

# 5 EARLSFORT TERRACE

DUBLIN 2











5 EARLSFORT TERRACE

Artist's impression of proposed plaza





5 Earlsfort Terrace is a landmark Grade A office development overlooking the iconic National Concert Hall and a vibrant new urban plaza at the heart of Dublin's business and cultural district

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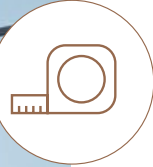


Artist's impression of proposed plaza



THE BUILDING

## HIGHLIGHTS



65,000 SQ FT OF  
GRADE A OFFICE SPACE



PRESTIGIOUS ADDRESS -  
100 METRES FROM ST STEPHENS GREEN



PLAZA DESIGNED BY AWARD WINNING  
ARCHITECT - ROBERT TOWNSHEND



2.7M FLOOR TO CEILING  
HEIGHTS ON NEW FLOORS



3 X 17-PERSON  
PASSENGER LIFTS



50 CAR PARKING  
SPACES



BICYCLE, LOCKER  
AND SHOWER FACILITIES



LEED PLATINUM  
& BER A3 RATING





DOCKLANDS



MERRION SQUARE

BAGGOT STREET

LEINSTER HOUSE

KILDARE STREET

DAWSON STREET

ST STEPHEN'S GREEN

GRAFTON STREET



KPMG



# A SUPERIOR ADDRESS

LINKED IN

5 EARLSFORT TERRACE

DUBLIN 2



BANK OF IRELAND

GRAND CANAL

FITZWILLIAM SQUARE

LEESON STREET

ALLERGAN

AERCAP

METLIFE

MAPLES & CALDER

EVERSHEDS

ARTHUR COX

NATIONAL CONCERT HALL

EARLSFORT TERRACE

DELOITTE

IVEAGH GARDENS

DROPBOX

HATCH STREET

HARCOURT STREET





The quality of design and attention to detail is reflected in the elegant double height reception area framed in stone and brass incorporating feature lighting and a bespoke reception desk







SFORT TERRACE

- 1. 100% Quality
- 2. 100% Safety
- 3. 100% Service
- 4. 100% Satisfaction
- 5. 100% Security
- 6. 100% Reliability
- 7. 100% Efficiency
- 8. 100% Effectiveness
- 9. 100% Productivity
- 10. 100% Profitability



Award winning landscape architect Robert Townshend has been commissioned to redesign the Earlsfort Terrace Plaza which will provide occupiers with a unique amenity enhanced by views across to the National Concert Hall



Artist's impression of proposed plaza





“ The redesigned plaza at Earlsfort Terrace will provide a tranquil public amenity for occupiers and visitors to enjoy. Through sustainable urban landscaping and a reflective water feature it will be a green jewel for this part of Dublin. ”

Robert Townshend







## BUILDING AMENITIES



5 Earlsfort Terrace is a building that values employee well being. The tenant welfare facilities are situated at basement level and include 'Clubhouse' quality showers, lockers and changing facilities.

There are 70 secure bicycle spaces in the basement and an unparalleled car parking ratio providing 50 cars at more than 1 per 1,300 sq ft.





# HIGHEST PERFORMANCE

## LEED Platinum Standard Office Space

The emphasis on sustainability and energy efficiency in the design of the building, underwritten by LEED accreditation, ensures that building occupants can minimize both operational costs and environmental impact.



To help achieve the LEED Platinum Accreditation a sustainable, energy conscious design approach has been adopted. As a result the following water and energy savings have been achieved compared to the baseline values:

46%

**Reduction in  
potable water  
use by providing  
water efficient  
sanitary ware**

57%

**Reduction in  
annual energy  
consumption  
compared to the  
ASHRAE 90.1-2007  
baselines**

43%

**Reduction in  
annual energy  
costs compared to  
ASHRAE 90.1-2007  
baselines**



## THE BUILDING







# 8,600 sq ft floor plates

## High standard specification finishes

- M&E to cater for an occupational density of 1 per 8 sq m
- Full Air Conditioning throughout
- Raised access floors
- Metal suspended ceiling tiles
- Recessed LED lights
- Flexible splits readily possible if desired
- Three 17 person high speed lifts







## A VIBRANT HUB OF BUSINESS, CULTURE AND SHOPPING



Ireland's premier shopping precinct at Grafton Street is a relaxing stroll through St Stephen's Green. The National Gallery and National Museums are also in close proximity.

The Iveagh Gardens, Dublin's 'Secret Park', is within 100m accessible via The National Concert Hall.





## LOCAL AMENITIES





# CURATED SELECTION

Some of the finest local amenities to try before you find your own favourites.



## FINE DINING

### **Dax Restaurant**

23 Pembroke Street

Modern Irish-French cuisine in a Georgian basement dining room.

4 mins walk



## QUICK BITE

### **Peacock Green**

The Vaults, Hatch Street

Casual lunch and savoury snacks in a homely atmosphere.

4 mins walk



## SLEEP TIGHT

### **Conrad Hotel**

Earlsfort Terrace

Award-winning Conrad hotel in the neighbouring building.

1 min walk



## RETAIL THERAPY

### **Brown Thomas**

Grafton Street

Ireland's famous retail store, home to a wide range of luxury items.

9 mins walk



## DAILY GRIND

### **Joe's Coffee**

Montague Street

Serious coffee for those with a passion for the daily grind.

4 mins walk



## COCKTAILS

### **House**

Leeson Street

House is the place to see and be seen in after business hours.

2 mins walk



## MUSIC TO THE EARS

### **National Concert Hall**

Earlsfort Terrace

Host to over 1000 world class performances every year.

1 min walk



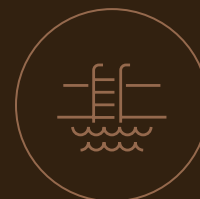
## GREEN SPACES

### **Iveagh Gardens**

Hatch Street

An oasis in the city and host the annual 'Taste of Dublin' food festival.

2 mins walk



## MID-WEEK DIP

### **The Spa and Health Club**

Shelbourne Hotel

Excellent facilities including a swimming pool, thermal facilities, gymnasium and fitness suite.

6 mins walk











# THE CITY ON YOUR DOORSTEP

## Transport Links

5 Earlsfort Terrace is situated at the centre of Dublin's transport network. The LUAS light rail system can be accessed nearby at St Stephen's Green providing access to the North City, Docklands and the South & West suburbs. Commuters can access an abundance of Dublin Bus routes serving all parts of the city and the DART and mainline rail are nearby at Pearse Street Station.

