

# THREE

HADDINGTON  
BUILDINGS  
DUBLIN 4



# THREE

## HADDINGTON BUILDINGS

DUBLIN 4

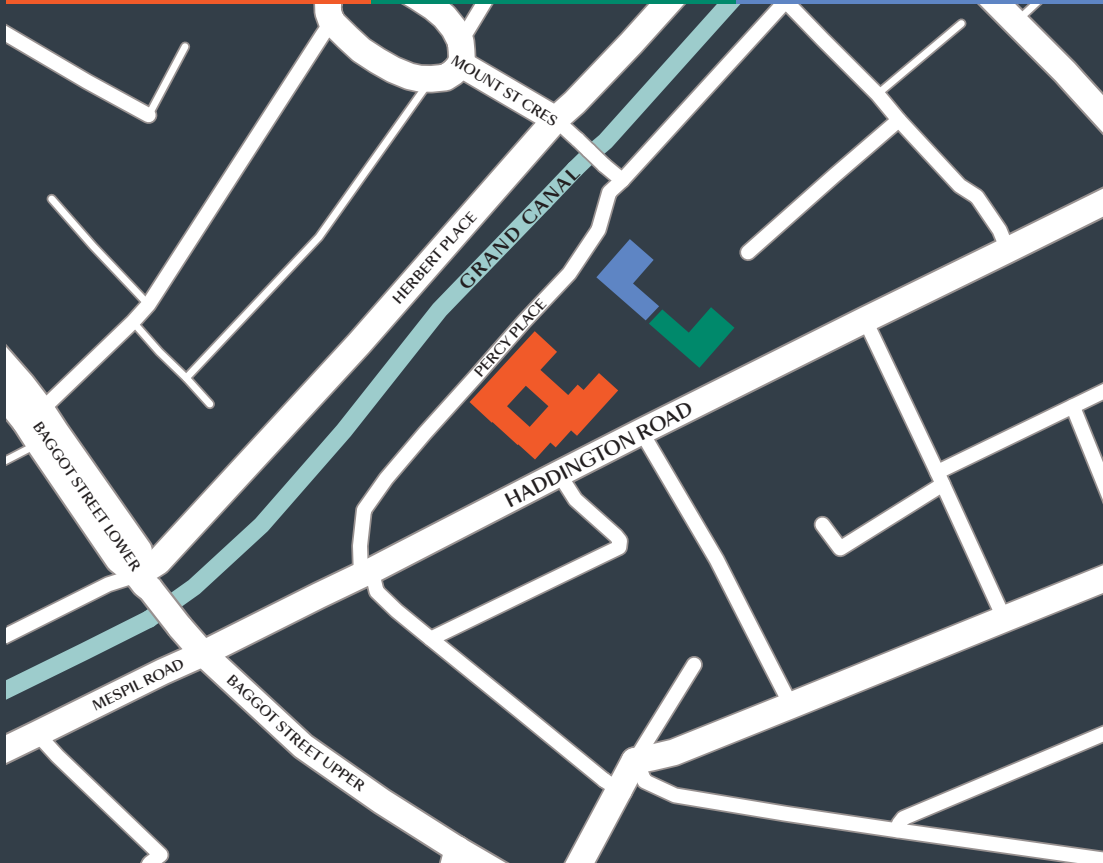


Three Haddington Buildings is part of a larger complex of modern HQ style office buildings undergoing a transformational refurbishment to Grade A standards. The trio of buildings provides a total of 90,000 sq ft together with 50 parking spaces in a superior Dublin 4 location.

ONE  
42,000 SQ FT

TWO  
28,000 SQ FT

THREE  
20,000 SQ FT





A CONTEMPORARY OWN-DOOR OFFICE HQ PROVIDING 20,000 SQ FT OVER 4 FLOORS IN AN EXCLUSIVE CANAL-SIDE SETTING.



# D4

## WELCOME TO DUBLIN'S PREMIER BUSINESS ADDRESS

**20,000 SQ. FT:** OWN-DOOR HQ OPPORTUNITY WITH  
THE BENEFIT OF 14 PARKING SPACES

**SUPERB LOCATION:** IN THE HEART OF THE CBD  
BESIDE THE GRAND CANAL, ST. STEPHEN'S GREEN,  
BAGGOT STREET AND SILICON DOCK

