

TO LET

ONE  
HADDINGTON  
BUILDINGS  
DUBLIN 4





ONE  
HADDINGTON  
BUILDINGS  
DUBLIN 4

A CONTEMPORARY OWN-DOOR OFFICE HQ  
PROVIDING 42,055 SQ FT OVER 4 FLOORS.



MAIN  
RECEPTION

# D4

WELCOME  
TO DUBLIN'S  
PREMIER  
BUSINESS  
ADDRESS.



NET INTERNAL AREAS

Floor	Sq m	Sq Ft
Ground	692	7,449
First	1,025	11,033
Second	1,095	11,786
Third	1,095	11,786
<b>Total</b>	<b>3,907</b>	<b>42,055</b>

**42,055 SQ FT**  
OWN-DOOR HQ  
OPPORTUNITY WITH  
THE BENEFIT OF 25  
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





## ATTENTION TO DETAIL



PREMIUM LOCATION



CATERING FOR ALL COMMUTERS NEEDS



EXCELLENT AMENITIES ON YOUR DOORSTEP



EXTENSIVE REFURBISHMENT TO NEARLY ZERO ENERGY BUILDING RATING



SHOWER AND CHANGING FACILITIES



SECURE BASEMENT PARKING FOR 25 CARS AND 47 BIKE SPACES

FEATURE  
ATRIUM





HIGHEST  
QUALITY FINISH



Grant Thornton

CHQ

CITI

National Convention Centre

PWC

Central Bank

3 Arena

Ulster Bank

Three Ireland

McCann FitzGerald

NTMA

State Street

Trinity College

Facebook

Aptiv

Wix

Twitter

KBC

Perrigo

William Fry

DocuSign

Accenture

LogMeIn

3M

Merrion Square

Santos Dumont

Stripe

Google

Google

Google

Accenture

Revenue

Google

BT Ireland

Slack

LK Shields Solicitors

Regeneron

Bord Gáis

ESB

HSE

Brown Brothers Harriman

Takeda

FK International Limited

DAC Beechcroft

Dentsu Aegis

Leman Solicitors

Linesight

Clark Hill Solicitors

LinkedIn

IBEC

Fitbit

Storyful

Intertrust

ONE  
HADDINGTON  
BUILDINGS  
DUBLIN 4

Canadian Embassy

Czech Republic Embassy

Ellucian

ACG Aircraft

RKD Architects

Italian Embassy

Amyrt Pharmaceuticals

BOI

Eaton Corporation

BOI

AIB

Amazon

Jazz Pharmaceuticals

# LOCAL AMENITIES

Baggot Street is a mere two minute walk from One 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.





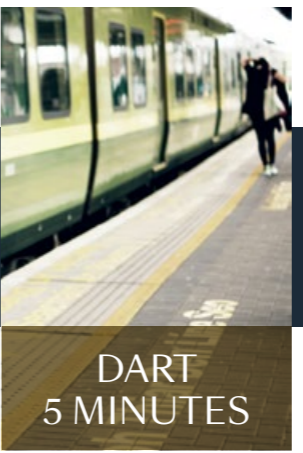
# PERFECTLY POSITIONED

- 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 Kerala Kitchen
  - 13 Suesey Street
  - 14 Bunsen
- 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
  - 11 Sprout & Co
- 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

One 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

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### 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 8 sq m with a waiting time of less than 10 seconds.

Toilets: 1 person per 8 sq. m.

### PLANNING MODULE

Approx. 1.5m generally throughout.

### STRUCTURAL GRID

Approx. 6.7m x 6.7m generally.

### FLOOR LOADINGS

The basement level consists of a ground bearing slab and can support the following:

- Imposed loading (uniform distributed load) = 5.0 kN/m<sup>2</sup>
- Light weight partitions = 1.0 kN/m<sup>2</sup>
- Architectural finishes = 0.25 kN/m<sup>2</sup>
- Services = 0.5 kN/m<sup>2</sup>

Upper suspended floors can support the following:

- Imposed loading (uniform distributed load) = 2.5 kN/m<sup>2</sup>
- Light weight partitions = 1.0 kN/m<sup>2</sup>
- Architectural finishes: 0.25 kN/m<sup>2</sup>
- Services: 0.5 kN/m<sup>2</sup>

Roof can support the following:

- Imposed loading = 1.5 kN/m<sup>2</sup>
- The steel platform designed to support M&E equipment at roof level can accommodate Plant loading of 3.0 kN/m<sup>2</sup>

### FLOOR HEIGHTS

2.7m floor to ceiling in general office areas.