Dublin Bikes - right outside  
Taxi Ranks - on your doorstep  
Dublin Bus / Aircoach - 1 min walk  
LUAS - 6 mins walk  
DART - 14 mins walk  
Port Tunnel - 15 mins drive  
Dublin Airport - 35 mins drive

## Restaurants/Cafes

1. Patrick Guilbaud
2. Pearl Brasserie
3. Bang
4. L'Ecrivain
5. Angelina's Restaurant
6. Marco Pierre White
7. Sams Bar
8. 37 Dawson Street
9. Ely Wine Bar
10. Peploe's
11. One Pico
12. Dunne & Crescenzi
13. Fallon & Byrne
14. The Greenhouse
15. Hartigans
16. House
17. Sophies
18. Odeon
19. Shanahan's on the Green
20. Peacock Green
21. Morton's
22. Dax Restaurant
23. Suesey Street

## Hotels

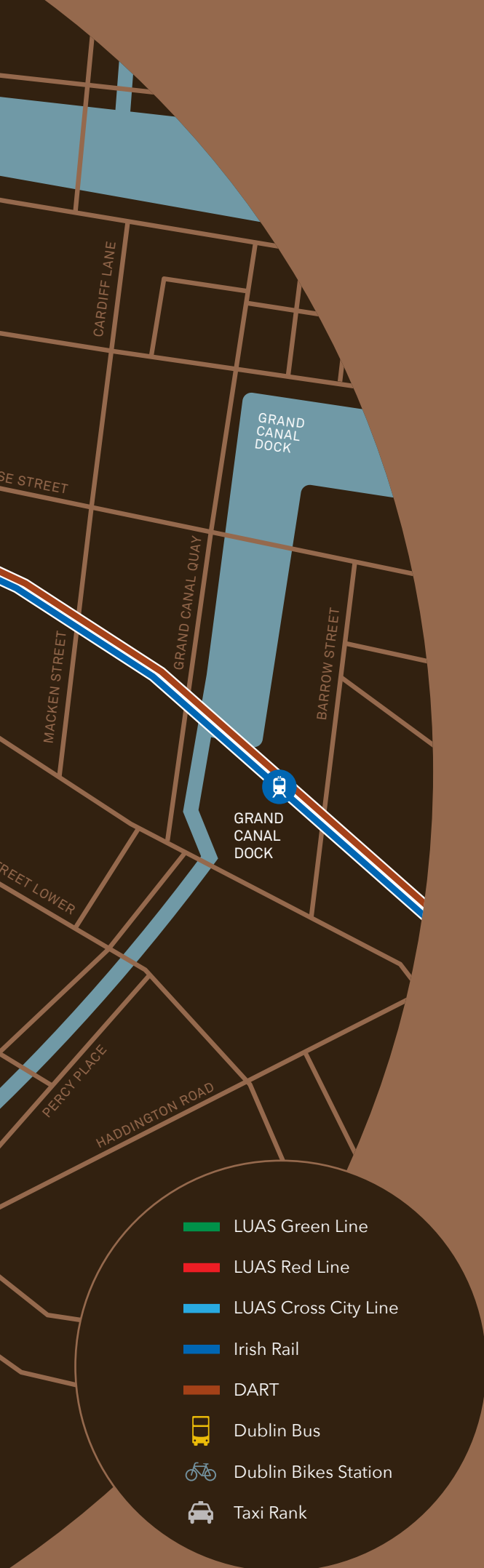
24. Conrad
25. The Shelbourne
26. The Merrion
27. The Westbury
28. Cliff Townhouse
29. Hilton Dublin

## Lifestyle

30. Fitzwilliam Square
31. Merrion Square
32. St Stephen's Green
33. Grafton Street
34. Powerscourt Centre
35. énergie fitness
36. St Stephen's Green Centre
37. The Spa at The Shelbourne
38. The Buff Day Spa
39. South King Street
40. FLYEfit
41. Educogym
42. Oslo Health & Beauty
43. Fade Street
44. George's Street Arcade
45. FFS Gym

## Cultural

46. RHA Gallery
47. The Gaiety Theatre
48. The National Gallery
49. The Douglas Hyde Gallery
50. National Museum of Ireland
51. Taylor Galleries
52. The National Library
53. National Concert Hall
54. Science Gallery
55. Dublin Castle
56. Royal College of Physicians
57. Alliance Française
58. Mansion House
59. Trinity College Dublin





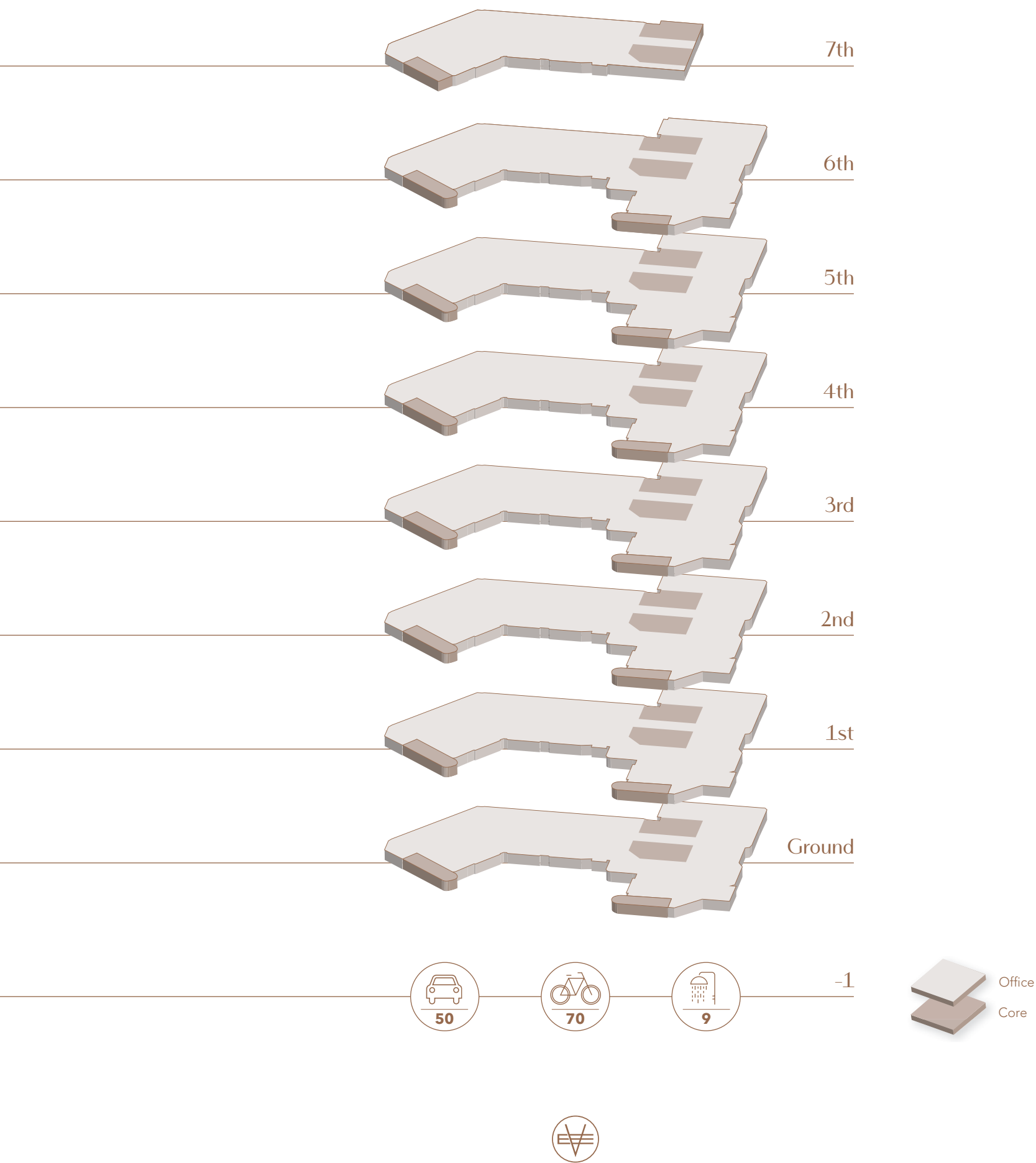
# AREA SCHEDULE

Net Internal Areas	Office sq ft	Office sq m	
Seventh Floor	5,113 sq ft	475 sq m	
Sixth Floor	8,762 sq ft	814 sq m	
Fifth Floor	8,633 sq ft	802 sq m	
Fourth Floor	8,633 sq ft	802 sq m	
Third Floor	8,633 sq ft	802 sq m	
Second Floor	8,633 sq ft	802 sq m	
First Floor	8,353 sq ft	776 sq m	
Ground Floor	8,611 sq ft*	800 sq m*	*including reception
-1 Basement	up to 50 car parking spaces, 70 bicycle spaces, 9 showers and changing facilities		
<b>Total</b>	<b>65,371 sq ft</b>	<b>6,073 sq m</b>	