**HIGHEST SPECIFICATION:** REFURBISHED TO THE  
HIGHEST STANDARDS

**SUMMER 2018:** READY FOR OCCUPATION









## HIGHEST QUALITY FINISH AND ATTENTION TO DETAIL



PREMIUM  
LOCATION



CATERING FOR ALL  
COMMUTERS NEEDS



EXCELLENT AMENITIES  
ON YOUR DOORSTEP





EXTENSIVE  
REFURBISHMENT



SHOWER AND CHANGING  
FACILITIES



SECURE BASEMENT PARKING  
FOR 14 CARS AND 30 BIKE  
SPACES











IFSC

CHQ

CITI

Ulster Bank

Grant Thornton

Trinity College

Twitter

KBC Bank

Stripe

Santos Dumont

ESB

Shire

LK Shields

Brown Brothers  
Harriman

Office of Public  
Works

IBEC

Storyful

Fitbit

Intertrust

Philip Lee



National Convention Centre

PWC

McCann FitzGerald

Facebook

HSBC

William Fry

Matheson

AWAS

State Street

Air BnB

Mason Hayes Curran

Google

Jobs.ie

National Treasury Management Agency

Accenture

BT Ireland

Revenue

Bord Bia

Google

Waterman Moylan

Bord Gáis

THREE  
HADDINGTON BUILDINGS  
DUBLIN 4

TWO  
HADDINGTON BUILDINGS  
DUBLIN 4

Leman Solicitors

O'Grady Solicitors

CPL Healthcare

Linesight

ONE  
HADDINGTON BUILDINGS  
DUBLIN 4

Jobio





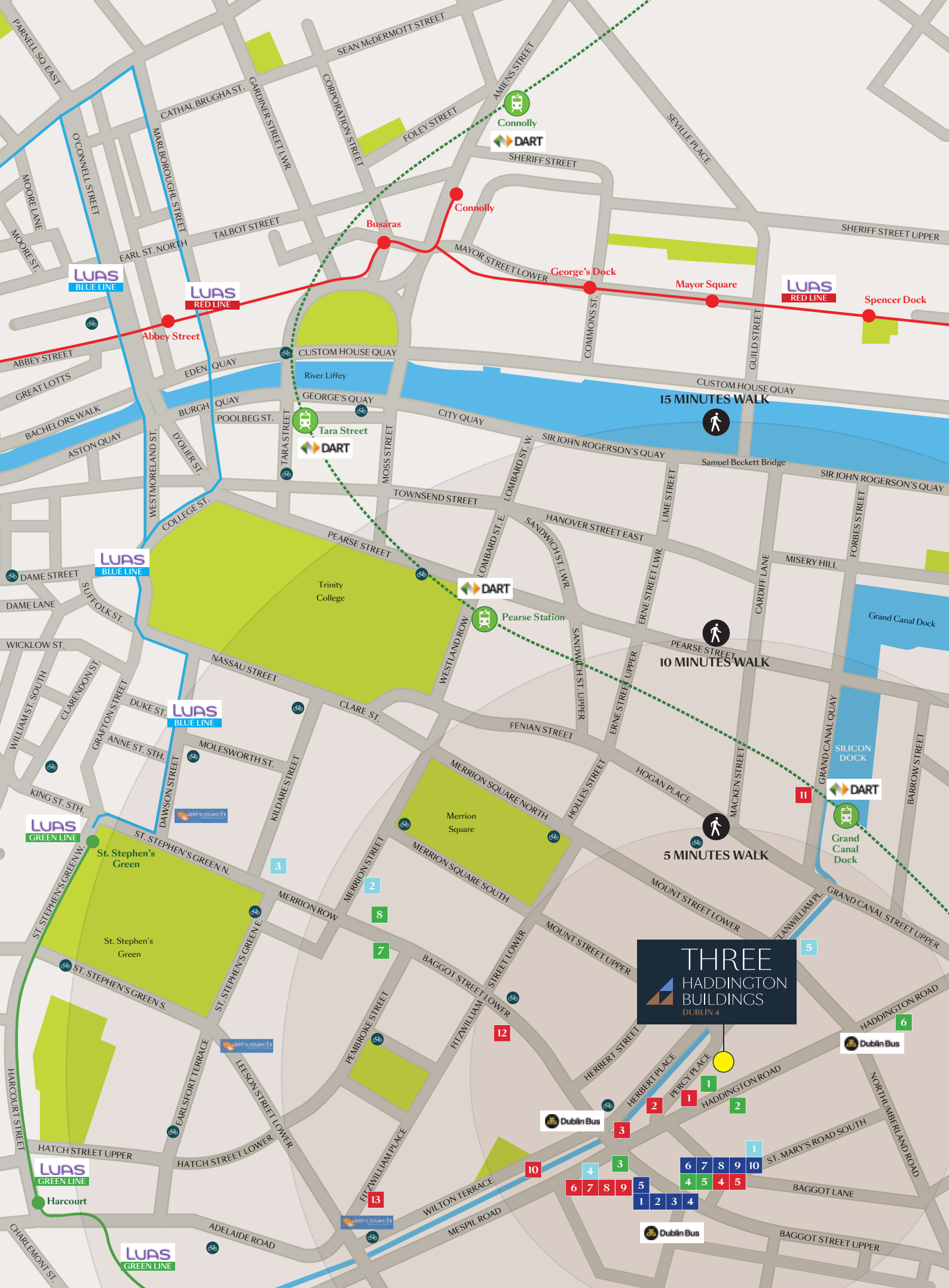
# LOCAL AMENITIES





Baggot Street is a mere two minute walk from Haddington Buildings. A well established area with a wide selection of lunchtime and after-work options. The immediate area offers eateries, traditional pubs, hotels, gyms and convenience stores.





**THREE HADDINGTON BUILDINGS**  
DUBLIN 4



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10





# PERFECTLY POSITIONED



## RESTAURANTS

- 1 Asador
- 2 Angelina's
- 3 Milano's
- 4 Millers Pizza Kitchen
- 5 Langkawi
- 6 Keshk
- 7 Kanum
- 8 Bloom Brasserie
- 9 Zakura
- 10 La Peniche
- 11 Osteria Lucio
- 12 L'Ecrivain
- 13 Suesey Street

## CAFÉS/CASUAL FOOD

- 1 Starbucks
- 2 Rockets
- 3 O'Briens Sandwich Bar
- 4 Donnybrook Fair
- 5 Cocu
- 6 Saba
- 7 Tolteca
- 8 Swedish Food Co.
- 9 Insomnia
- 10 Subway

## BARS

- 1 Smyths
- 2 The 51
- 3 The Wellington
- 4 Searsons
- 5 The Waterloo
- 6 Beggars Bush
- 7 Toners
- 8 Doheny & Nesbitt

## HOTELS

- 1 Dylan Hotel
- 2 The Merrion Hotel
- 3 The Shelbourne Hotel
- 4 Mespil Hotel
- 5 Schoolhouse Hotel

