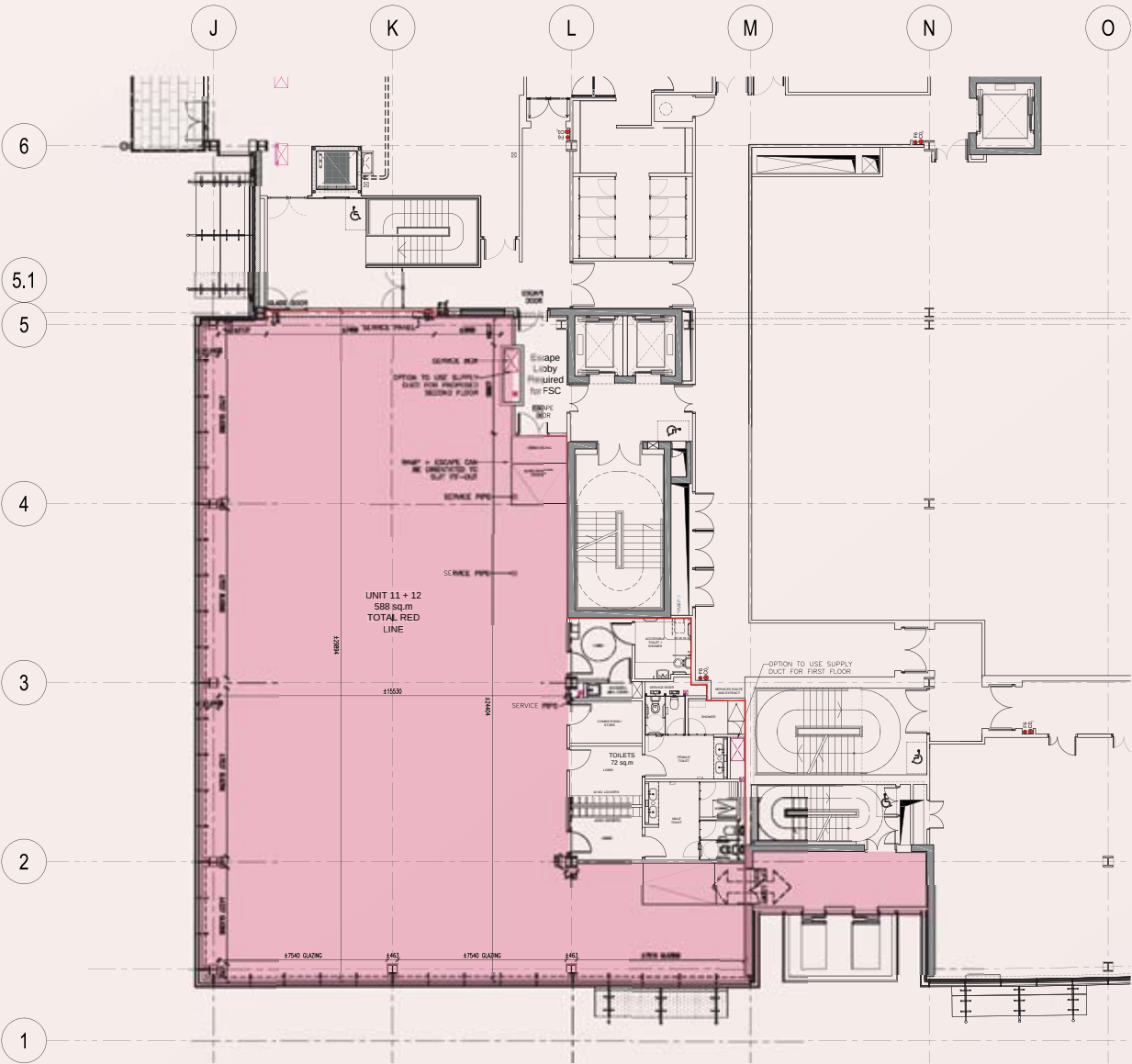


7th Floor

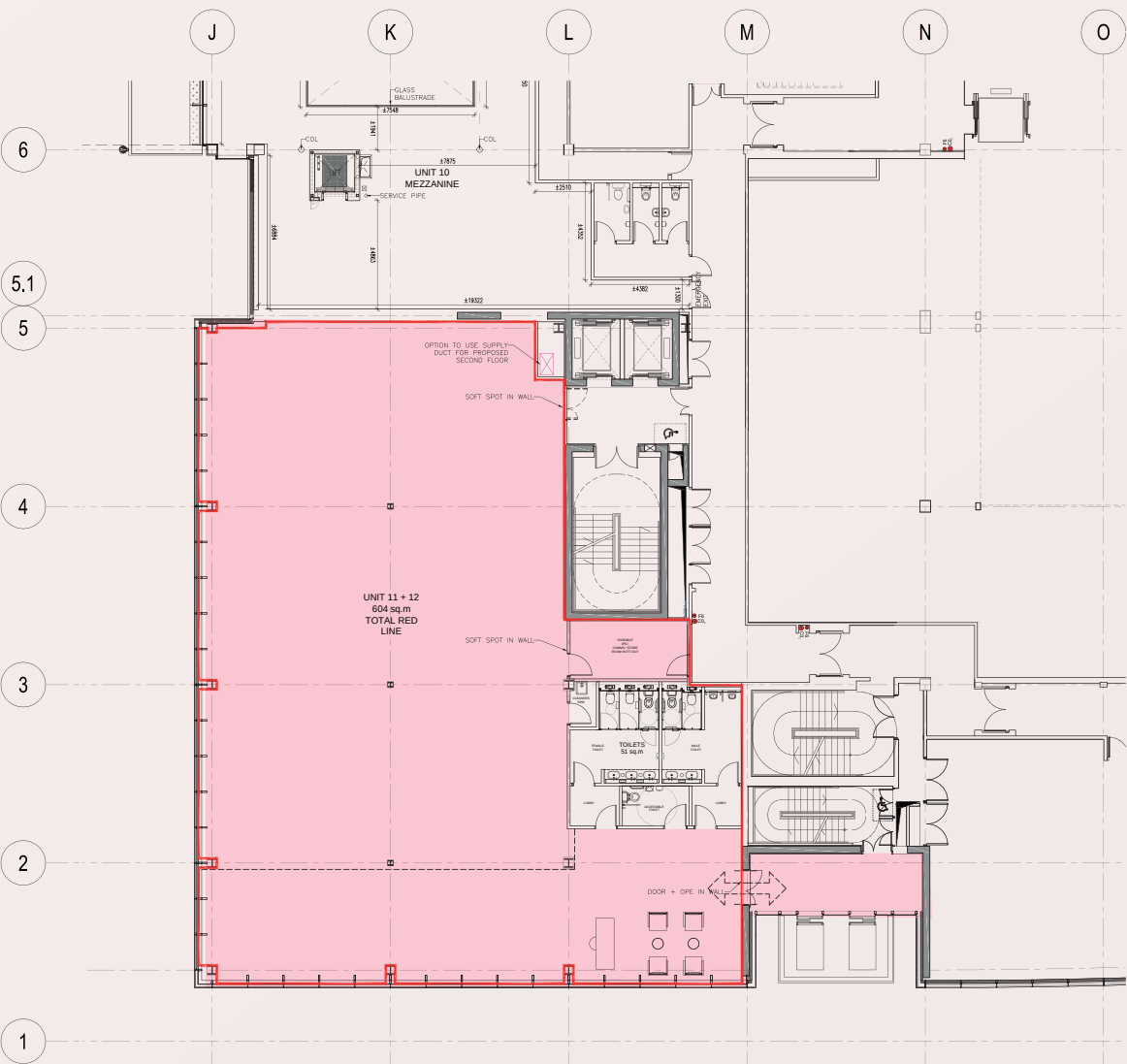