ACCOMMODATION

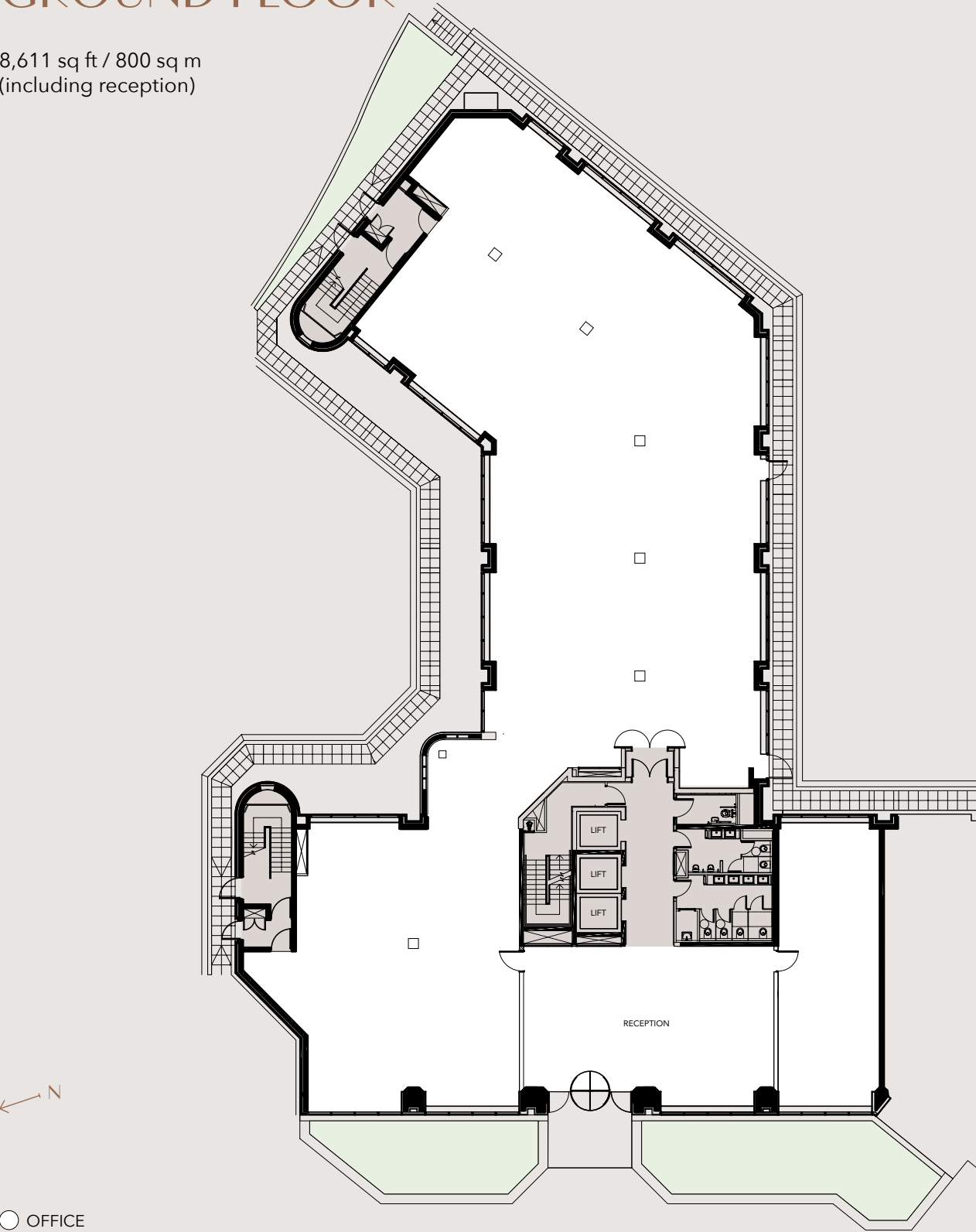
Clever floor plate design allows single and multiple floor lettings and provides ultimate flexibility to occupiers.





# GROUND FLOOR

8,611 sq ft / 800 sq m  
(including reception)