# GETTING AROUND

Three Haddington Buildings is a short walk to all major transport networks. Staff will have rapid access to the city centre and Greater Dublin Area via Dublin Bus, the Luas tram system and the DART/Dublin Suburban Rail.

There are several Dublin Bikes stations nearby. The conveniently located Aircoach stops at Leeson Street and Dawson Street allows access to and from Dublin International Airport in 30 minutes.



DART  
5 MINUTES



LUAS  
10 MINUTES



DUBLIN BIKES  
2 MINUTES





# SPECIFICATIONS

## NET INTERNAL AREAS

FLOOR	SQ M	SQ FT
2nd	518	5,576
1st	518	5,576
Ground	433	4,661
Lower ground	391	4,209
<b>Total</b>	<b>1,860</b>	<b>20,021</b>

### OCCUPANCY

Overall occupancy ratio: 1 person per 8 sq m

Internal Climate: 1 person per 8 sq m at 10 litres/sec/person fresh air

Lift Provision: 1 person per 10 sq m with a waiting time of 30-35 seconds

Toilets: 1 person per 8 sq m

### PLANNING MODULE

Approx. 1.5m generally throughout.

### STRUCTURAL GRID

Approx. 5.4m x 5.4m generally throughout.

### FLOOR LOADINGS

Office floors: 4.0kN per sq m (+ 1kN per sq m partitions)

### FLOOR HEIGHTS

2.7m floor to ceiling and 2.4m to u/s of suspended chilled beams.

### OFFICE AREAS

FLOORS: Fully accessible, screw down raised access flooring system on adjustable pedestals.

WALLS 'Saint-Gobain' high performing Optima dry lining system with 'Vario KM Duplex UV' air tightness and moisture control layer. Painted finish to all external walls and column surfaces.

CEILING: Painted Gyproc plasterboard on Gyproc MF support system to existing concrete soffits with profiled featured bulkheads to facilitate ceiling mounted chilled beam systems.

LIGHTING: Lighting design is currently planned for 350-400lux and installed as part of the multiservice active chilled beam installation. Lighting control system provides for individual switching as well as presence controls and day light control allowances.

JOINERY: Hardwood doors and frames together with new modern ironmongery and glazed vision panels. Skirting - 125 x 25mm profiled HDF board with satinwood painted finish.

### ENTRANCE RECEPTION:

ENTRANCE: New enhanced glazed entrance screen providing access from Percy Place.