Floorplans

1st Floor



2nd Floor



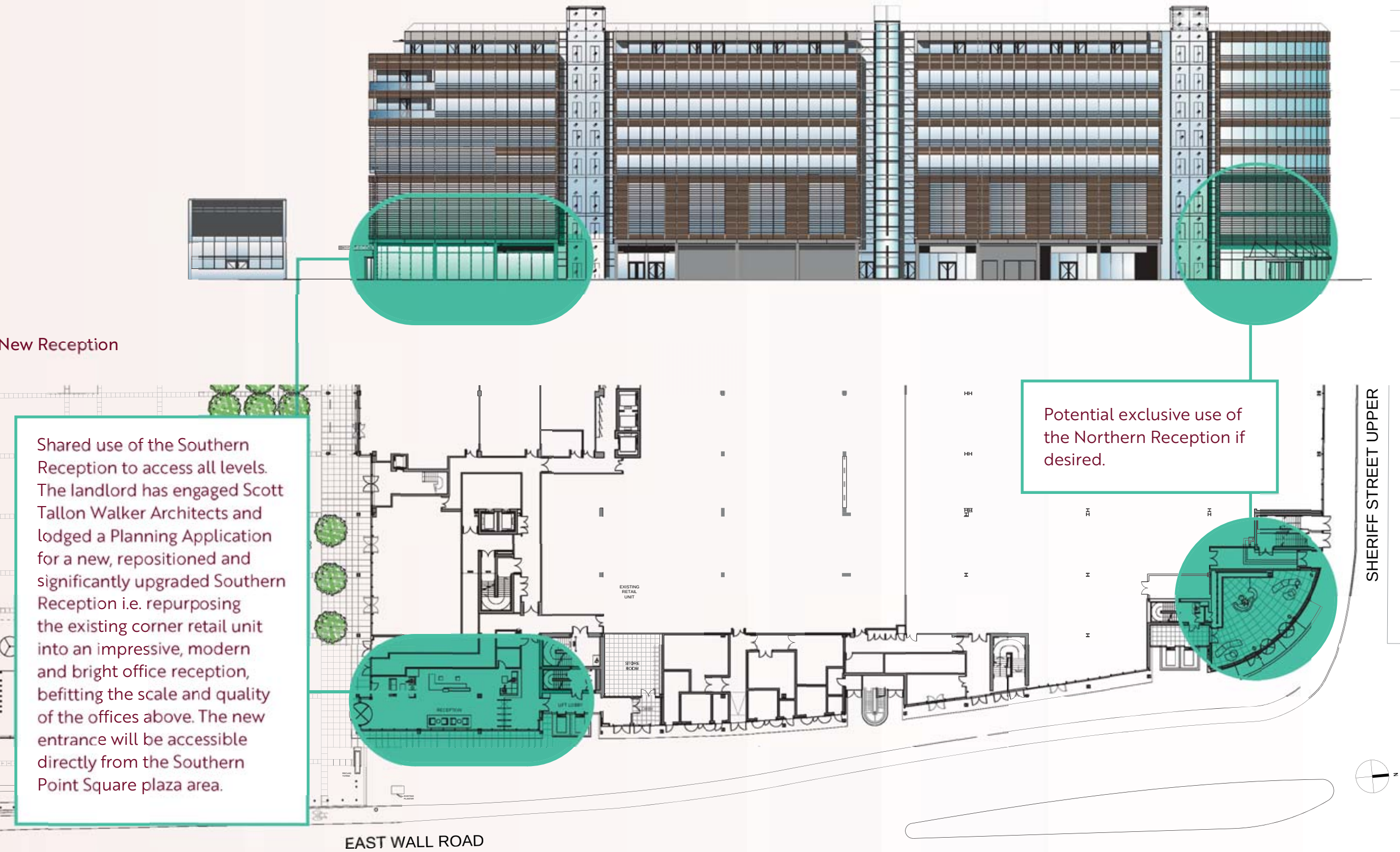
Ample Car Parking

- The Landlord can offer 160+ secure on site car spaces
- There are EV charging points on site