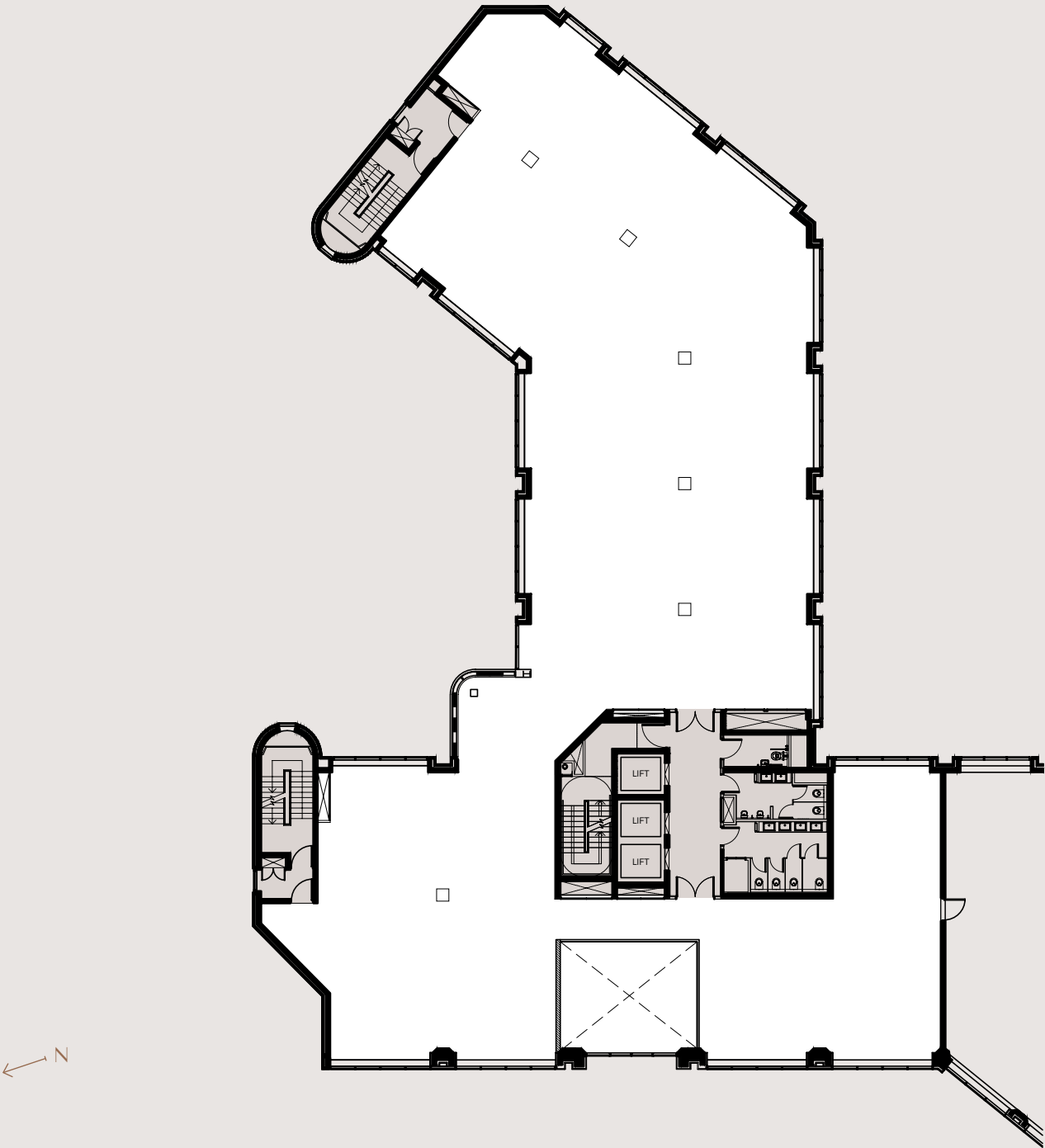


- OFFICE
- CORE



# 1st FLOOR

8,353 sq ft / 776 sq m



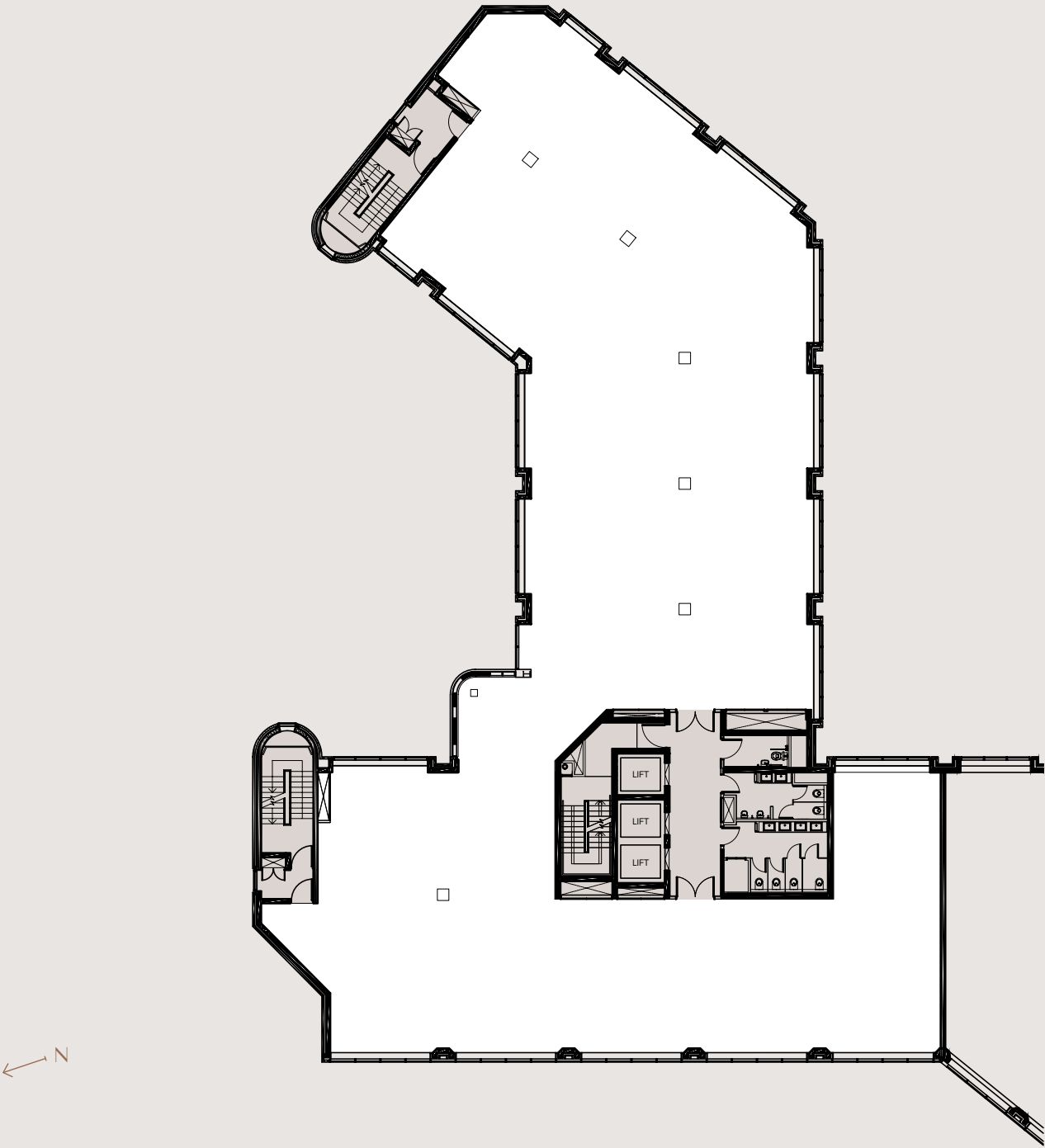
- OFFICE
- CORE





# 2nd, 3rd, 4th & 5th FLOORS

8,633 sq ft / 802 sq m



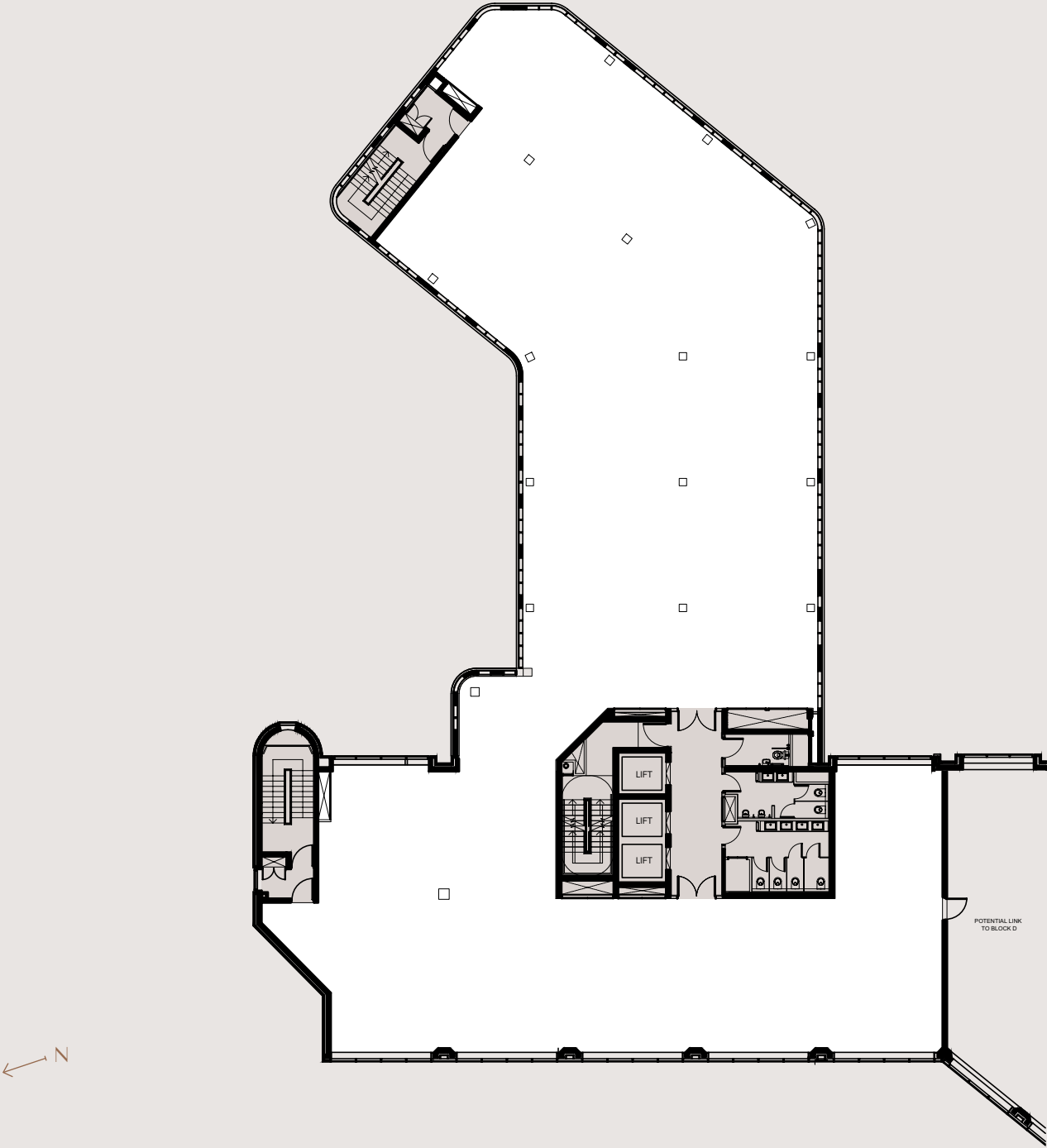
- OFFICE
- CORE