FLOORS: Crema Marfil tiling with lay-in entrance matwell.

WALLS: Jacobel painted glass panelling system to lift shaft walls with featured Armourcoat Sculptural plastered wall surface ('vapour' design) behind reception desk location.

CEILING: Profiled Gyproc plasterboard on Gyproc MF system to existing concrete soffits with featured bulkheads concealing lighting boxes and new directional down-lighting system.

### TOILETS:

LAYOUTS: Reconfigured to comply with current building regulations with provision of new Enabled Toilet facilities and service shafts to conceal supply and waste pipes with new air supply and extract systems.

FLOORS: Crema Marfil floor tiling.

WALLS: Painted finish to all walls with full height mirrors above vanity units.

CEILING: Gyproc plasterboard on Gyproc MF support system with new down lighting.

CUBICLES: Thrislington 'Oasis Glass' selected toilet cubicle system with stainless steel fittings, door frames and furniture.

SANITARY FITTINGS: 'Strada' semi countertop wash basins set in hardwood vanity units. 'ROCA Happening' WC with 'Geberit Duofix' concealed cistern and 'Galerie Plan' urinals.



**LIFTS AND LOBBY AREAS:**

LIFTS: 2no. new 12 person lifts with an interval time of 30-35 seconds. All new lifts shall comply with EN 81 1998.

FLOORS: Crema Marfil floor tiling.

LOBBY WALLS: Jacobel painted glass panelling system with featured hardwood panelled walls opposite the lift doors at upper levels.

LOBBY CEILINGS: Profiled Gyproc plasterboard on Gyproc MF system with 150mm x 150mm perimeter recessed detail to house continuous feature lighting.

**TENANT AMENITY:**

SHOWERS: New accessible WC and shower room at Lower Ground floor with adjoining locker room and cleaner's store, male and female showers, changing rooms and locker facilities.

PLANT: New plant/equipment store with louvered doors vented to adjoining car park to provide additional plant space

**EXTERNAL FINISHES:**

FAÇADE: External red brick façade.

WINDOWS: New composite framed double glazed windows to office areas with new seals, flashings and insulated panels. Existing brick sills re-bedded with new 'Hyload' damp proof courses and steel strengthening to the brick spandrel panels.

ROOF: New roof membrane, rainwater outlets, thermal insulation and roof safety system with new rooftop open plant/equipment screening for externally located air conditioning equipment.

**CAR/BICYCLE PARKING:**

CARS: 14no. car parking spaces (including a fully accessible space) with barrier controlled access to car park with controls linked to building reception.

BICYCLE: 30 bicycle parking spaces and staff lockers.

**SUSTAINABILITY TARGET:**

BER: BER Target is B2 (Full Certification shall be provided).

**MECHANICAL:**

AIR CONDITIONING: The air conditioning installation shall comprise an exposed active chilled beam installation throughout the office area floor plates. These multi-service chilled beams will provide fresh air to the space as well as all cooling and heating. The beams will convey all required lighting, emergency lighting and fire protections services. The chilled beam system will offer tenants an energy efficient system with good control in both central and perimeter zones.

Roof mounted chiller to provide chilled water to the chilled beam air conditioning system and fixed to anti-vibration mounts.

HEATING: LPHW heating installation served from the new boiler plant with 4 LPHW circuits in total; 2 No. LPHW circuits to serve the active beam installation, 1 No. LPHW circuit to supply air heater batteries serving the toilet area fresh air systems and 1 No. LPHW circuit serving the main air handling unit heater battery at roof level.

Indoor Climate, Operative temperature:  
Winter mode: 21+/- 2°C  
Summer mode: 22.5+/-1.5 °C Air velocity within the occupation zone shall also be as per this tenant's requirements.  
Winter mode: 0.15m/s  
Summer mode: 0.25 m/s

VENTILATION: The building will be provided with a complete, new, energy efficient ventilation system. Fresh air shall be delivered from new air handling equipment installed to provide the building with the fresh air requirements as per CIBSE standards and guidelines. Fresh air loads shall be based on the requirement of one person per 8m<sup>2</sup> and 10 litres/sec/person fresh air. Fresh air shall be ducted to the active exposed multi service chilled beam system. Areas such as, toilets, cleaner's stores etc. shall be designed to operate under negative pressures to avoid odours emanating from these areas. All exhaust air points shall be separated from supply air points and exhausted at high/ roof level.

PROTECTIVE SERVICES: All necessary protective services such as fire dampers and associated automatic controls shall be fitted throughout. The mechanical systems shall be linked through the BMS to the fire alarm systems. All areas shall be complete with fire extinguishers as per code.