### OFFICE AREAS

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

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

CEILINGS: 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 provides for 350-400 lux and is installed as part of the multiservice active chilled beam installation. Lighting control systems provide for individual switching as well as presence controls and day light control allowances.

JOINERY: American White Oak hardwood doors and frames with a clear seal finish together with new modern ironmongery and glazed vision panels. Skirting - 150 x 25mm profiled American White Oak in circulation areas and 150 x 25mm profiled HDF board with satinwood painted finish in all other areas.

### ENTRANCE RECEPTION:

ENTRANCE: New four storey glazed entrance screen with new double height reception providing level access from Haddington Road.

FLOORS: Bara Beren Marble tiling with lay-in entrance matwell.

WALLS: Featured walls with Microcemento Color® Resin plaster with flush finished

recessed wall mounted microprismatic luminaires and American White Oak panelling behind the reception desk. Jacobel painted glass panelling system to lift shaft walls with American White Oak panelled walls opposite.

CEILING: Profiled Gyproc plasterboard on Gyproc MF system to existing concrete soffits with flush finished ceiling recessed microprismatic luminaires.

### GROUND FLOOR "ATRIUM" SPACE

FLOORS: Bara Beren Marble tiling continued from Reception and Lift Lobby.

WALLS: Full height glazed walls and doors with Jansen Janisol fire rated screens.

CEILING: Perimeter painted plastered bulkhead with recessed lighting and concealed air conditioning, around the glazed Atrium roof.

### TOILETS:

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

FLOORS: Bara Beren Marble floor tiling with continuous marble threshold pieces.

WALLS: Painted finish to all walls with back lit mirrors above vanity units and back painted glass splashbacks.

CEILINGS: Gyproc plasterboard on Gyproc MF support system with new down lights.

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

SANITARY FITTINGS: Featured trough style wash hand basin with mirrored

cabinets over and concealed soap and paper towel dispensers. 'Mavone' wall mounted WC with 'Geberit Duofix' concealed cistern and 'Galerie Plan' urinals.

### LIFTS AND LOBBY AREAS:

LIFTS: 3 No. new 12 person lifts with a waiting time of less than 10 seconds. 1 No. platform lift at reception. All lifts shall comply with EN 81 1998.

FLOORS: Bara Beren Marble floor tiling.

LOBBY WALLS: Jacobel painted glass panelling system with featured American White Oak panelled walls opposite the lift doors.

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

### TENANT AMENITY:

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

### PLANT:

Space for tenant plant is available at roof level for comms rooms condensers and / or similar tenant equipment.

### EXTERNAL FINISHES:

FAÇADES: New 'Branco Michaela' stone clad side wall to new entrance in conjunction with existing red brick façades.

WINDOWS: New 'Ideal Combi' composite framed double-glazed windows to office areas with new seals, flashings, and insulated panels.

ROOF: New roof membrane, rainwater outlets, thermal insulation and roof safety system with new open plant / equipment screening for externally located air conditioning equipment. New Boilers and Cold Water Storage tanks are located in enclosed plantrooms.

### CAR / BICYCLE PARKING:

CARS: 25 car parking spaces (including two fully accessible spaces and two electric vehicle charging spaces) with roller shutter controlled access to car park with controls linked to building reception.

BICYCLE: 47 bicycle parking spaces and staff lockers.

SUSTAINABILITY TARGET: BER Target is A3 (Full Certification shall be provided).

### MECHANICAL:

AIR CONDITIONING: The air conditioning system comprises of 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 LED 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.

COOLING: Provided via the roof mounted energy efficient heat pump system which provides chilled water to the active multiservice beams.

HEATING: Provided via the roof mounted energy efficient heat pump system which provides low pressure hot water to the active multiservice beams.

### INDOOR CLIMATE / OPERATIVE TEMPERATURE:

Winter mode: 21+/- 2°C

Summer mode: 22.5+/-1.5 °C

Air velocity within the occupation zone shall be as per tenant 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 at roof level to provide the building with fresh air as per CIBSE standards and guidelines and fitted with heat recovery as required by current regulations.

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 those areas. All exhaust air points shall be separated from supply air points and exhausted at roof level.

PROTECTIVE SERVICES: The building is

covered throughout with a fully automatic fire detection system. The mechanical systems shall be linked through the BMS to the fire alarm systems. All areas shall be completed with fire extinguishers as per code.

