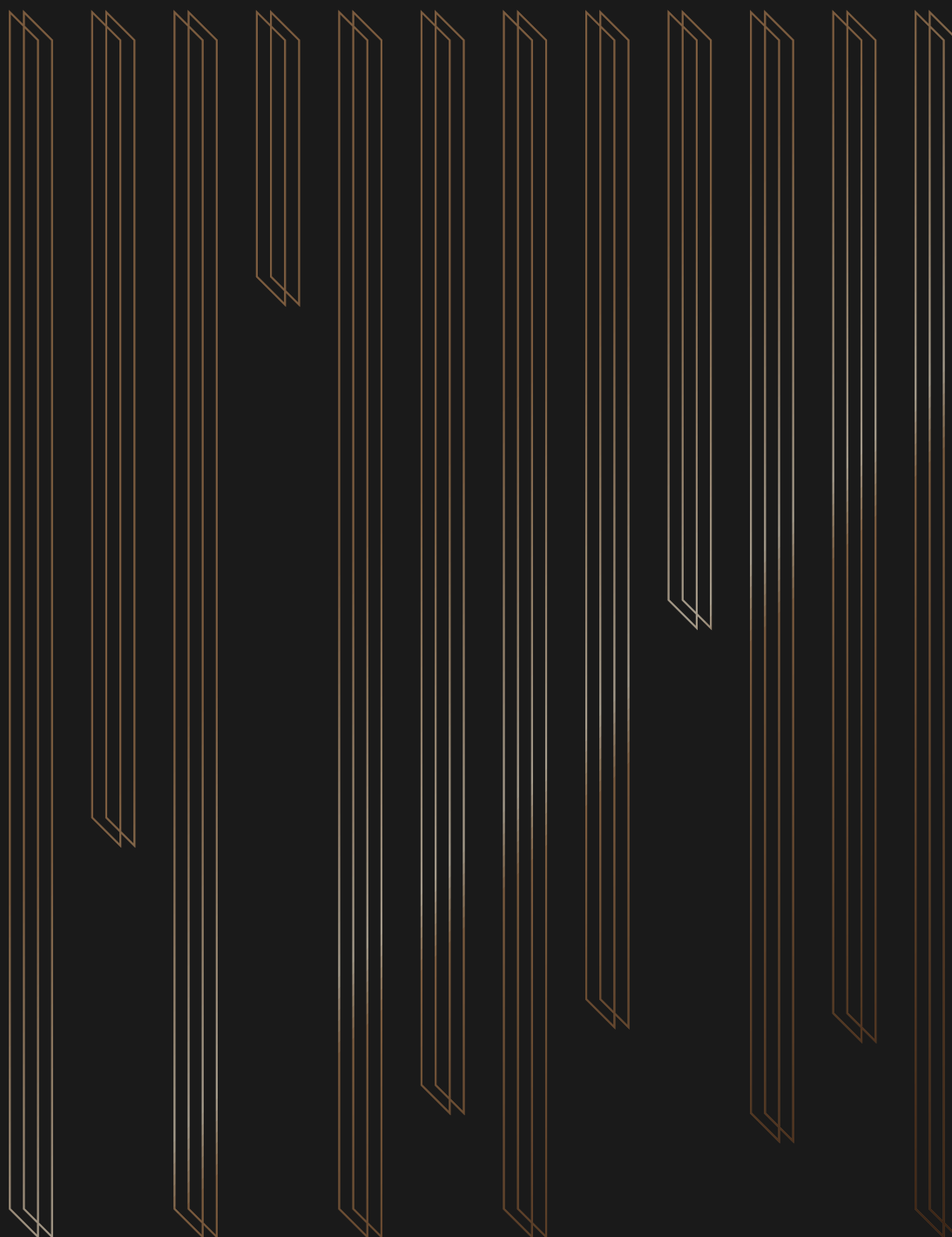


# FOUR & FIVE PARK PLACE



PARK PLACE  
DUBLIN

Hatch Street Upper, Dublin 2

## FOUR & FIVE PARK PLACE

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# Welcome to Four & Five Park Place

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

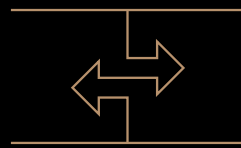


# OVERVIEW



**198,000 sq.ft.**

new HQ office building across 11 floors of premium quality, energy efficient office space



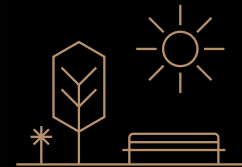
Designed to have **two interconnecting HQ office buildings**

of 124,000 sq.ft. and 74,000 sq.ft. respectively



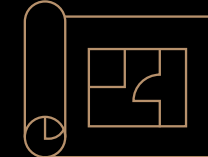
Best in class **sustainability credentials**

Target of LEED Platinum 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



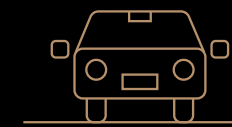
**LUAS Light Rail**

1 min walk (Green Line)