ACCOMMODATION

6th FLOOR

8,762 sq ft / 814 sq m



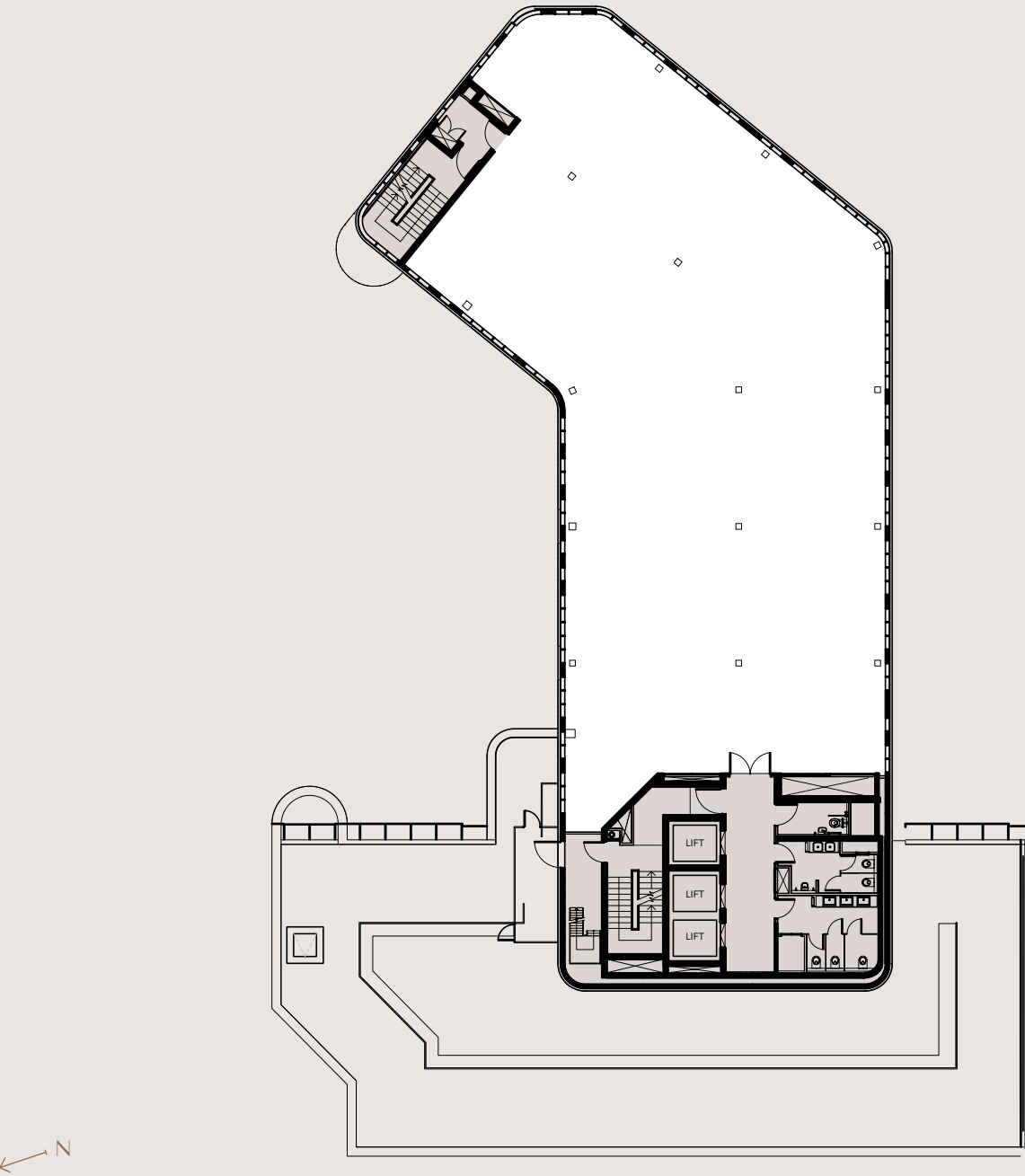
- OFFICE
- CORE





# 7th FLOOR

5,113 sq ft / 475 sq m



- OFFICE
- CORE



## ACCOMMODATION

# -1 BASEMENT

up to 50 car parking spaces  
70 bicycle spaces  
9 showers & changing facilities