Planned Landlord Upgrades

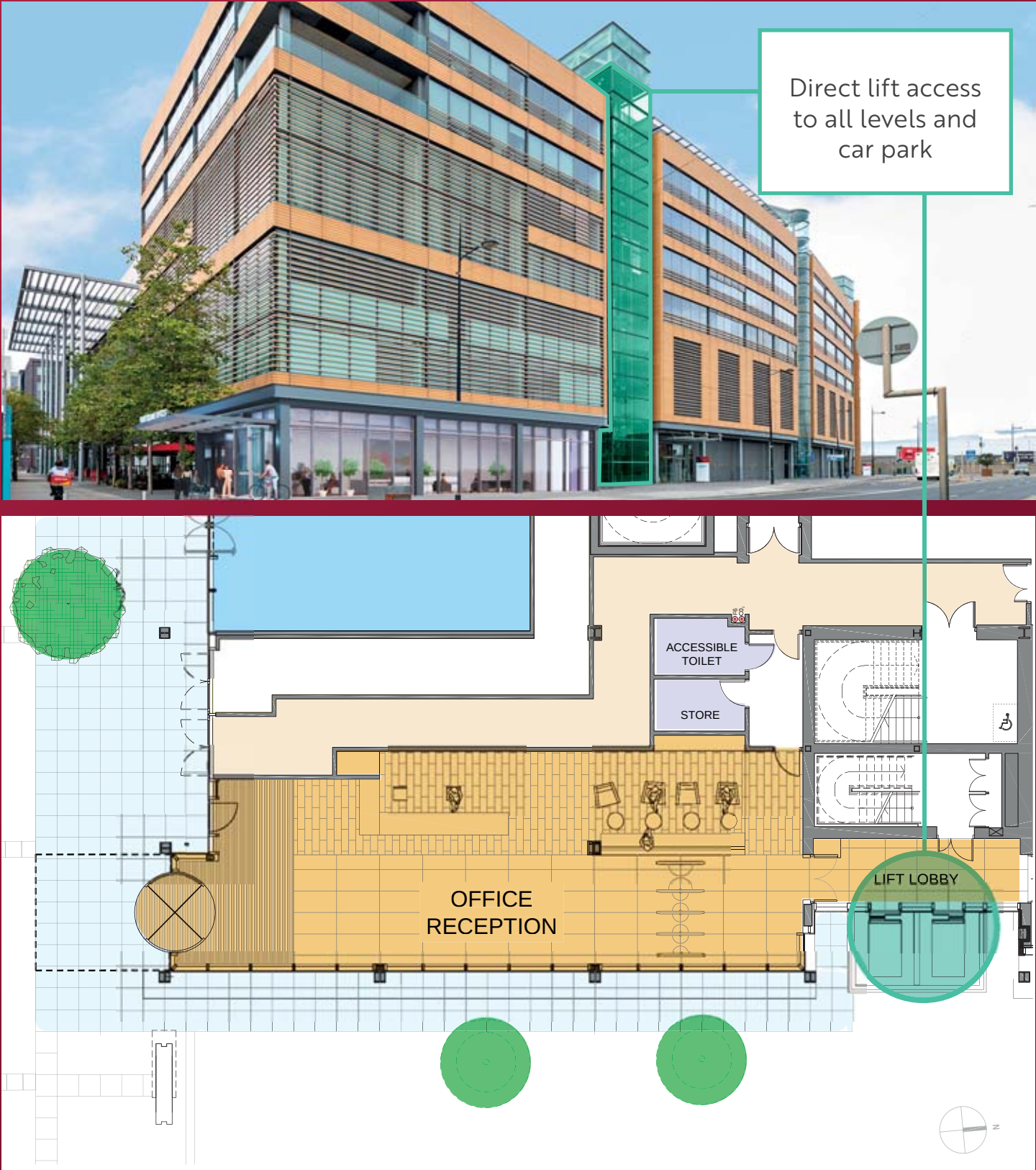
Eastern Elevation



Planned New Southern Reception