**274**

secure bicycle parking spaces



**48**

car parking spaces



**38**

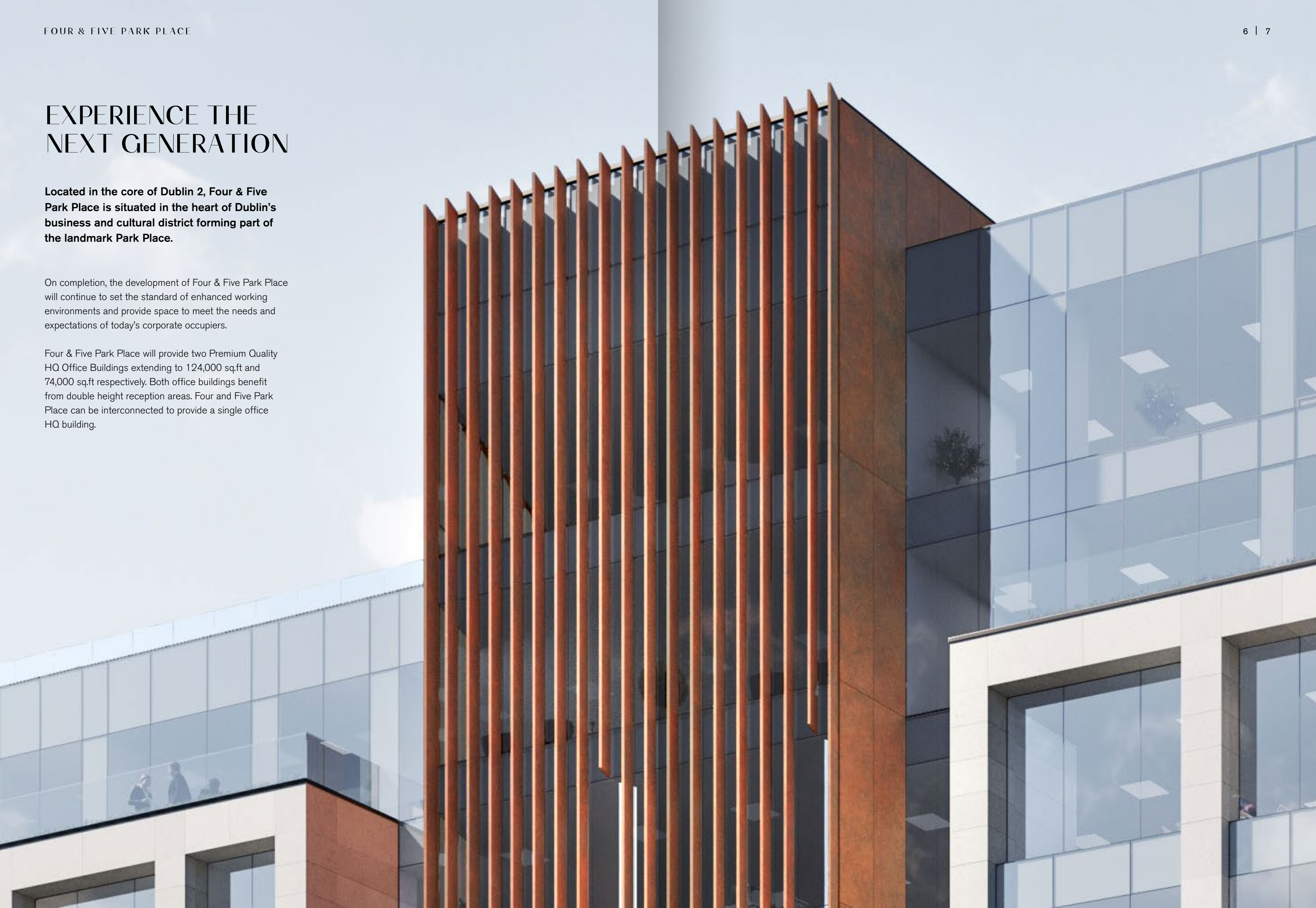
showers and 274 lockers

## 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.**

On completion, 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 will provide 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 and 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
- > Target BER A3 rating
- > Target of LEED Platinum
- > Substantial green roof
- > Rainwater harvesting (including irrigation)
- > High efficiency LED lighting and associated control
- > Substantial Solar PV array
- > High efficiency heat pumps providing LPHW and DHW
- > Target WiredScore Platinum

## Target credentials:



# THE LOCATION



An unmistakable  
Dublin 2 address

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 Merrill Lynch  
Dropbox  
LinkedIn  
Pepper  
Clancourt  
KPMG  
Monument  
Gartner  
2K games
- 29. Prudential
- 30. EY  
Fidelis
- 31. Nuance  
Bloomberg
- 32. EY
- 33. Camden Court Hotel
- 34. Mazars
- 35. WeWork
- 36. Intercom





# 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.

	<b>Luas Green Line</b>	1 min walk
	<b>Luas Red Line</b>	10 min commute
	<b>Dublin Bus</b>	1 min walk
	<b>Dublin Bikes</b>	On your doorstep
	<b>Irish Rail &amp; DART</b>	15 min walk
	<b>Taxi Rank</b>	On your doorstep
	<b>Aircoach</b>	5 min walk
	<b>Port Tunnel</b>	15 min drive
	<b>Proposed Metrolink (Future)</b>	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 197,000 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 will create 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.