**ELECTRICAL:**

LIGHTING: Lighting as per CIBSE code for lighting LG3, CIBSE/SLL Code for Lighting 2012. The emergency lighting system shall comply with IS 3217, comprising self-contained luminaires and emergency power packs controlled from central test units. All luminaires and power packs shall comply with ICEL 1001 and with IS 3217-2008. Lighting design is currently planned for 350-400lux and installed as part of the multiservice active chilled beam installation.

Lighting control system provided complete with provisions made for individual switching as well as presence controls and day light control allowances.

POWER: The refurbished building's main distribution systems will have capacity for expansion on the floors. The LV switch room shall be designed to accommodate single or multiple tenancy metering. Power factor and surge protection will be provided. Main power cables will be provided with 30% spare capacity. Main distribution boards will be Form 4.

Sub distribution boards provided at 2 No. boards per floor to allow for separation and zoning of floor plates. The building will distribute services over 3 separate cable runways. New cable way installations comprising cable tray and trunking will be provided throughout the building. Duct systems shall have 30% spare capacity. Surge protection and power factor correction will be applied to the new installation.

The refurbished building will provide the tenant with all sub-circuit wiring from the distribution boards to under floor bus bar systems. Power shall be distributed via floor grommets from the under-floor bus-bars. Power to cleaning sockets and core shall be provided and all miscellaneous supplies.