- CORE
- SHOWERS & CHANGING ROOMS
- CAR PARKING SPACES
- BICYCLE SPACES

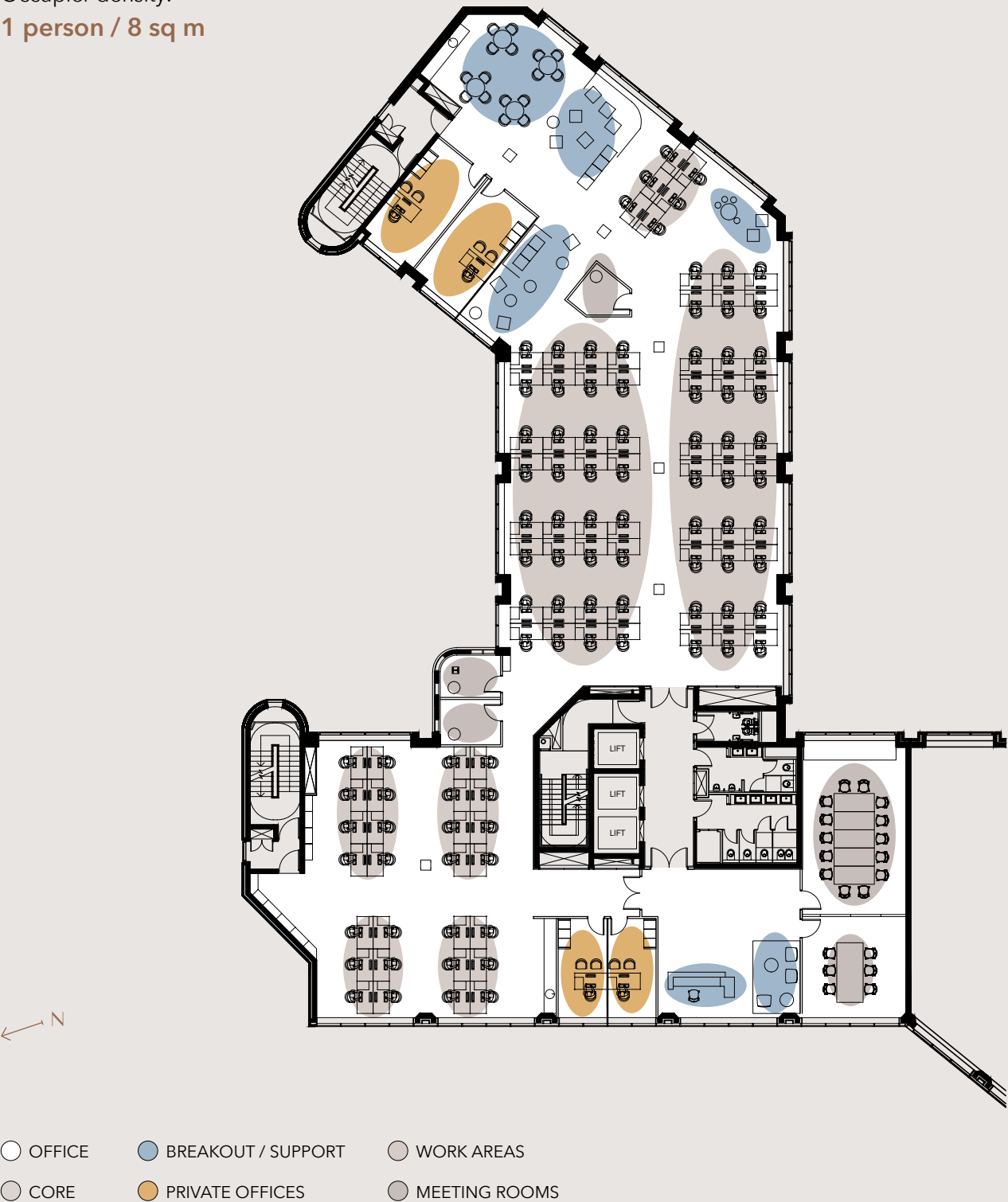




# POTENTIAL SPACE PLAN

## Financial

Occupier density:  
1 person / 8 sq m

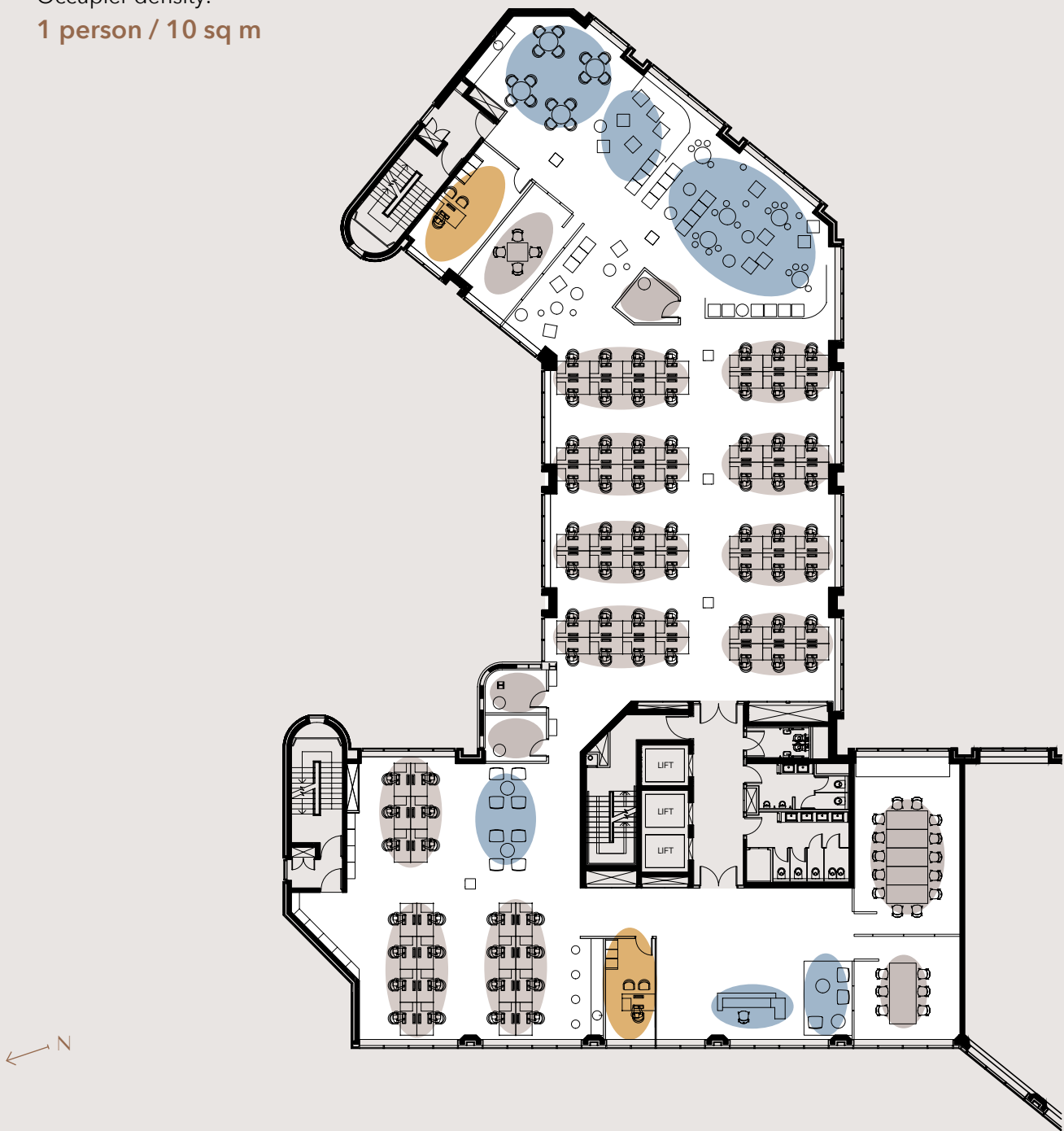




# POTENTIAL SPACE PLAN

**Technology**

Occupier density:  
**1 person / 10 sq m**



- OFFICE
- BREAKOUT / SUPPORT
- WORK AREAS
- CORE
- PRIVATE OFFICES
- MEETING ROOMS

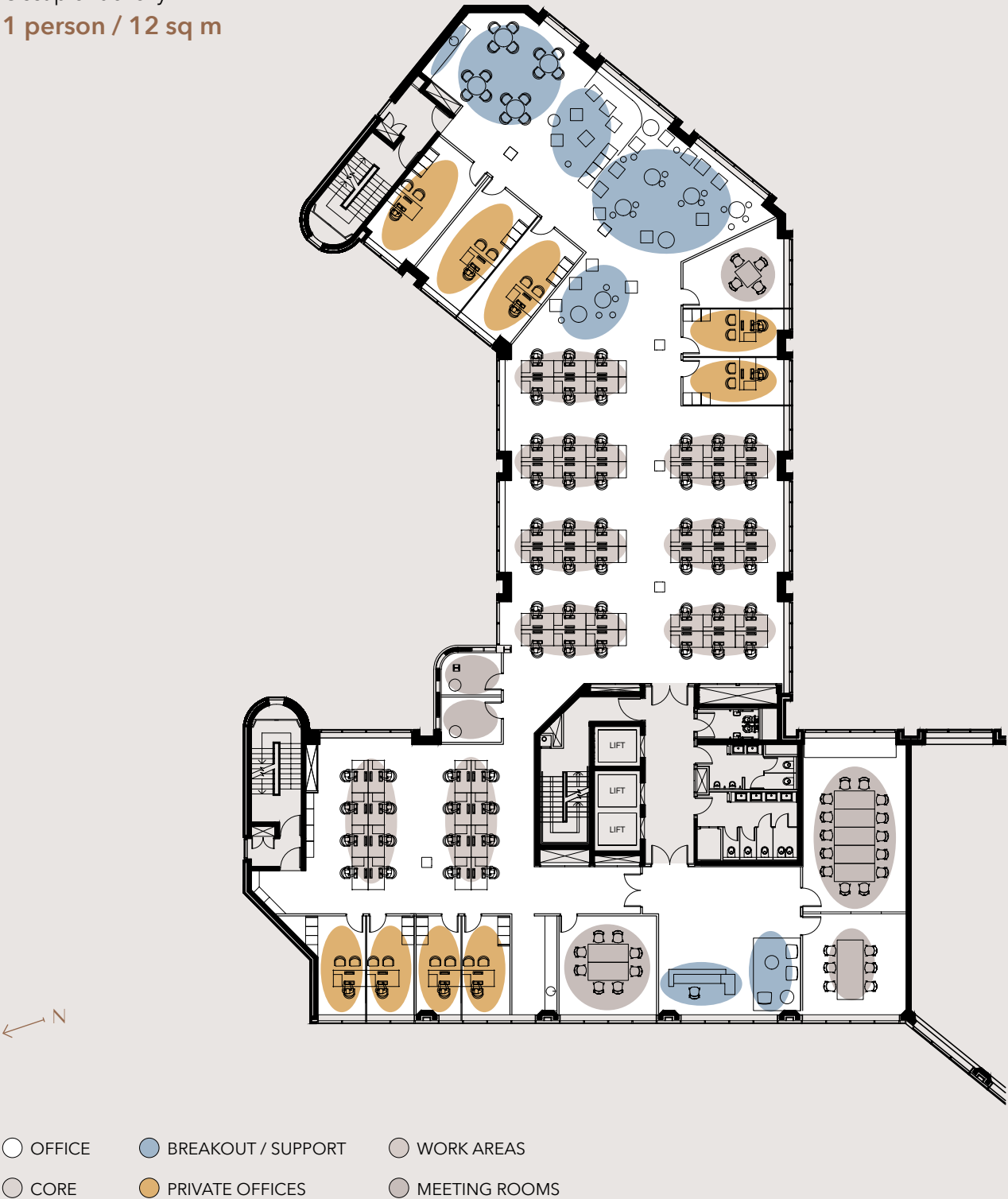




# POTENTIAL SPACE PLAN

**Professional**

Occupier density:  
**1 person / 12 sq m**



## SUMMARY SPECIFICATION

**2.7m** floor to ceiling  
height to new floors

**1:8** base occupancy  
(person/ sq m)

**3** 17-person passenger  
lifts serving all floors

**50** car parking  
spaces

**70** bicycle  
spaces

**9** individual  
showers

5 Earlsfort Terrace is designed around people while achieving the highest international standards for sustainable design and responsible construction. The building is targeting LEED Platinum with a Building Energy Rating of A3.

- **Natural stone and other high quality finishes to reception, lift lobby and WC's**
- **2.6m floor to ceiling height to existing floors**
- **2.7m floor to ceiling height to new floors**
- **1.2m planning grid**
- **4.0 (+1) kN/sq m office floor loading**
- **1:8 base occupancy (person/sq m)**
- **Category 'A' fit-out**
- **VRF air conditioning**
- **Average lift waiting time <25 seconds**
- **3 x 17-person passenger lifts**
- **25 W/sq m small power base load**
- **Essential services standby generator**
- **50 car parking spaces**
- **70 bicycle spaces**
- **9 modern showers units**
- **Locker facilities**
- **Drying rooms**
- **LEED 'Platinum' rating targeted**
- **BER A3 rating targeted**





# DETAILED SPECIFICATION

## Occupancy

Means of escape:	1 person per 7 sq m
Internal climate:	1 person per 8 sq m
Lift provision:	1 person per 10 sq m (as per the BCO Guide)
Sanitary provision:	1 person per 10 sq m 60% male & 60% female provision with 80% utilization to BS6465-1 2006 + A1 2009

## Planning Module

1.2m square generally throughout

## Structural Grid

6m x 7.2m generally

## Floor Loadings

Office floors:	4.0kN per sq m (+ 1kN per sq m partitions)
Lift lobby and toilet areas:	4.0kN per sq m
External terraces:	5.0kN per sq m
Plant rooms:	7.5kN per sq m
Areas of roof outside plant areas:	1.5kN per sq m
Car park:	2.5kN per sq m
Bicycle storage & shower area:	3.0kN per sq m

## Floor Heights

Reception floor to ceiling:	6.0m at front and 2.6m at rear
Office slab to slab:	3.3m
Office floor to ceiling:	generally 2.6m on refurbished floor generally 2.7m on new extension
Raised floor zone:	nominal 110mm (top of structural slab to top of finished floor level)