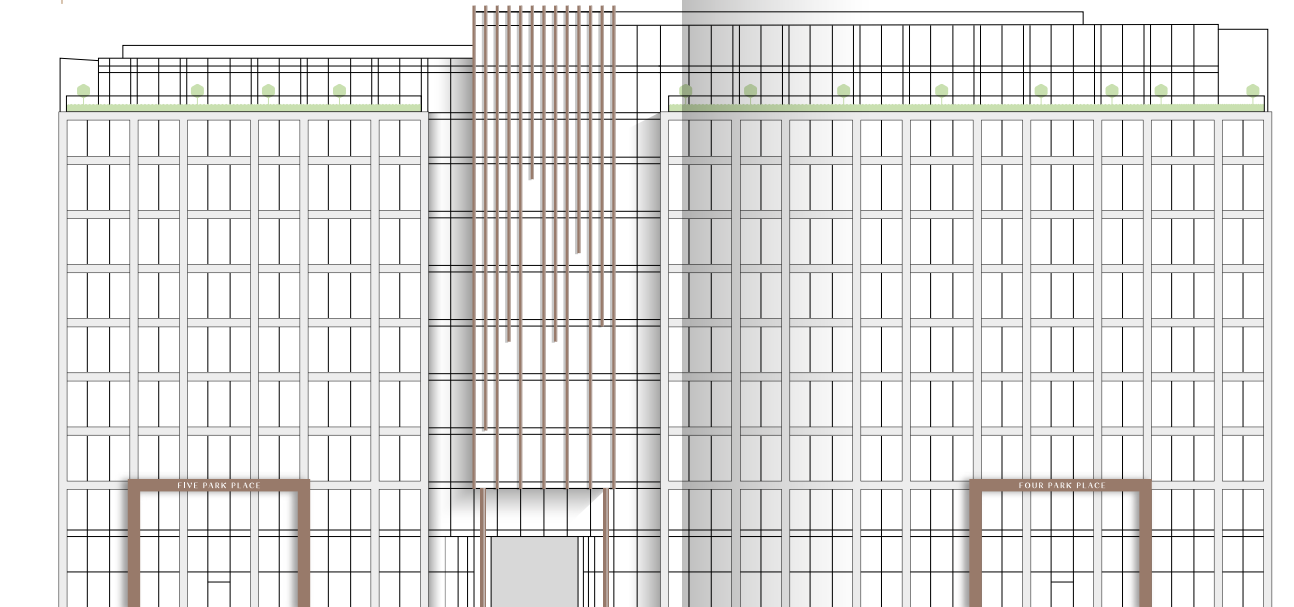
# THE BUILDINGS

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 provides 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 21,200 sq.ft.