### ELECTRICAL:

LIGHTING: New lighting installation as per CIBSE code for lighting LG3, CIBSE / SLL Code for Lighting 2012. The emergency lighting system shall comply with I.S. 3217:2013+A1:2017, 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. Lighting design allows for 350-400 lux and is installed as part of the multiservice active chilled beam installation with the energy efficient LED lighting system controlled via 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 has been designed to accommodate single or multiple tenancy metering. There is an option for an MV supply to be introduced should the requirement arise.

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 cable ladder will be provided throughout the building. Cable way 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 the under floor bus bar systems. Power shall ultimately be distributed as part of the tenant fit out via floor grommets from the under-floor bus-bars. Power to cleaning sockets and core areas shall be provided via the landlord metered supply.

### SUSTAINABILITY:

Designed to achieve BER A3 and to be NZEB compliant.

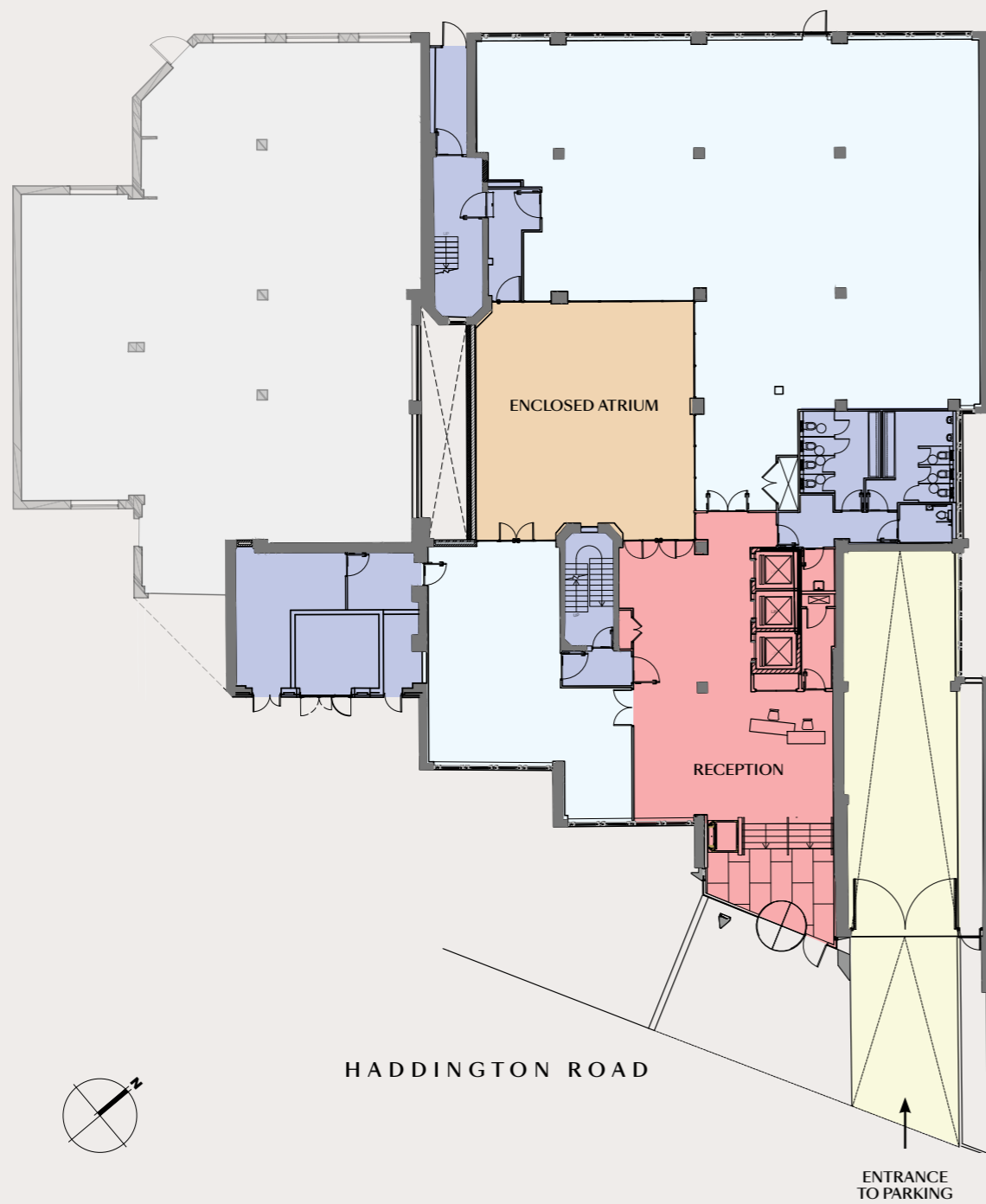




# GROUND FLOOR

7,449 sq ft  
692 sq m

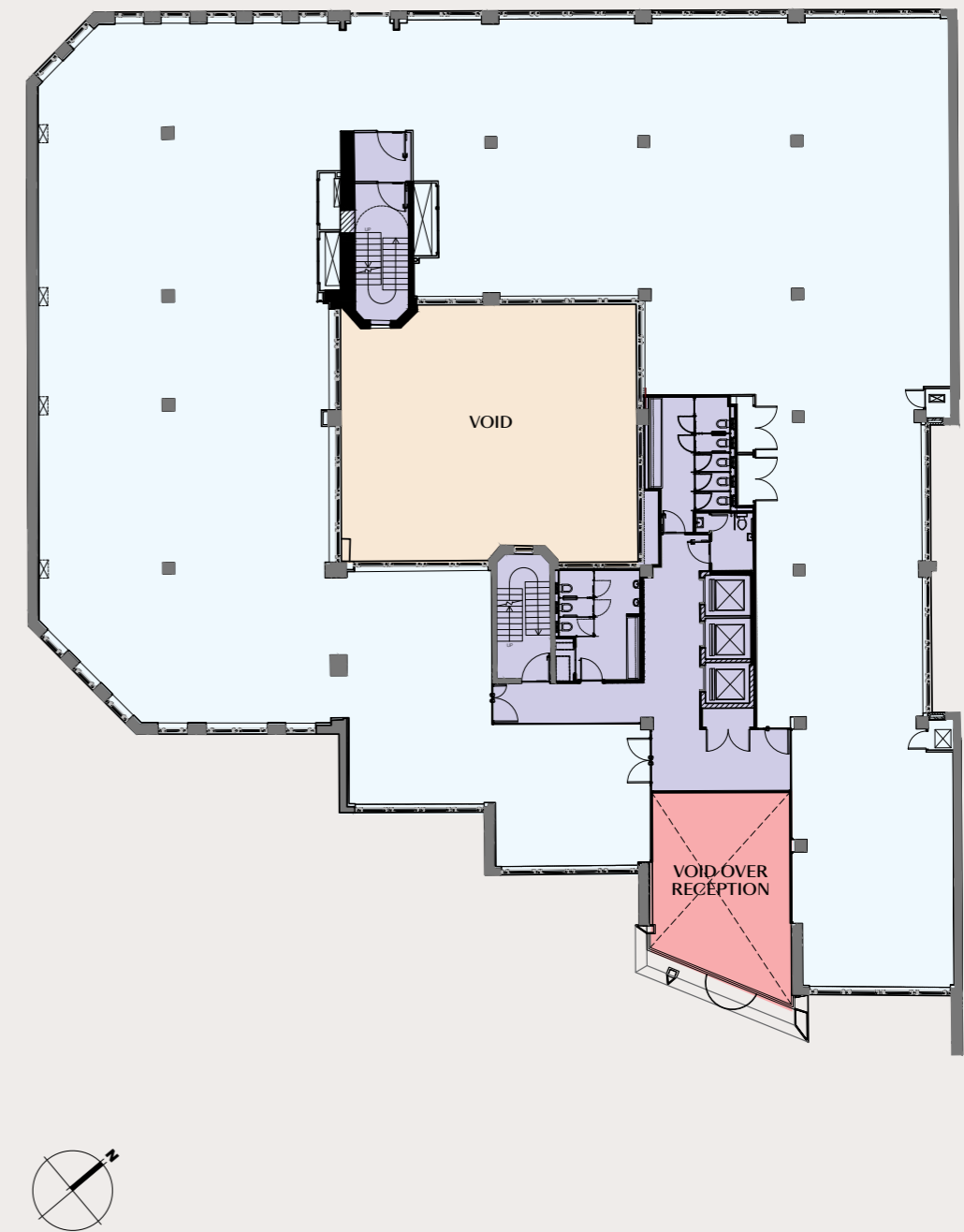
- OFFICE
- CORE
- CAR PARK RAMP
- RECEPTION