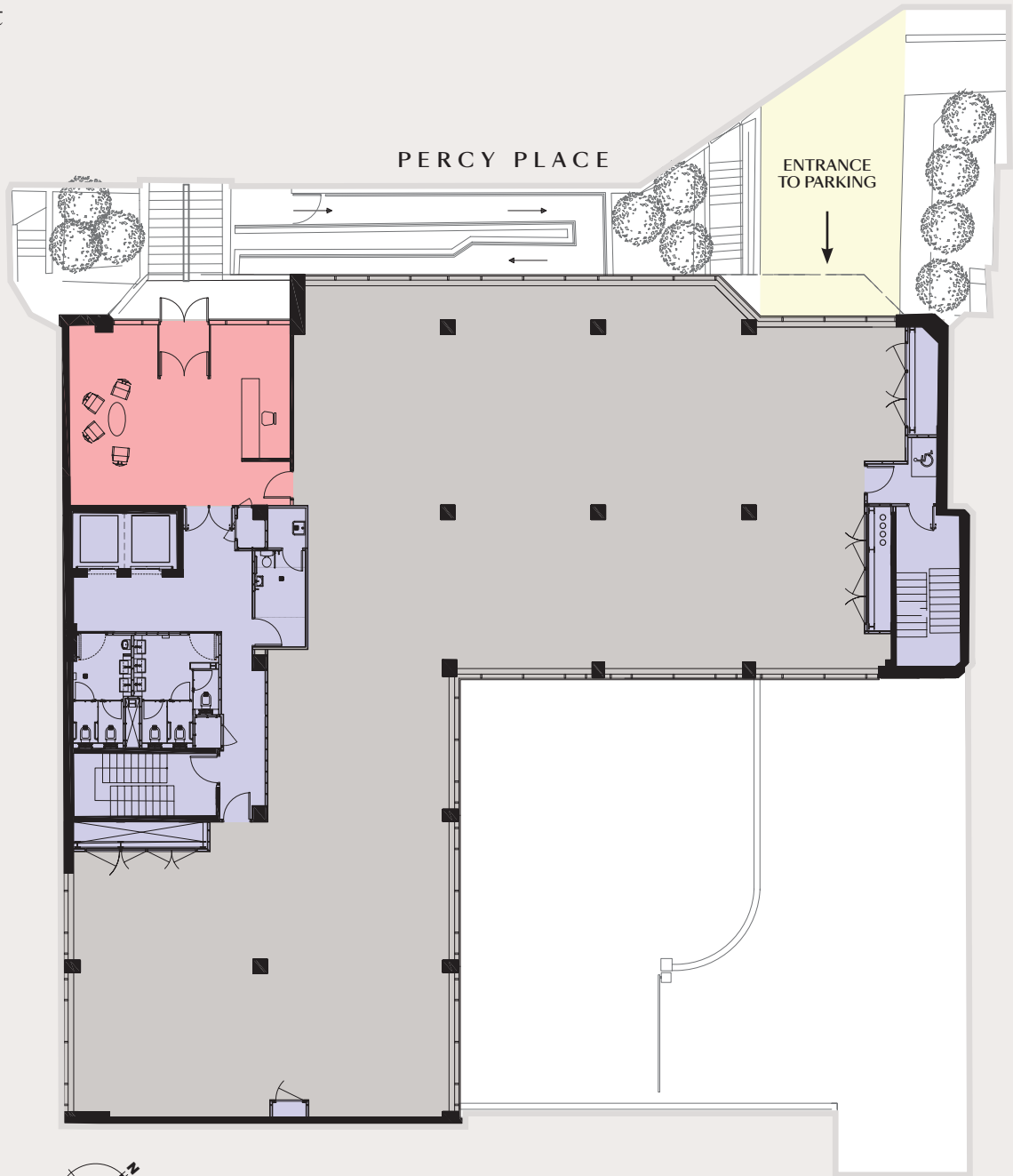




# GROUND FLOOR

4,661 sq ft  
433 sq m

- OFFICE
- CORE
- CAR PARK RAMP
- RECEPTION

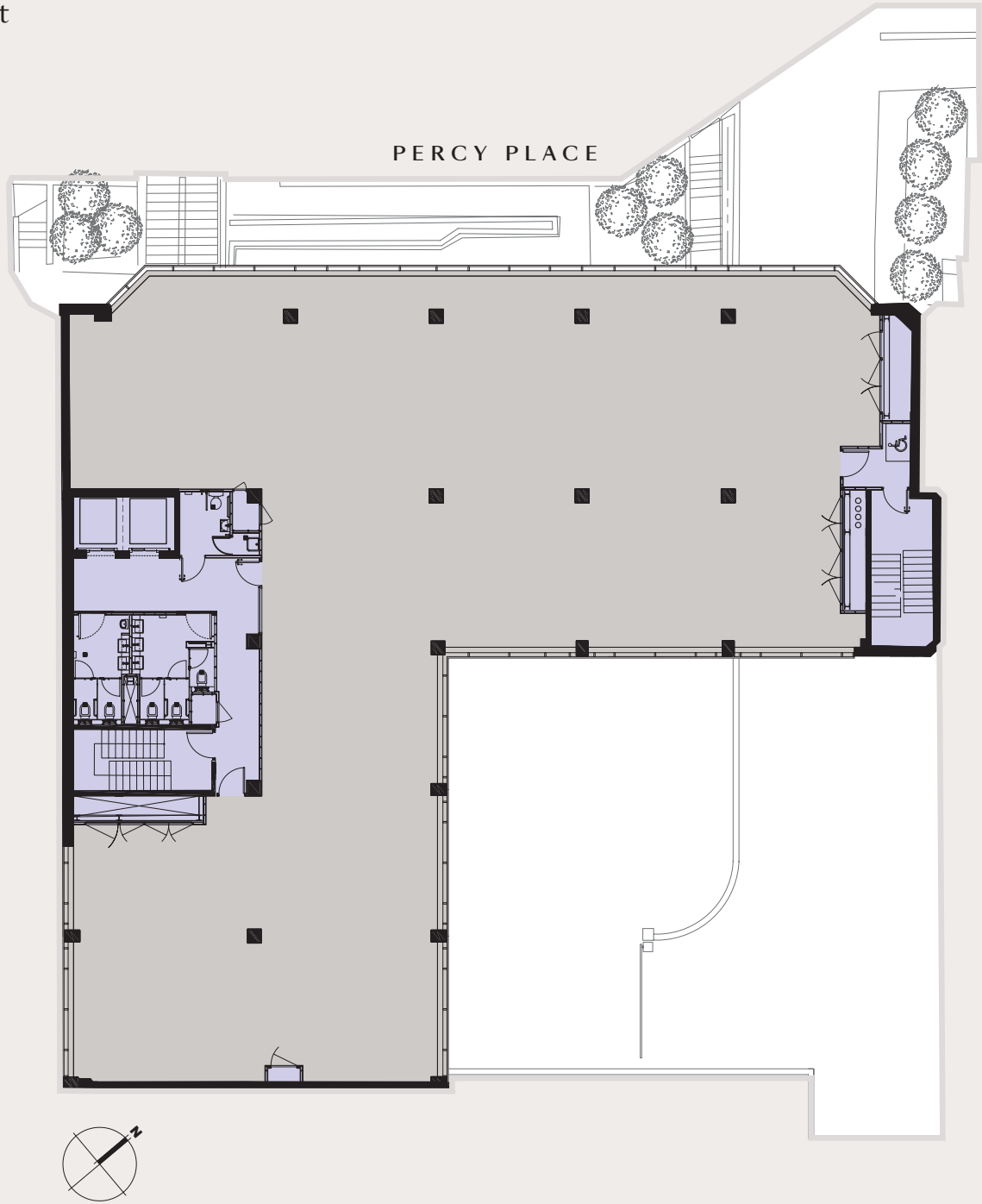




# FIRST / SECOND FLOORS

5,576 sq ft  
518 sq m

■ OFFICE  
■ CORE