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

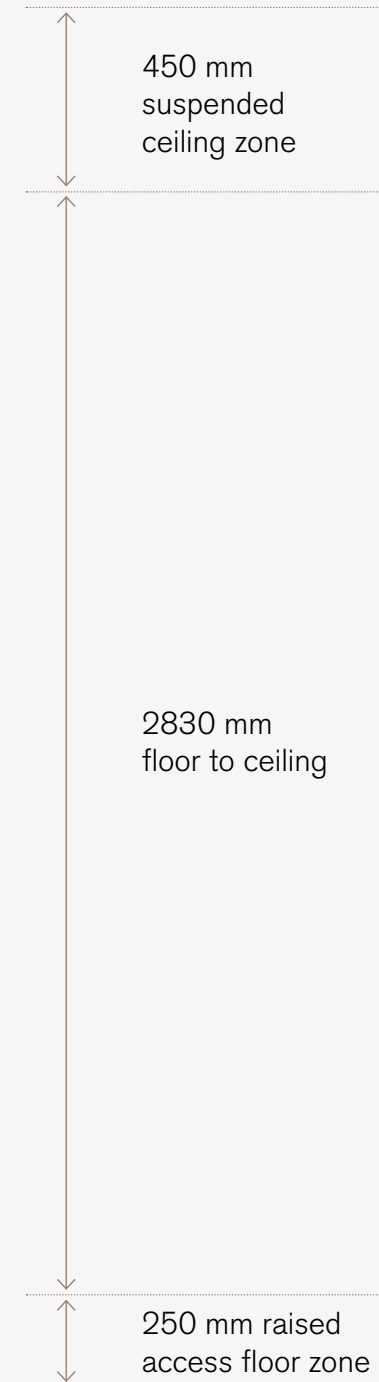




## OUTLINE SPECIFICATION

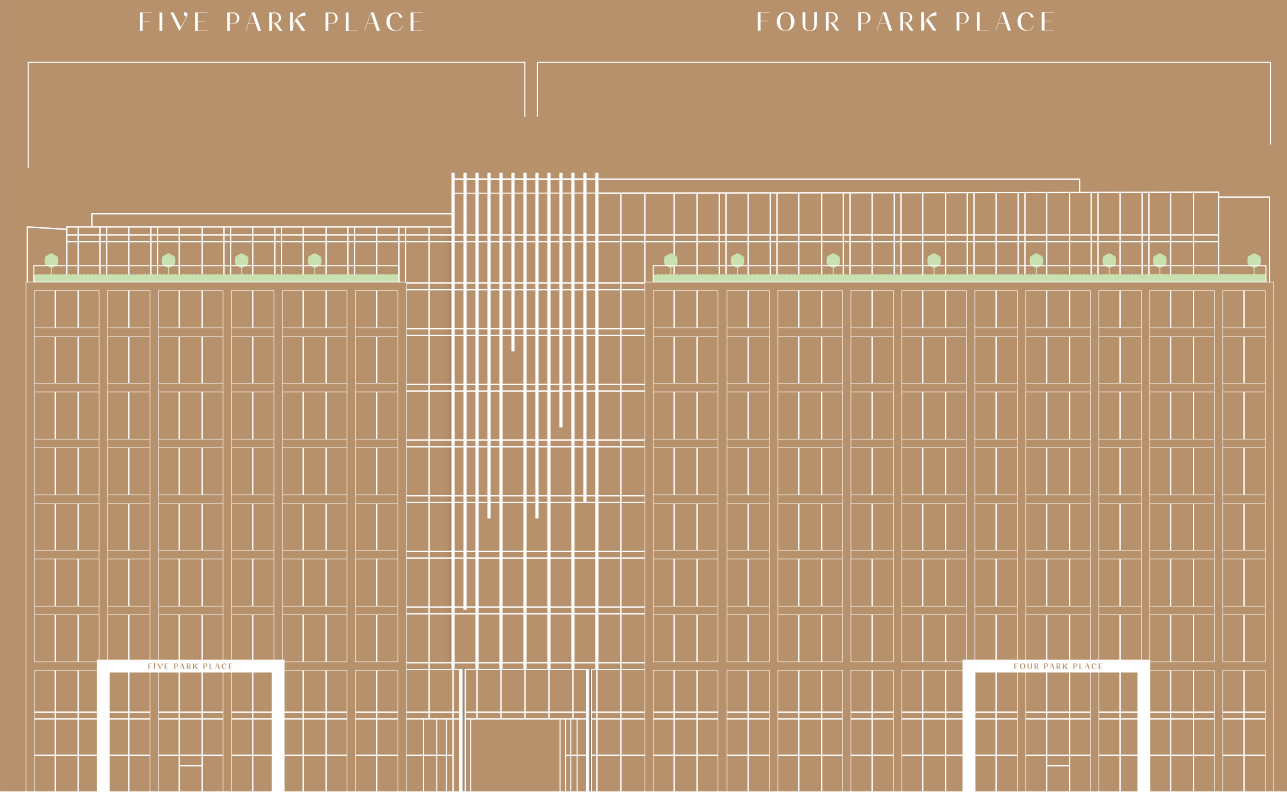


- > Two separate HQ Office Buildings that can interconnect
  - > Target LEED Platinum and WiredScore Platinum certification.
  - > Highly efficient and flexible floorplates
  - > Very generous office floor to ceiling height of 2.83 metres
  - > Suspended ceiling with perforated metal tiles
  - > 4 pipe 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 7th, 8th, 9th & 10th floors.
  - > High quality common area finishes
  - > Clubhouse standard end-of-trip facilities
  - > 38 new showers (including 1 universal access shower) with changing facilities
  - > 274 lockers
  - > 274 secure bicycle parking spaces
  - > 48 car parking spaces



# PLANS & SPECIFICATIONS

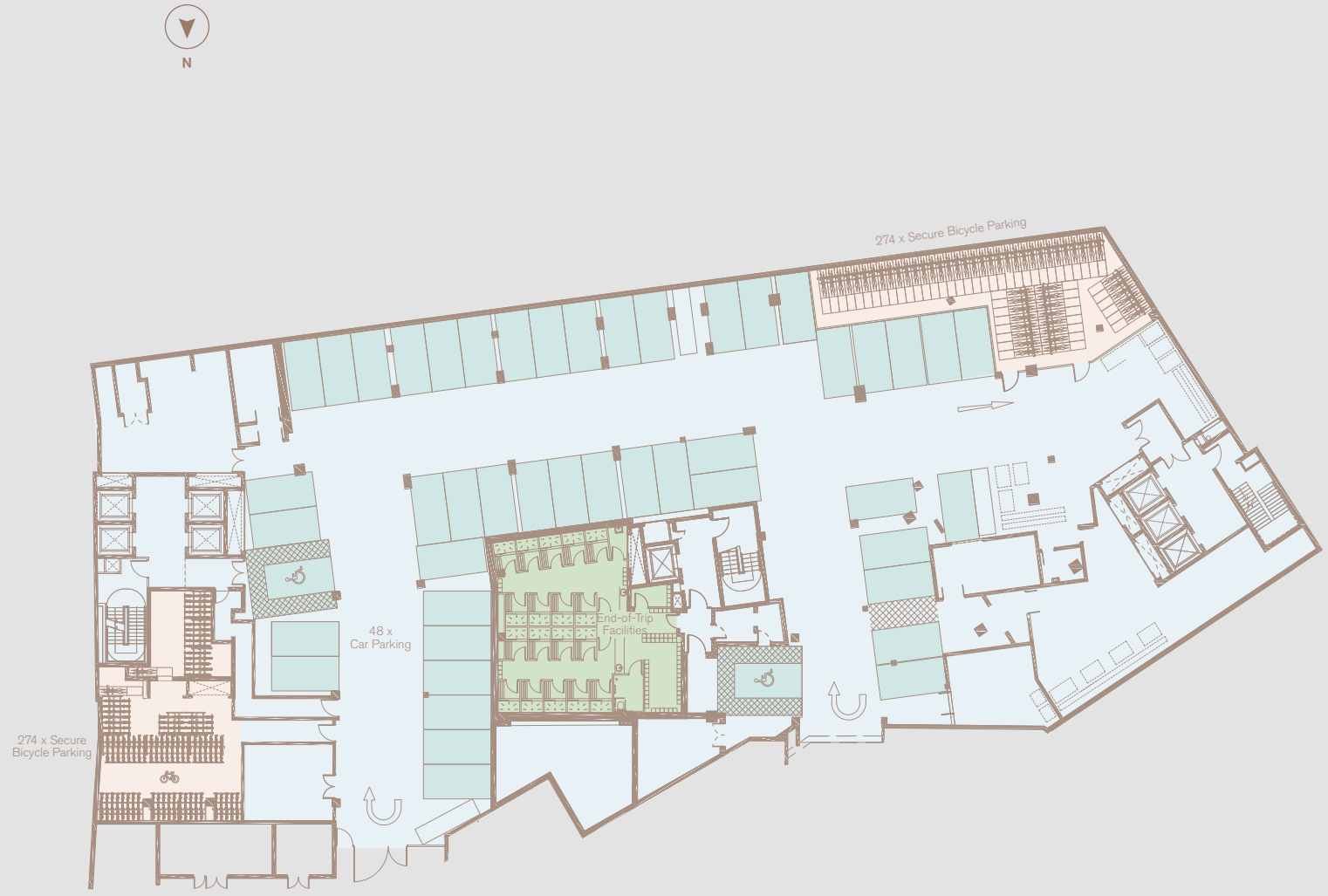
SCHEDULE OF ACCOMMODATION (NET INTERNAL AREA)



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

The above floor areas are approximate areas only.