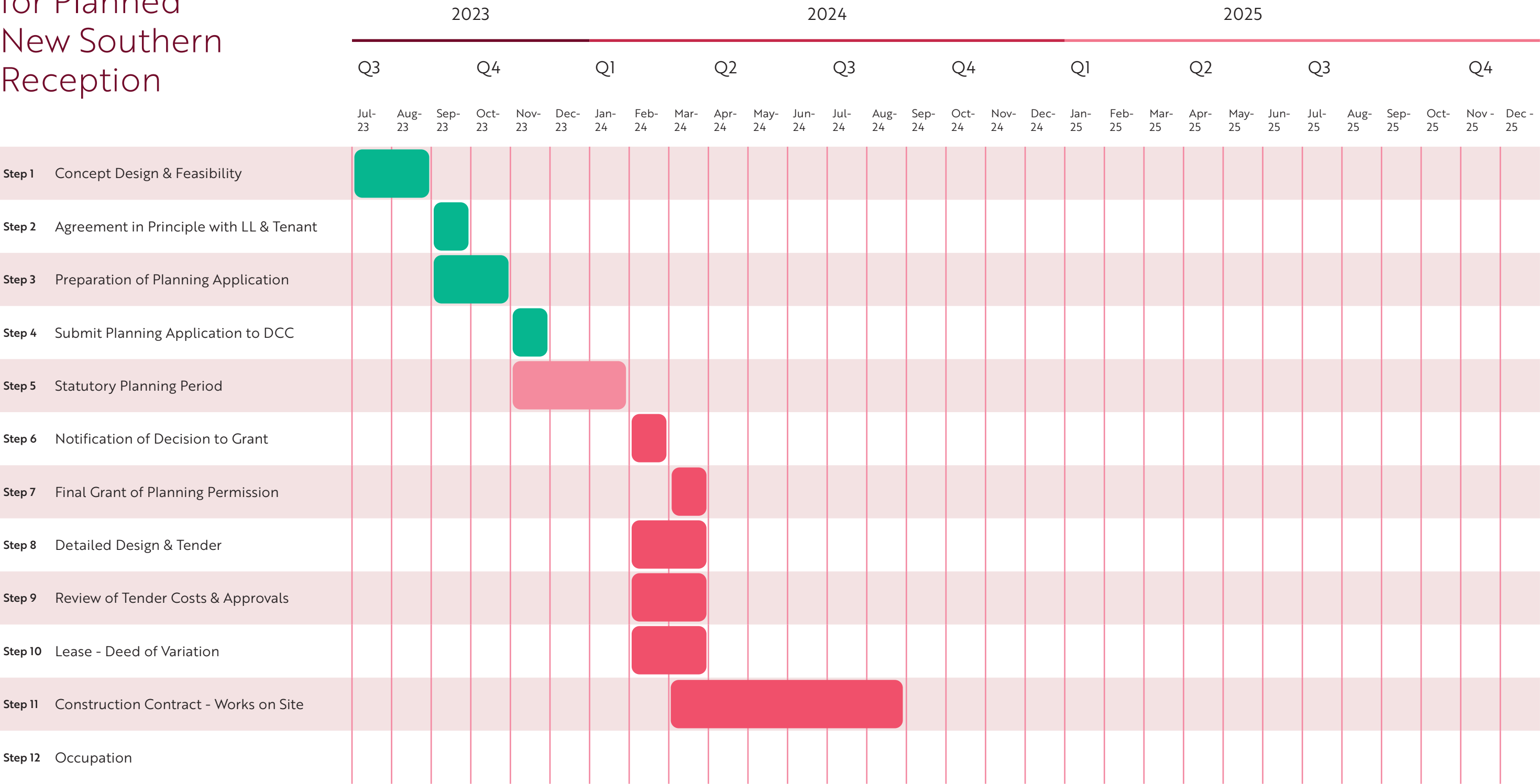


CGI of new reception area



Subject to Planning Permission, Planning Application lodged