# FIRST FLOOR

11,033 sq ft  
1,025 sq m

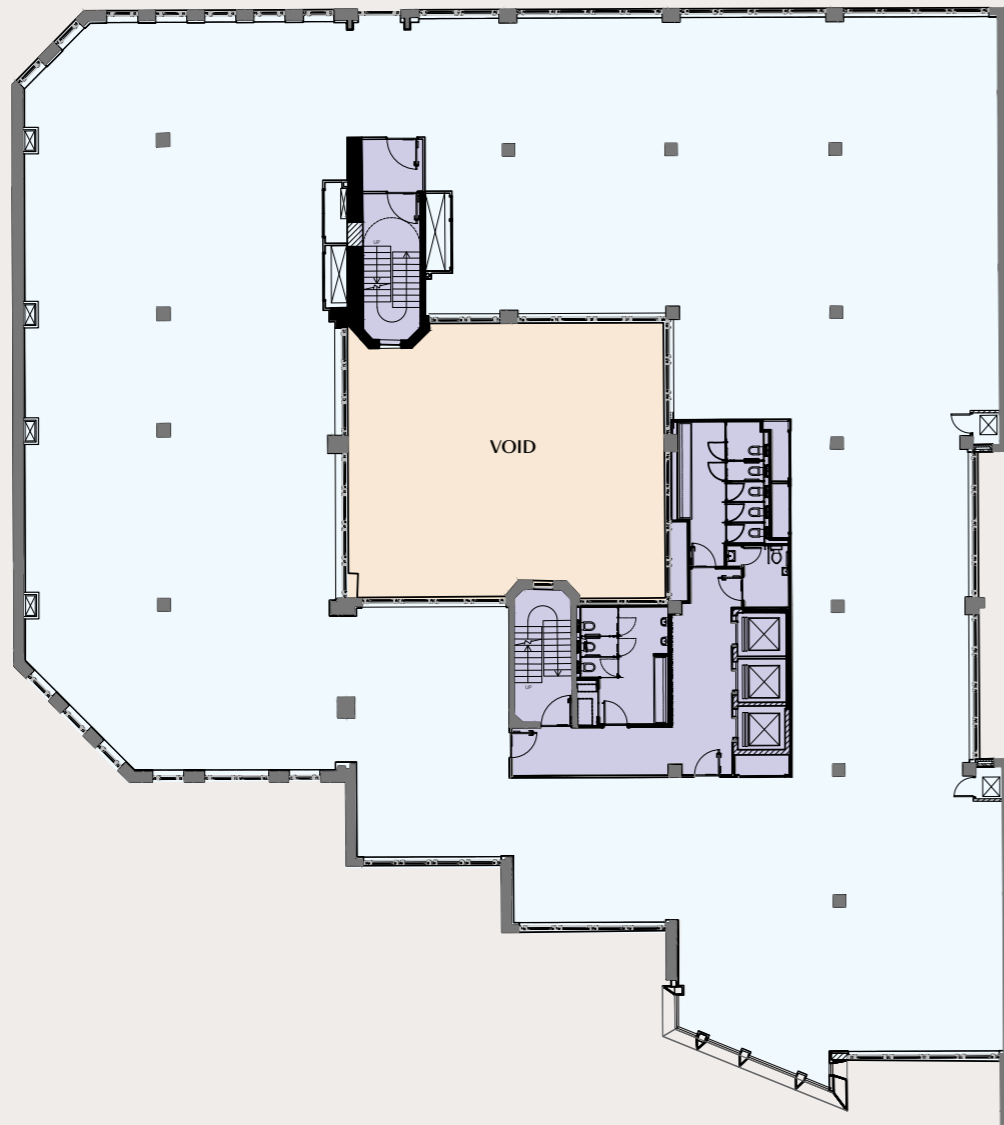
- OFFICE
- CORE



# SECOND/THIRD FLOORS

11,786 sq ft  
1,095 sq m

- OFFICE
- CORE



# PARKING/TENANT AMENITIES

- CORE
- CAR PARK
- AMENITIES



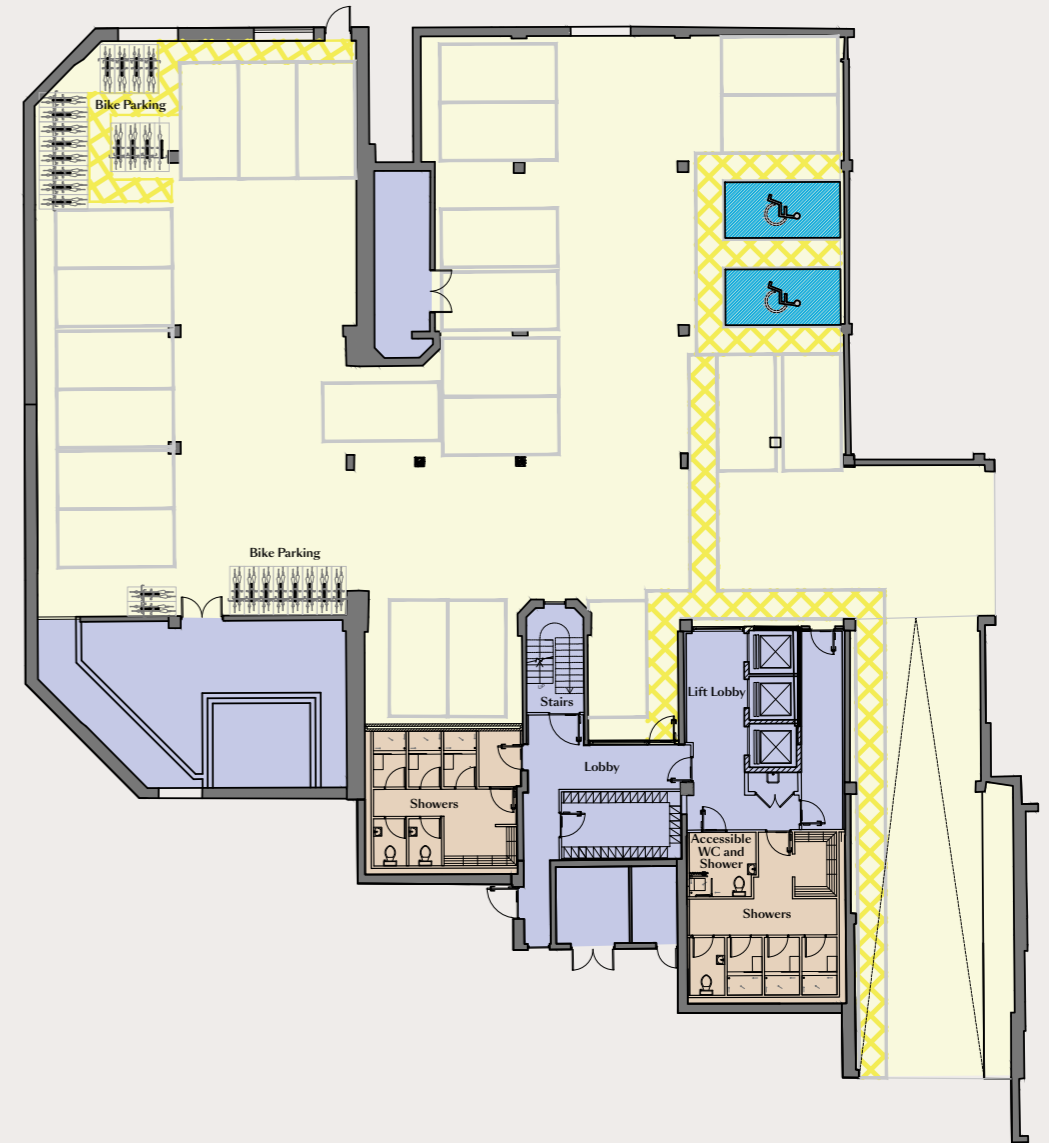
25 Car Spaces



47 Bike Spaces



7 Showers



# FINANCIAL LAYOUT

1,095 sq m  
Density: 8 sq m per person

□ OFFICE  
■ CORE



- Open Plan Office 132 Desks
- Private Office 2 Desks
- Meeting Rooms 1
- Boardroom 1
- Phone Pods 4
- Canteen 1



# TECHNOLOGY LAYOUT

1,095 sq m  
Density: 10 sq m per person

□ OFFICE  
■ CORE



- Open Plan Office 108 Desks
- Private Office 3 Desks
- Meeting Rooms 2
- Meeting Pods 3
- Phone Pods 2
- Canteen 1
- Coffee Dock 1





# CORPORATE LAYOUT

1,095 sq m

Density: 12 sq m per person

- OFFICE
- CORE



Open Plan Office	78 Desks
Private Office	13 Desks
Meeting Rooms	2
Phone Pods	5
Canteen	1
Coffee Dock	1



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