### Basement

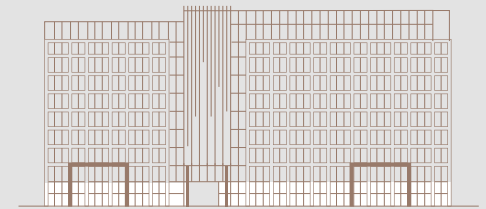
#### End-of-Trip Facilities

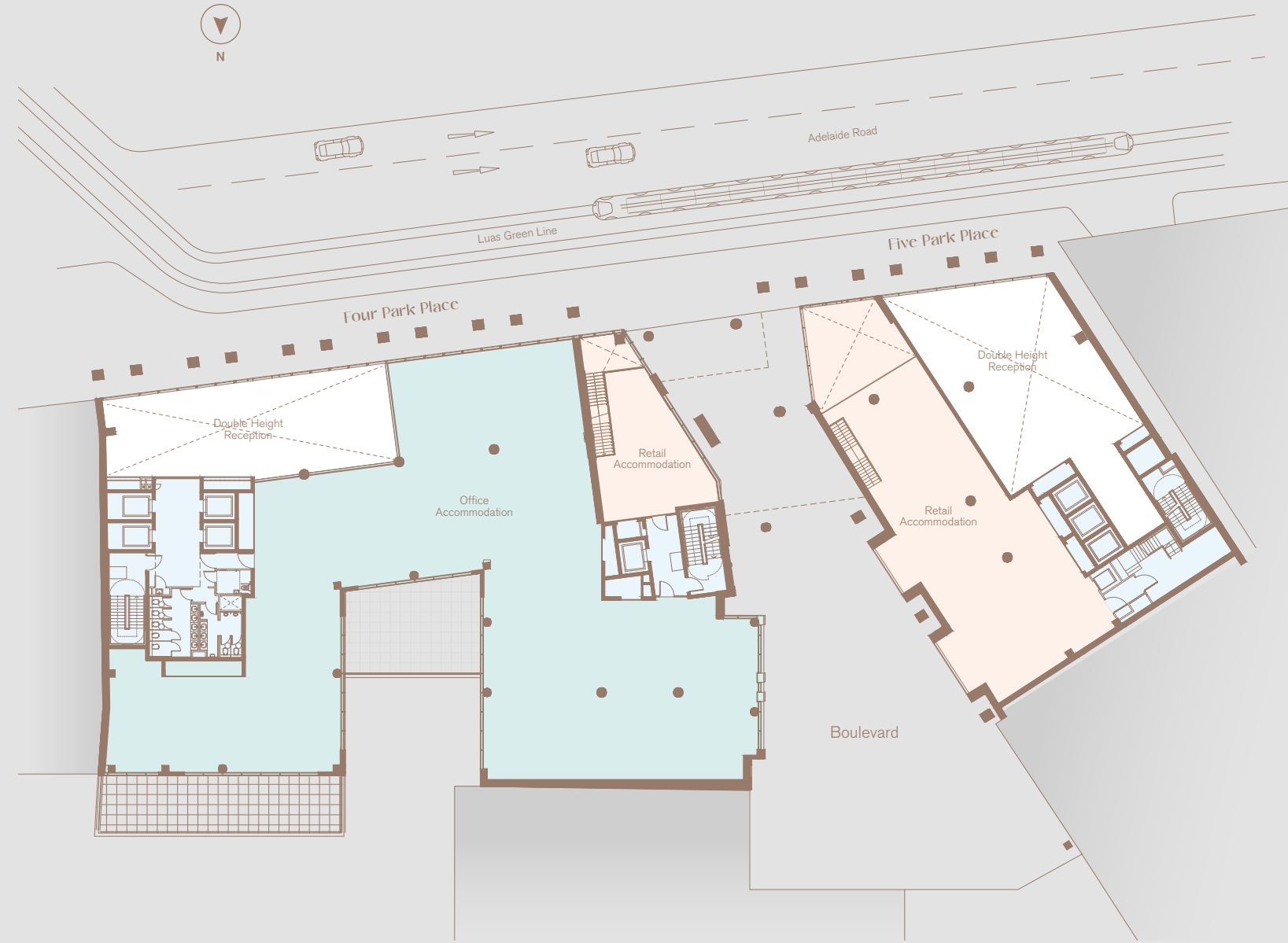
- 48 x Car Parking
- 274 x Secure Bicycle Parking



### 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.**

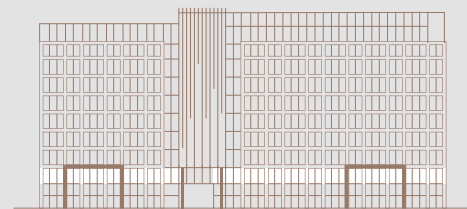




### First Floor

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.

