LOCATED AT THE CENTRE OF DUBLIN’S FINEST OFFICE LOCATION, “SILICON DOCKS”.

- A spectacular new landmark 7 storey office building immediately overlooking Grand Canal Quay.
- New offices being constructed to the highest specifications. Comprising c.3,592 sq.m. GIA / c.2,784 sq.m. NIA.
- Design and construction to LEED Gold rating.
- Completion in Spring 2018.
LOCATION:

Waterways House is located on Grand Canal Quay, with direct frontage on to Grand Canal Dock. The immediate area is popularly known as Dublin’s “Silicon Docks”, due to the prominence of high-end Tech companies preferring this as their HQ location. Google, Facebook, Stripe and Twitter are all headquartered within minutes walk from Waterways House.

Waterways House is conveniently positioned in the centre of this emerging premier office location. Grand Canal Quay is situated equidistant between Dublin’s traditional Central Business District – St Stephens’ Green, Fitzwilliam Square – and the more modern buildings and locations around the Liffey and Grand Canal Docks.

The immediate vicinity surrounding Waterways House enjoys optimum public transport accessibility. DART at Barrow Street is several minutes walk away. Westland Row mainline station/DART is 5-10 minutes walk. LUAS at St Stephens Green is 10-15 minutes walk. There are numerous bus routes within minutes walk of Waterways House.

Recreational and other amenities – restaurants/cafes, bars, shops etc are in abundance on the footsteps around Waterways House.

LOCATION MAP:
DESCRIPTION:

Waterways House will represent the latest and arguably the most stunning addition to Dublin’s office stock and skyline. Being 7 storeys in height and fronting onto Grand Canal Dock, Waterways House offers beautifully appointed office floors enjoying maximum natural light.

The unique design, by award winning Architects Smith + Kennedy, features a most brilliant glazed aspect on to Grand Canal Dock.

FEATURES:

- A stunning new 7 storey modern office block overlooking Grand Canal Dock
- In the heart of Dublin 2’s "Silicon Docks" location
- C. 3,592 sq.m. gross internal area / c.2,784 sq.m. net internal area. Flexible floor plates of c.240 – c.593 sq.m. gross internal area
- Construction and design to LEED Gold rating
- Convenient accessibility to all transport forms
- Convenient location adjacent all necessary recreation and retail facilities

ACCOMMODATION:

Waterways House Floor Areas (sq.m.)

The floor areas below are approximate only.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Gross</th>
<th>Nett</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>89</td>
<td></td>
</tr>
<tr>
<td>Ground</td>
<td>377</td>
<td>234</td>
</tr>
<tr>
<td>First</td>
<td>593</td>
<td>494</td>
</tr>
<tr>
<td>Second</td>
<td>593</td>
<td>493</td>
</tr>
<tr>
<td>Third</td>
<td>592</td>
<td>493</td>
</tr>
<tr>
<td>Fourth</td>
<td>558</td>
<td>458</td>
</tr>
<tr>
<td>Fifth</td>
<td>550</td>
<td>444</td>
</tr>
<tr>
<td>Sixth</td>
<td>240</td>
<td>168</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>c.3,592</strong></td>
<td><strong>c.2,784</strong></td>
</tr>
</tbody>
</table>
DEVELOPER:

The ambitious Waterways House project is being undertaken by Esprit Waterwaysó Limited, a professional, highly regarded and dynamic investment/development organisation with an emphasis on providing high calibre working space in the highest quality locations within Dublin’s CBD. In recent years, Esprit has purchased, upgraded, constructed and/or promoted in excess of 35,000 sq m of high quality commercial space. Current tenants within the Esprit Portfolio include the European Commission and European Parliament, Huawei Technologies, General Electric, Amentum Aircraft Leasing and many other high profile professional occupiers.
OCCUPANCY
- Means of Escape – 1 person per 5 sq.m.
- Internal Climate – 1 person per 8 sq.m.
- Sanitary Provision – 1 person per 10 sq.m.
- Toilet ratio – 60% male & 60% female provision to BS6465-1 2006.

FLOOR HEIGHTS
- Reception floor to ceiling – 3.4m generally.
- Office floor to ceiling – 2.75m generally.
- Raised floor zone – nominal 150mm (top of structural slab to top of raised access floor tile).
- Structure – 240mm structural slab zone generally (on primary steel structure).

FLOOR LOADING
- Office Floors – 4.0 kN/sq.m (+ 1 kN per sq.m partitions).
- Lift Lobby & Toilet Areas – 5.0 kN/sq.m.
- External Terrace at 6th Floor – 5.0 kN/sq.m.
- Plant Rooms – 7.5 kN/sq.m.
- Areas of Roof on top of penthouse & plant areas – 1.5 kN/sq.m.
- Bicycle Storage & Shower Areas 5.0 kN/sq.m.