Ceiling zone:	nominal 320mm (underside of slab to finished ceiling level)
Structure generally:	Existing floors 270mm reinforced concrete slabs  New Extension 150mm composite slab on 266mm deep fabricated steel beams

## Structure

The existing structure is reinforced concrete slabs, with reinforced concrete perimeter walls and reinforced concrete central columns. The structure is generally on a 6m x 7.2m module. The structure for the new extension is a steel frame with 150mm composite deck, which follows the same structural grid as the existing building.

## External Finishes

The existing facades compromise of two distinct architectural languages, with a fully glazed reflective elevation to Earlsfort Terrace and mostly brick elevations to the rear with punch hole windows. These facades are to be retained and cleaned, with the glazing being replaced in the punch hole windows to thermally efficient double glazing.

The proposed extension is expressed as a new and distinct lightweight glazed element sitting above the existing more solid brick elevations. The scheme's subtly curved outline follows the existing angular plan which gives the proposal a distinct and dynamic form. The rounded corners are a response to the existing rounded corners of the stair cores and serve to reduce the proposal's profile, when viewed from the ground. A new link is proposed for the existing levels 0-6 to improve connectivity between the existing floor plates, to provide more usable tenant space.

The architectural expression is informed by the existing building, with the existing 1200mm special planning grid used as the basis of the proposed 600mm curtain wall grid. Combined with floor to floor glass, this gives a tall and elegant proportion to the glazing. The glazing is interspersed by a series of opaque glass cladding panels which respond to the building context, serving to frame views from the internal office space to the city's roofscape and onto the Dublin mountains beyond. The opaque panels then come together to form a solid, sculptural elevation to Earlsfort Terrace.

External Landscaping

The building will benefit from the redevelopment of the plaza fronting onto Earlsfort Terrace.

The design provides for the removal of the existing planters, vents and landscaping. Replacing them with a more uncluttered and welcoming design which frames views of the National Concert Hall and opens the building elevation up to Earlsfort Terrace.

Extensive premium materials such as natural stone along with a bespoke lighting design will bring a sense of quality and distinction to the new plaza. A new square for Dublin, welcoming both corporate visitors and employees alike.