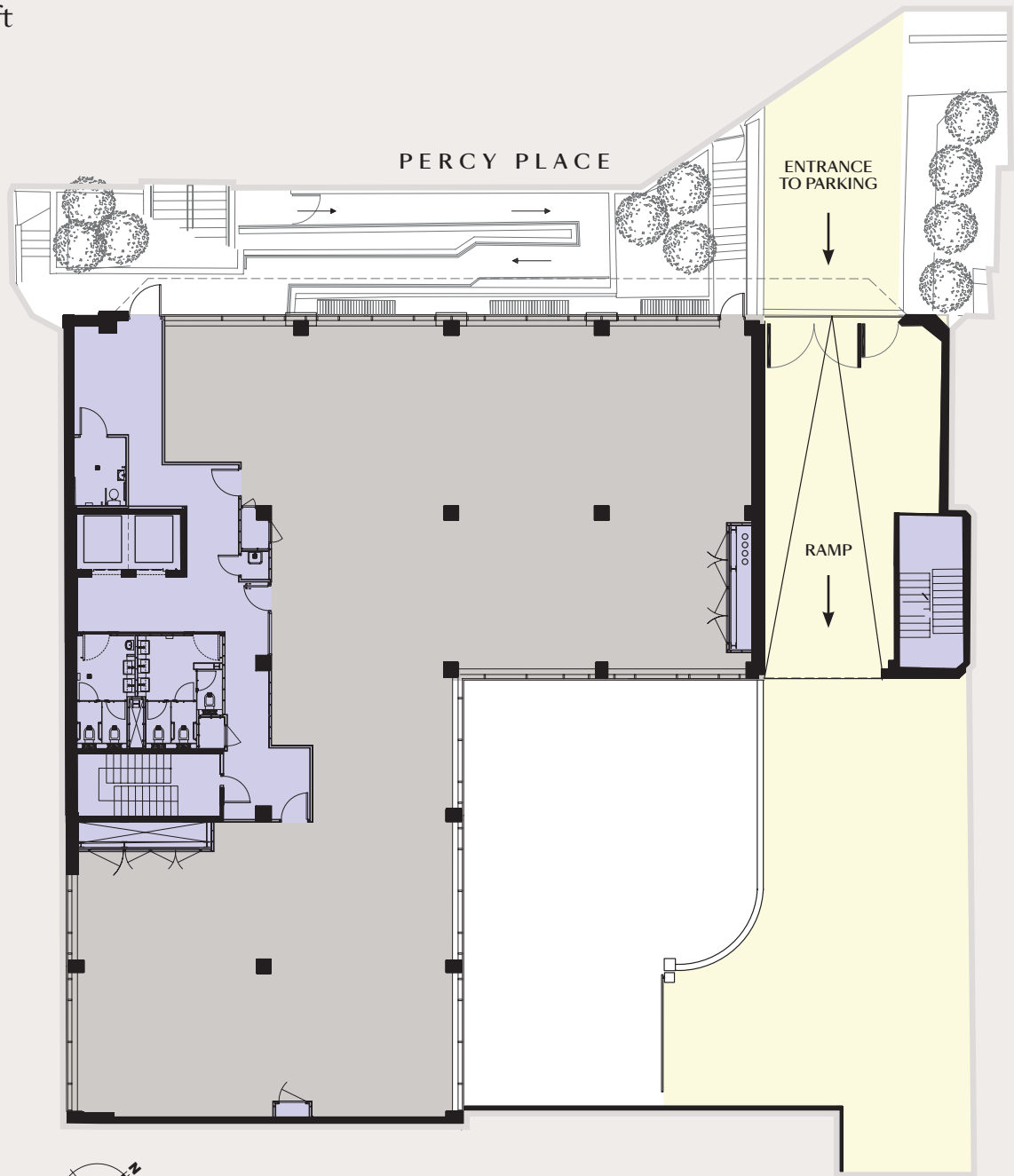




# LOWER GROUND FLOOR

4,209 sq ft  
391 sq m

- OFFICE
- CORE
- CAR PARK RAMP



# PARKING/TENANT AMENITIES

- 14 x Car Spaces
- 30 x Bike Spaces
- 3 x Female Showers
- 3 x Male Showers
- 1 x Accessible WC and Shower