Timelines for Planned New Southern Reception



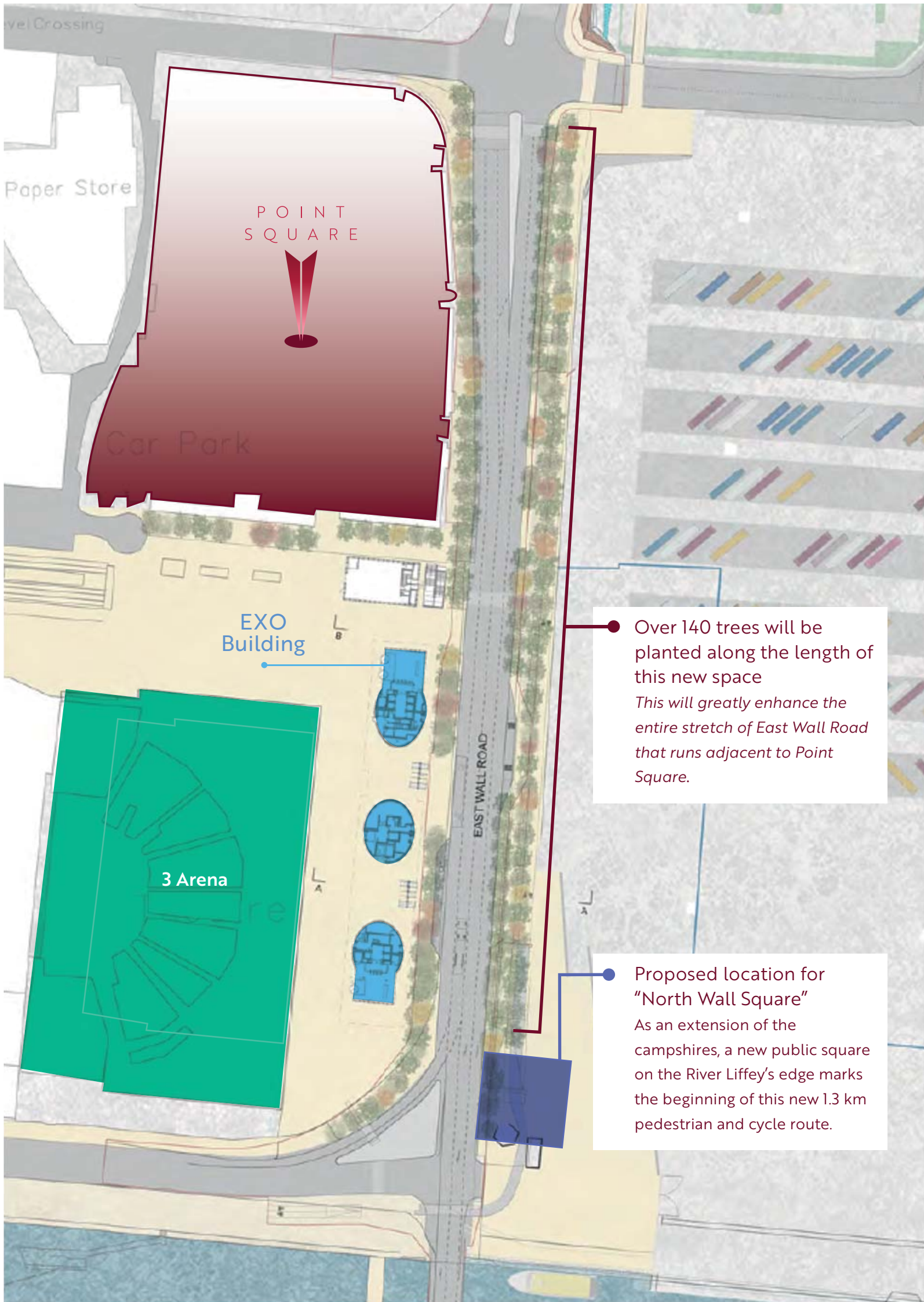
 Complete  Action in Progress  Upcoming Actions