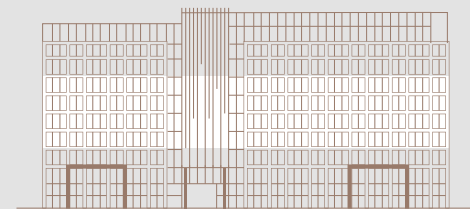
**Total: 1,905 sq.m. | 20,505 sq.ft.**





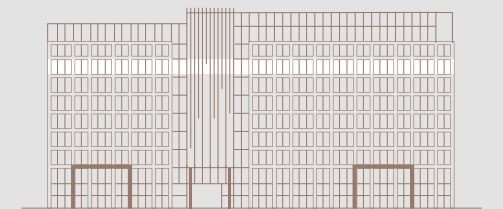
### Third to Sixth Floors

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

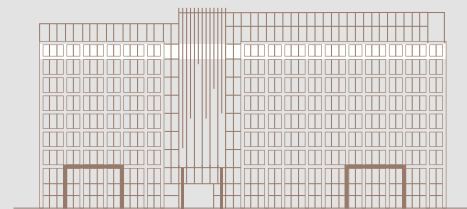
Four Park Place: 1,073 sq.m. | 11,550 sq.ft.  
 Five Park Place: 828 sq.m. | 8,913 sq.ft.  
**Total: 1,901 sq.m. | 20,463 sq.ft.**





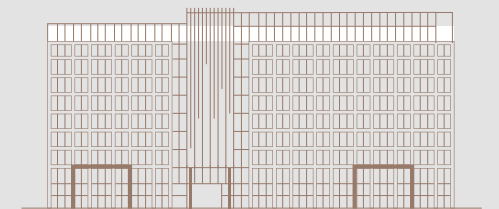
### Eighth Floor

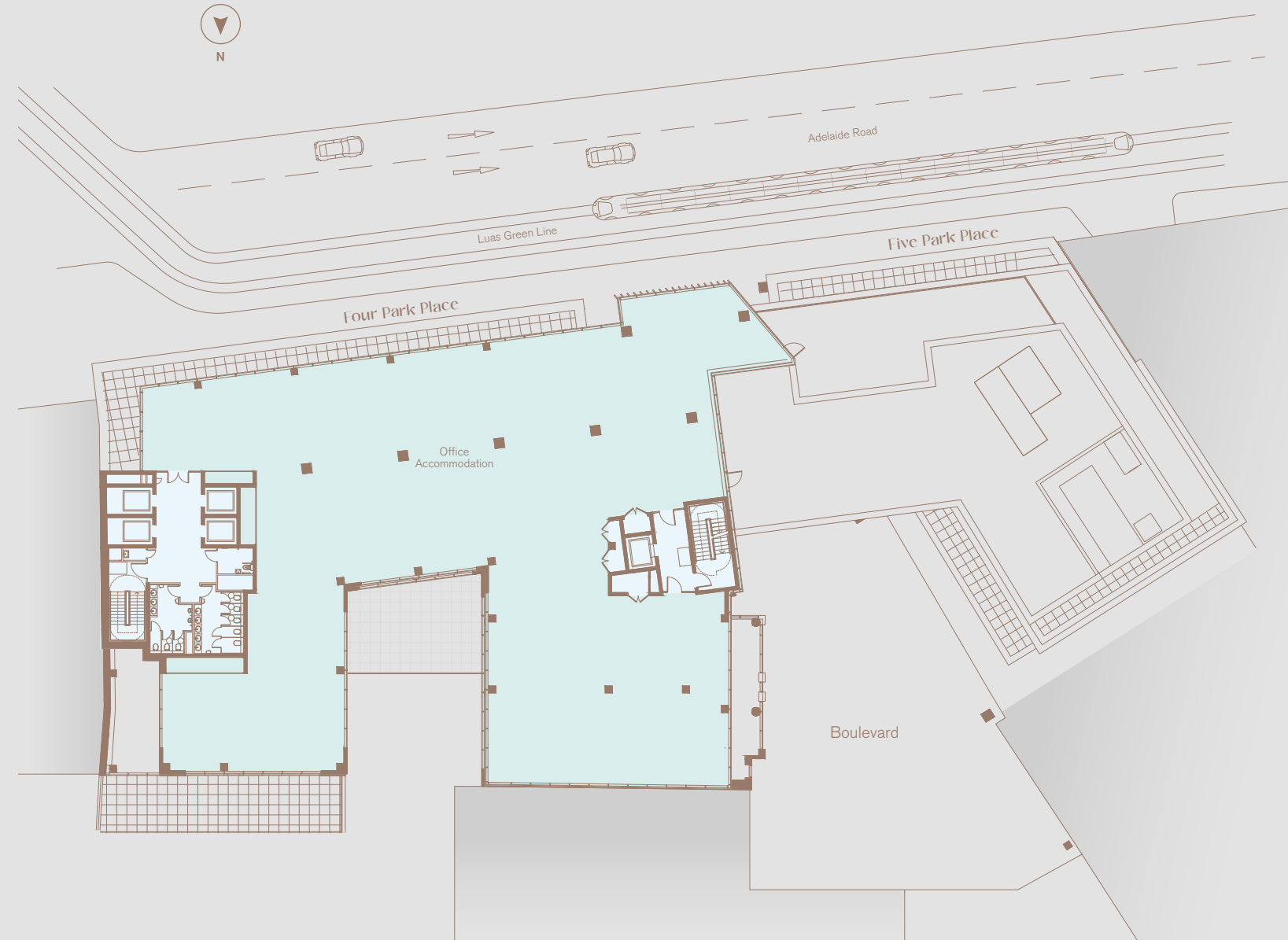
Four Park Place: 1,066 sq.m. | 11,474 sq.ft.  
 Five Park Place: 783 sq.m. | 8,428 sq.ft.  
**Total: 1,849 sq.m. | 19,902 sq.ft.**