STRUCTURE
The structure is a steel frame with lateral stability provided by the concrete core walls. The structure is supported on pile caps and capping beams which are supported on piles. The basement is retained by a secant pile wall. All of the substructure and the ground floor slab are made from cast insitu concrete. All other floors are made from precast concrete wideslabs with concrete topping. The roof penthouse is a steel structure with lateral stability provided by a combination of steel bracing and the concrete walls. The penthouse is set back to create a generous terrace at 6th floor.

EXTERNAL FAÇADE
The façade is composed of a palette of premium quality materials consisting of high performance glass, solid surface rainscreen cladding and brick elements.
Floors 1-5 cantilever out over the Grand Canal Basin to form a spectacular glazed façade comprising of three planes of glass. These panes tilt through three different axes, horizontal, vertical and diagonal producing a set of slightly differing reflections of water, buildings and sky.

EXTERNAL LANDSCAPE
A decked roof terrace is located at penthouse level and a green roof contributes to the LEED aspirations for the building.

INTERNAL OFFICE FINISHES
- Walls – Emulsion painted dry lining.
- Floors – 600mm x 600mm raised access flooring material.
- Columns – Intumescent painted steel.
- Ceilings – Metal suspended ceiling system with an emulsion painted plasterboard margin at the interface with the external glazed façade.

STAIRCORE / LOBBIES
- Walls – Emulsion painted dry lining.
- Floors – Carpet tiles and sheet flooring material.
- Ceilings – Emulsion painted plasterboard.
- Doors to cores – Real wood veneered with pyron vision panels in high quality satinwood painted frame.

TOILETS
- Walls – Large format ceramic wall tiles.
- Floors – Large format ceramic floor tiles.
- Ceilings – Metal suspended ceiling system.
- Doors – Timber door sets finished in high quality satinwood finish.
- WC Cubicles – Premium quality high pressure laminate cubicle system, internal dividing walls and rear access system.
- Vanity unit – Solid surface vanity worktop incorporating wash hand basins. Full width bespoke mirror over, premium quality hand dryers.
- Sanitary ware – Wall mounted WC pans and urinals with concealed cisterns.

SHOWERS
4 no. shower rooms including an accessible shower room.

LEED & BER
The building is targeting LEED Gold Standard.

ACCESSIBILITY
- Step-free access is provided to the office accommodation from the external and internal circulation spaces.
- Accessible WCs are provided on every level.
- An accessible WC & Shower room is provided at first floor level.

BICYCLE PARKING
- Bicycle spaces – 46 secure spaces located at basement level with lift access.

MECHANICAL & ELECTRICAL
- The full Mechanical & Electrical Specification is available on request.

LIFTS
- The lift installation consists of 2 No. 8 person 630 kg lifts to the main core complete with a high-quality lift car finish and a 8 person firefighting lift to the secondary core.

AIR CONDITIONING
- The building’s heating and cooling to the tenant areas is delivered via a 4 pipe FCU solution located within the ceiling void.
FLOOR PLANS:
(For Illustration purposes only)
EXCITING NEW DUBLIN 2 OFFICE OPPORTUNITY

Grand Canal Quay, Dublin 2

TO LET / FOR SALE

PROPOSALS INVITED NOW

Contact: Peter Browne / Robert Corrigan
T: 00 353 1 678 0400
www.brownecorrigan.ie

Contact: Declan O’Reilly/Paul Hanly
T: 00 353 1 634 2466
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Located at the centre of Dublin’s finest office location “Silicon Docks.”

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PSRA no:001266

GRAND CANAL

River Liffey

Barrow St

Grand Canal Quay

ARUP

50 Ringsend Road,
Grand Canal Dock, Dublin 4.

AXISENG

49 Upper Mount Street,
Dublin 2.

Jones Engineering Group
Mesplet Court,
Mesplet Road, Dublin 4.

Linesight,
Hoban House,
Haddington Road, Dublin 4.

McCann Fitzgerald,
Riverside One,
37-42 Sir John Rogerson’s Quay, Dublin 2.

McCann Fitzgerald

Solicitor:

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Mesplet Road, Dublin 4.

Smith + Kennedy Architects,
9 Clarinda Park North,
Dun Laoghaire, Co. Dublin.

John Sisk & Son (Holdings) Limited,
Wilton Works,
Naas Road, Dublin 22.

Consulting Structural Engineers:

Consulting Mechanical & Electrical Engineers:

Mechanical & Electrical Sub Contractors:

Quantity Surveyor:

PROFESSIONAL TEAM

Developer:

Architect:

Main Contractor:

Consulting Structural Engineers:

Consulting Mechanical & Electrical Engineers:

Mechanical & Electrical Sub Contractors:

Quantity Surveyor:

Solicitor:

For further information please contact:

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