Internal Office Finishes

Walls:	Emulsion-painted plastered walls
Floors:	600mm x 600mm access flooring medium duty
Columns:	Emulsion painted plasterboard encasement
Ceiling:	Metal suspended ceiling system to suit 1,200mm square planning module. Perforated 1,200mm x 300mm ceiling tiles with linear plasterboard margins. System to incorporate light fittings, diffusers, smoke detectors, illuminated signage, etc. Painted plasterboard margins will incorporate slot diffusers and down lighting

Reception

Floors:	Large format limestone with a honed finish with feature patinated bronze banding.
Internal walls:	Large format limestone with feature patinated bronze banding & timber veneered panelling.
Ceilings:	Plasterboard with illuminated recess detailing and acoustic plasterboard above the seating area.
Reception desk:	A bespoke unit of high-quality to the main reception
Lighting:	The reception includes a feature pendant lighting design

Lift Lobbies

Walls:	Large format limestone with feature patinated bronze lift enclosure
Floors:	Large format limestone with a honed finish
Ceiling:	Plasterboard ceiling with illuminated recess detail
Doors:	Low-profile framed glass doors to the office accommodation

Toilets

Walls:	Porcelain tiles, full-height mirrors, bronze effect cladding and painted plasterboard
Floors:	Large format porcelain tiled floor and skirting
Ceilings:	Dry lining with emulsion paint; recessed lighting troughs
Doors:	Timber door sets finished in high quality veneer
WC cubicles:	Full height toilet cubicles
Vanity units:	Natural stone counter top with inset white vitreous china wash hand basin and motion controlled mixer-tap. Bespoke mirror over, incorporating under mirror illumination
Sanitary ware:	Wall hung WC pans and urinals with concealed cisterns





## Showers

9 No. showers adjacent to the bike storage, split as follows:  
4 male and 4 female and 1 unisex wheelchair accessible shower;  
with associated lockers and a toilet.

## Passenger Lifts

Manufacturer:	Schindler
Size:	3 No. 17 Person (1275kg)
Lift speed:	1.6 m/s (full collective control)
Internal lift finish:	Coloured backed glass walled interior with mirrored rear wall and natural stone flooring. Patinated bronze lift car doors/ control panel with ceilings, back lit and edge illumination
Waiting time:	Average Waiting Time (AWT) is less than 25 seconds as per the British Council Offices (BCO) Guide and CIBSE Guide D 2015.
Handling Capacity (Up-peak)	5 minute Handling Capacity (Up-Peak) of >12% as per the BCO Guide and CIBSE Guide D 2015.

## Mechanical Installations

Fresh air provided by two Central AHUs with integrated heat recovery, located on the roof Plant area. Exhaust Air extracted via ceiling plenum. The office space and reception are cooled and heated via a 2-pipe VRF ceiling mounted AC system.

### Design Parameter:

#### Winter Temperature

Outside: -3°C db saturated  
Internal Office: 21°C ±2°C.  
Toilets: 21°C.  
Reception: 21°C ±2°C.

#### Summer Temperature

Outside: 26°C db 19.5°C wb  
Internal Office: 22°C ±2°C.  
Toilets: 22°C ±2°C.  
Reception: 21°C ±2°C.

#### Fresh Air Supply

Offices: 10 litres / sec / person at 1 person per 8m<sup>2</sup>  
Toilets: 10 Air Change / hr / Extract plus make-up air

## Acoustics Level

Office Open Plan: NR38  
Toilets: NR45  
Staircores: NR45  
Reception Area: NR40

## Water Services

Cold water storage based on 40 liters per person  
24 hour Water Storage at 45L/person

## Electrical Installations

The building has a dedicated ESB Substation and provision for a Single Tenant LT Supply or Multi-Tenant LT Power Supply.

Two distribution boards and independent metered power supplies are provided per floor.

### Design Criteria:

One Person per 8m<sup>2</sup>

Lighting:	8w per sq m (max)
Small Power:	25w per sq m
Misc. Small Power:	20w per sq m
Mechanical Plant:	25w per sq m

### Lighting:

Offices:	The office lighting consists of premium quality recessed LED flat panel modular lighting that produces 4k natural light output complete with dimmable control gear and daylight harvesting controls. Lighting individually wired through marshaling control boxes for added flexibility.  Luminaires Selection to comply with the Design.  Intent of CIBSE Lighting Guide LG7.
Reception:	The lighting installation is of a bespoke design to reflect the high quality Reception Area.  Elegant lighting design which uses perimeter light coves to wash light onto wood surfaces and trim-less downlights to give a warm and inviting feeling to the reception lobby.
Toilets:	Low Energy Lighting Scheme provided.  Trimless linear lighting design provides a crisp, clean feel to the WC's and lift lobbies.

## TECHNICAL INFORMATION

### Lighting Control:

Tenants are provided with independent lighting control modules that can be interlinked or split up to suit a tenant needs. Landlord common area lighting is automatically controlled via central timers and presence detection.

The main tenant lighting control system will utilise lighting control modules connected on a communication network to allow daylight and occupancy control. This system will be programmable for any reasonable future fit-out requirement. Smaller landlord areas will be provided with standalone presence / lighting control sensors. Emergency Lighting to IS 3217.

### Standby Power:

Life Safety Generator installed by Landlord with provision for full load.

Generation for Single Occupancy Use.

### On-Site Renewable Energy Production:

A roof mounted Photovoltaic (PV) system is installed and is designed to generate 10,000kWh of on-site electricity per annum on average.

### Building Management System

A complete Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems

### Fire Alarm System:

Fire Detection and Alarm is in accordance with IS 3218 and designed to L1 Standard. There are individual loops to each floor.

### Security Systems:

An IP based CCTV system will monitor external areas and entrance foyer. Empty conduit will be provided at core / tenancy doors, for future tenant access control system to interface with base build access control / security system at the reception and future security turnstiles.

### Communication:

Two incoming telecommunication rooms will be served by two different Telecom duct networks to allow diverse connections to the building. Each of these communication rooms has 3 spare ducts in addition to the Telecom service to the street for future connections to other providers. Cable tray distribution will be provided from these telecommunication rooms to IT risers which serve the office floors.

### LEED & BER

LEED Platinum target rating

A3 Building Energy Rating (BER)

### Accessibility

Step-free access is provided to the office accommodation from the main circulation spaces.

Accessible WC's are provided on each floor.

An accessible shower and changing room is provided at basement level adjoining the cycle storage.

### Car & Bicycle Parking

Car parking spaces: 50 (including 1 No. accessible spaces)

Bicycle spaces: 70 secure spaces located at basement level







## AN IPUT BUILDING

Established in 1967, IPUT is the largest domestic owner of prime office buildings in Dublin's central business district. IPUT's portfolio contains many of the best examples of modern office developments constructed in Ireland over the last decade and primarily comprises landmark office properties fronting onto Dublin's River Liffey and the Grand Canal Docks. The built heritage of Dublin's core office market is also well represented with significant office holdings in the portfolio located on and near St. Stephen's Green.

IPUT has been the leading domestic investor in the Dublin office market over the last three years and owns a portfolio with a net asset value of €2.1 billion. Offices comprise 65% of the IPUT portfolio with the Fund controlling 2 million sq ft of office space in Dublin, occupied by leading domestic and international companies.

For more details visit [iput.com](http://iput.com)

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PROJECT TEAM

PROFESSIONAL TEAM

Development Team:	IPUT plc and The Cashel Fund
Architect:	Burke-Kennedy Doyle Architects
Contractor:	Flynn Management & Contractors
Project Manager:	Urban Solutions
Quantity Surveyor:	KSN Construction Consultants
Building Services Engineer:	Metec Consulting Engineers
Structural Engineer:	Cronin & Sutton Consulting
Fire Safety Engineers:	Maurice Johnson and Partners
LEED Consultants:	Meehan Green
Landscape Architect:	Townshend Landscape Architects
Health & Safety	Ashview Consultants

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