### Ninth Floor

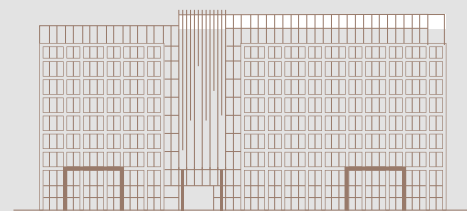
Four Park Place: 942 sq.m. | 10,140 sq.ft.  
 Five Park Place: 700 sq.m. | 7,535 sq.ft.  
**Total: 1,642 sq.m. | 17,675 sq.ft.**





### 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

- Selected Natural Stone cladding with flamed finish and polished plinth stones
- Internal leaf walls behind stone works to consist 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, 2.9 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, to match into existing pedestrian route adjacent to vaults
- Access control, to car park and all main entrance doors

## INTERNAL FINISHES

### Office Floor Finishes

- Kingspan or equal approved proprietary 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

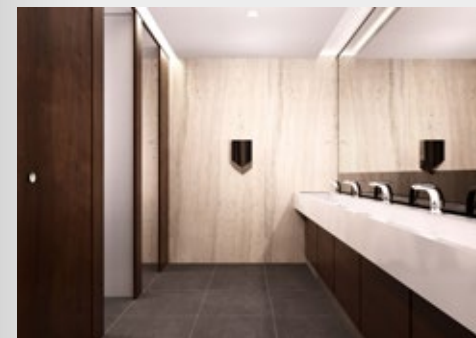
- Selected Azul Valverde Natural stone floor finish with honed finish, or equal approved, to reception areas floor with feature broadloom carpet inlay to seating areas
- In situ insulated concrete screed with underfloor heating



- Fully drained matwell
- Natural travertine stone cladding to walls with accent strips of anodised aluminium on proprietary metal rail system
- 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 to match the lobby finishes
- High quality directory and way finding signage integrated into the reception designs

### Lift Lobby Finish

- Selected Azul Valverde Natural stone floor finish with honed finish, or equal approved, 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 to have natural stone floor to match lobby finish and back painted glass



### Toilet Fittings and Finishes

- Selected Jasper Morrison or equal approved 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 or equal approved 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
- Stainless steel 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 Stainless steel hand dryers or similar
- 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

### Office

- Fresh air to the building will be provided by air handling unit systems located in the plant space with heat recovery. Air will be 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 will be designed to provide 10l/s per person of fresh air to the net lettable areas

### Toilets

- 10 air changes per hour with twin exhaust fans

### Car Park

- Carpark ventilation is Natural with jet fan assistance

### 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

### Primary Heating System

- The heating requirement of the office block will be 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 will be 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

### 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 will also have a condensate drain piping system with piping routed in false ceilings

## Air Conditioning Systems

- Air conditioning will be 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 will be controlled by a Building Management System. The system will be fully automatic and linked to a modem for external monitoring. The system will have energy monitoring and targeting facilities. The BMS system will automatically control the Air Conditioning System

## Plumbing And Fire Protection

### Design Criteria

- Domestic Cold Water Supply System in accordance with Dublin Corporation's requirements water will be stored within the building on the basis of 40 litres per person based on 1 person / 10sq. m and a catering allowance
- Cold water will be stored in format 30 sectional storage tanks in the plantroom. Rainwater will be stored in tanks and will be delivered to WC's and urinal's etc. via service risers within the core areas toilet suites
- The Cold Water Storage requirement will be a combination of Rain Water Harvesting and Potable Cold Water
- Hot water will be generated by means of central high efficiency DHW heat pumps.
- A boosted mains water supply will distribute throughout the building via vertical service shafts. Three DWS supply points complete with valve connection will be provided at each main Landlord core

## Sanitary Waste and Vent Systems

- The system will be double stack system fully ventilated. The system shall comply with BS5572, BS8301 and the requirements of the Building Regulations Part H. Rodding access will be provided at each floor level and at ends of horizontal floats. Fire stopping shall be provided using intumescent collars at each floor level. Carpark basement piping will be SMV / cast iron or equal

## Fire Protection

- Dry risers to Fire Cert requirements
- Gas detection CO detection
- A central sprinkler system will be installed to cover all levels and areas within Four and Five Park Place development to meet the Fire Cert requirements

## 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 will be provided

- Three number Fire-fighting fireman's lifts will be provided across the development to comply with statutory requirements and are incorporated as part of the above passenger lift numbers

## Electrical Services

### 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 will be brought to the LV sub-station by the ESB from Adelaide Road
- The building will be fed from the ESB supply transformers located at the below ground basement Substation. ESB supplies at 400V, complete with LV metering, will be provided subject to normal ESB arrangements
- The switchroom will house the LV meter for each half floor. The power distribution board will be adjacent to the Substation. The Switch Room will house 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 will be located in the switch room. The Landlord switchboard will be equipped with an essential services bus-bar section for Landlords' essential services. All remaining outgoing supplies will be designated non-essential
- Power factor correction, harmonic filtering and surge protection will be provided in the Main distribution board which will be type-tested and constructed in accordance with Form 4 Type 2. Sub-distribution boards will be type-tested and constructed in accordance with Form 3 Type 2
- Switchboards will be 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 will be provided with a tenant distribution board. Each distribution board will be served with a separate sub-main from the appropriate section of the relevant switch board. Sub mains cables will be routed via the duct risers and will be run on galvanised cable tray and the LV supply metered separately
- Tenants' distribution boards will serve their local general lighting, local general services via under floor power tracks, and local mechanical services such as fan coil units