- CORE
- CAR PARK
- AMENITIES

## PERCY PLACE





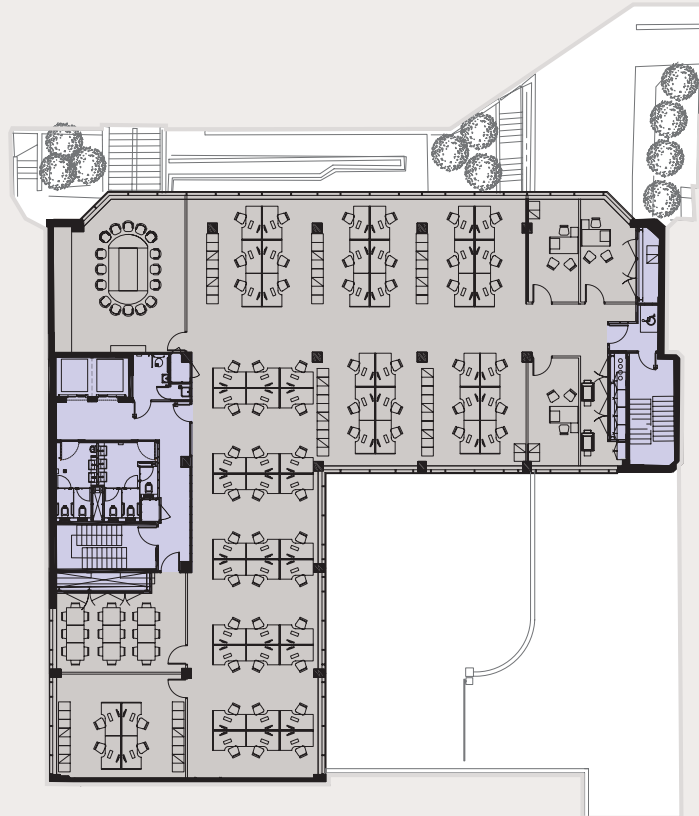


# FINANCIAL LAYOUT

537 sq m

Density: 8 sq m per person

Open Plan Office	60 x Desks
Shared Office	4 x Desks
Private Office	3 x Desks
Boardroom	x 1
Canteen	x 1

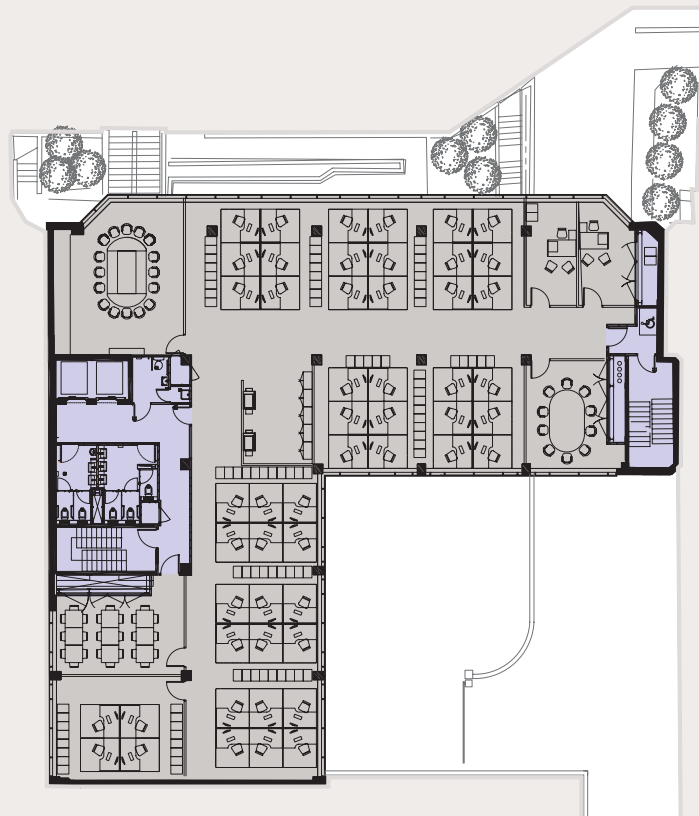


# TECHNOLOGY LAYOUT

537 sq m

Density: 10 sq m per person

Open Plan Office	48 x Desks
Shared Office	4 x Desks
Private Office	2 x Desks
Boardroom	x 1
Canteen	x 1
Meeting Room	x 1



- OFFICE
- CORE

## JOINT AGENTS



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**Target BER**



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