* Timelines noted above are subject to planning permission

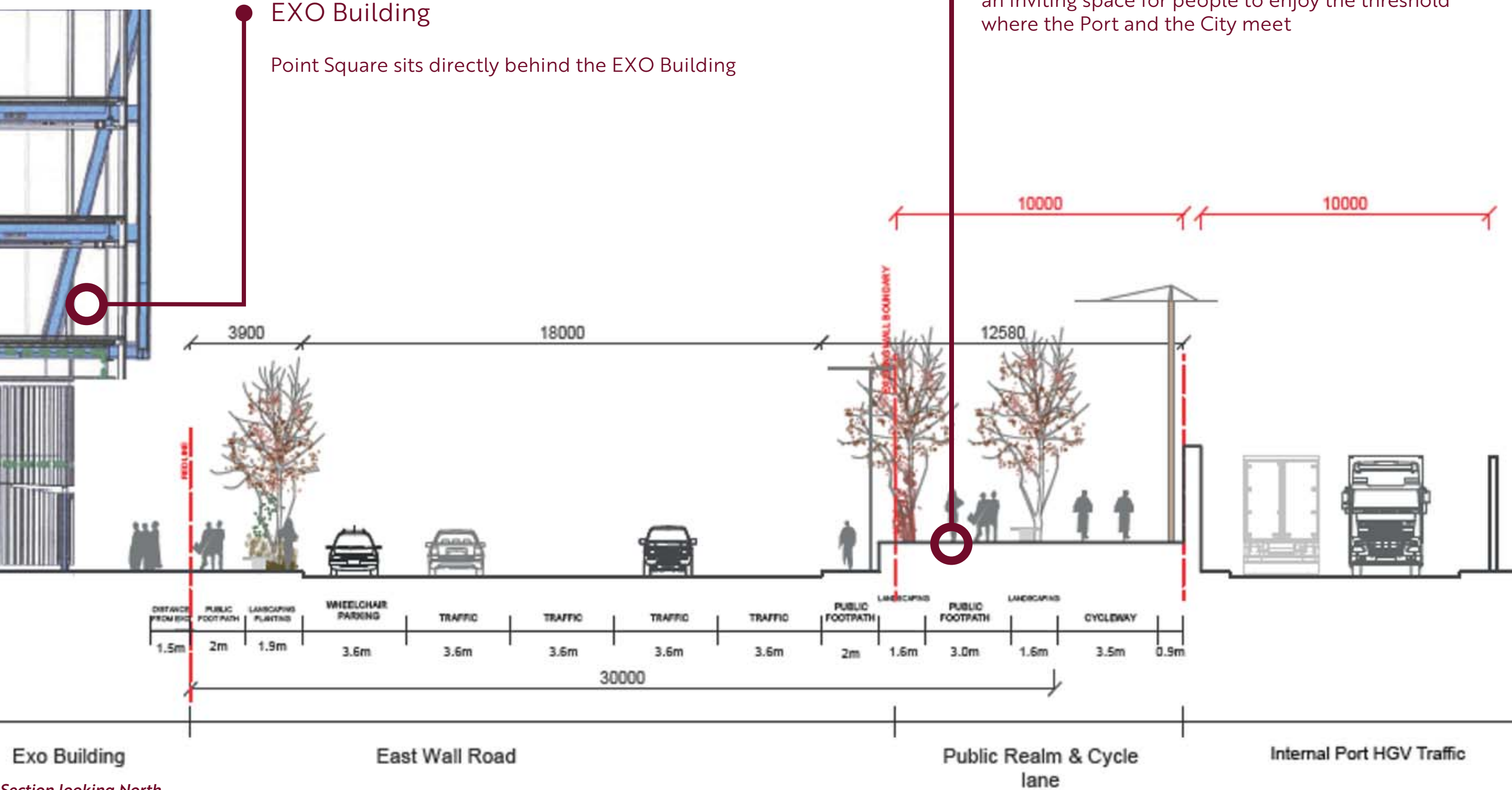
Dublin Port Liffey-Tolka Project:
The Port Re-Imagined



View looking North, with Point Square directly to the left, out of view



Dublin Port
Liffey-Tolka
Project:



Section looking North

Additional Plans in the Area: Dublin Port's 3FM Project

- The third and final Masterplan project needed to complete the development of Dublin Port and bring it to its ultimate and final capacity by 2040
- The plans include the construction of a new bridge over the River Liffey (linking the north and south portions of Dublin Port as part of the SPAR (Southern Port Access Route))
- This new bridge will reduce traffic on East Wall Road, along Point Square while also greatly improving the public realm.