## 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 will be low energy LED type. Provision to provide flexible switching arrangements for any future cellular layout of offices
- A lighting control system will be provided allowing full automatic control of all luminaires. Core area lighting on each office floor will consist 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 will comprise surface mounted circular wall lights. Corrosion proof lighting will be provided to car park and plant areas
- Facilities for general services power within open plan office areas will be provided by means of under floor power busbar each capable of serving workstations. RCBOs will be provided within the Busbar system
- Hand dryers will be provided within toilets

## Generator Power

- A standby generator for essential emergency services will be provided within the basement. This will provide 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 will be housed within the generator's frame base, no bulk fuel storage will be provided. The engine exhaust pipe will be routed to atmosphere. Automatic changeover will be provided between the ESB supply, the standby supply and the essential services

## Emergency Lighting

- Emergency lighting complying with IS3217 will be provided to circulation areas and open plan office areas. Three hour duration battery inverter packs will be 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 will be provided on exit routes from the building. These will include circulation areas, notional corridors and staircases. Emergency lighting central test units will be provided

## Telephone/Data Communications

- Dedicated containment for vertical distribution voice / data cabling will be provided within risers. These will be routed to the basement rooms provided for entry points for telecommunications services. Two entry points will be provided for communication cabling allowing supply resilience

## Earthing

- Earthing system in accordance with the ETCI Rules

## Fire Alarm, Life Safety And Fireman's Remote Control Fan Systems

- An addressable fire alarm system, type L1 complying with IS3218 and EN54 will be provided to all core area of the building based on an open plan offices layout. Tenants will be expected to modify / add to the detectors and sounders in their areas in the case of cellularisation of offices
- The main fire alarm panel will be located in the reception area with a separate fire alarm panel and loop to each of the office floors
- Fire alarm interface units will be provided to lifts, gas valves, mechanical services control panels, door access systems, coil vent systems, etc. so that these systems can respond appropriately to a fire situation. Facilities for remote monitoring will be provided

## Lightning Protection / Surge Protection

- A lightning protection system complying with ISEN 62305 will be provided. The system will comprise air terminal, roof network, earth electrodes, inspection pits and test links. Down conductors will comprise the reinforced concrete structure being bonded together during construction or equivalent

## Security System

- Intruder alarm system complying with IS199 will be provided. This will include magnetic read door contacts on all external doors at ground floor level, basement car park and roof access areas
- Glass break detectors will be provided to all areas on the ground floor
- Facilities for remote monitoring will be provided. Digital IP based CCTV cameras are being provided to the building, entrance lobbies and reception area to provide general view of traffic movement to the basement car park
- An access control system will be provided to control entry to the building from the basement car park

- Access control will be provided to the main building entrance. Egress will be by push button to open switches with emergency green break glass units. The access control equipment will be located in the reception with monitoring facilities
- Conduit drops with draw wires will be provided on doors to open plan office areas from the main core circulation space on each floor. These will be provided to facilitate the installation of tenant access control systems. Conduits will terminate in walls in flush single gang boxes equipped with cover plates
- The access control system CCTV system and intruder alarm system will all be linked together to provide a comprehensive security system

## Rainwater Harvesting System

- The system will comprise of a rain water collection tank, submersible pump, piping and controls unit with two stage filtration, leaf filter, and separate rain water piping to WC's in the core areas in the system
- The rain water will be collected off the building roof areas and pass through the leaf filter and will be accumulated in the collection tank. The rain water will be pumped through the two stage filtration to the sanitary fittings outlets
- The tanks will have level controls, overflows and will be connected to a rainwater booster unit to serve the outlets. The piping system will be a separate system from the domestic hot and cold water system
- The rain water storage tank will also have a mains water top up connection to augment when rain water supply is low

## LEED

- The building will be designed to a standard that will target LEED Platinum. This will include the services Energy aspects metering and controls, Water Conservation requirements with the dual flush, controls, metering etc. and will include the relevant aspects on Management that will also require a user input

## PV Solar Panels

- An array of photovoltaic solar panels will be located on the roof level feeding into the landlord LV distribution system. The system will be provided with inverters and local means of isolation by the fire brigade

## Sustainability

- A BER rating of A3 or better will be achieved

## Standards

The mechanical and electrical services installations will be 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





## THE DEVELOPER

Clancourt Group has been developing and managing prime office buildings in Dublin since the 1960's

As one of Ireland's longest standing and most highly regarded private commercial developers and property managers, Clancourt has an unrivalled reputation in both regards. As a developer, they have an unparalleled reputation for developing buildings of the highest standard.

Clancourt Group has attracted a wealth of high-profile occupiers. Tenants within Clancourt's portfolio include IDA Ireland, Arthur Cox, Deloitte, DropBox, Gartner, CNP Santander, KPMG, Bank of America, Fidelis, Pepper and EY, to name a few. Clancourt Group encourage occupiers to grow within their property portfolio and have established relationships with a number of occupiers that have lasted in excess of 30 years. In addition to providing Dublin's leading office buildings (in terms of location, specification and finishes), Clancourt manage their own properties, thus ensuring competitive service charges.



### Occupiers in our buildings:



# 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



Fire Engineers





[fourandfiveparkplace.ie](http://fourandfiveparkplace.ie)