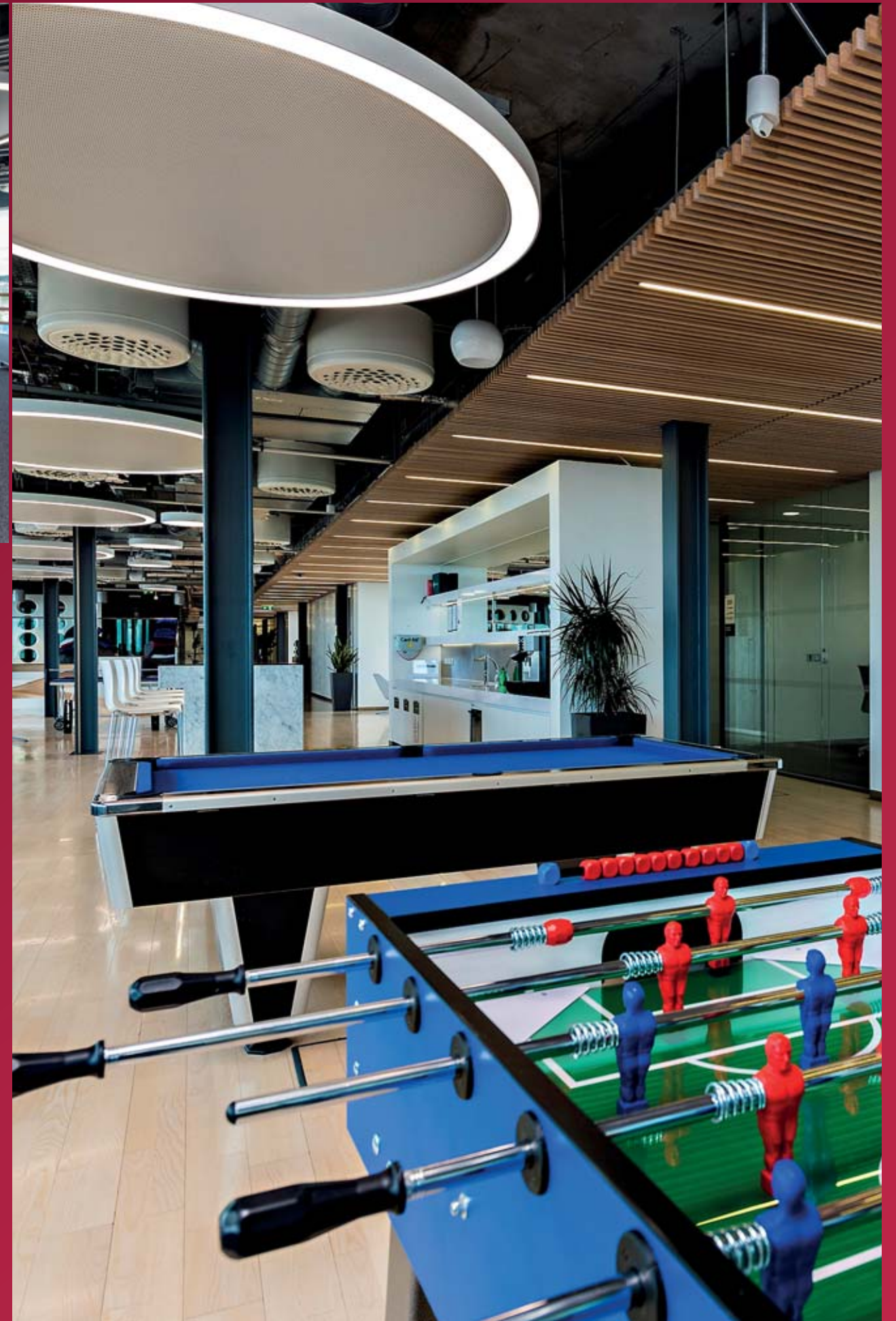


Extensive South Facing Terraces

Covered at 5th and 6th floor levels



Tenant Amenities



* Gym Equipment TBC

Further Information

» **Viewings highly recommended through sole letting agent Savills**

» **BER Certificate**



Pathway to A Rating
underway by Landlord

Agent



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