



www.donnybrookhouse.com



A — NEW SPACE ——— FOR CREATIVITY ———

Situated in the heart of Donnybrook Village, Donnybrook House is set to become one of the flagship office developments in the area.

Strategically located on the main arterial route from Dublin City Centre to the South, the development represents an ideal opportunity for a new high profile office headquarter location.

The 6-storey building will provide much needed office space for tech companies in Dublin, who already make up 60% of commercial tenants in Dublin 2 and 4.

The development comprises approx. 45,000sq.ft. of office space, a 4,000sq.ft. restaurant, 2,000sq. ft. café at ground floor level and 18,000sq. ft. gym at basement level.

Donnybrook House is at the centre of an established social and restaurant scene that incorporates both the vibrant village atmosphere of Donnybrook and the nearby tranquillity of Herbert Park.

All tastes are catered for, from morning coffees and picnic lunches to fine dining and after-work socialising.



THE — PERFECT — LOCATION

- A landmark position in the heart of the Village
- One of Dublin's most prestigious addresses
- Main thoroughfare to St Stephen's Green
- Bus - N11 Quality Bus Corridor - seven bus Routes pass the building
- Air - Dublin Airport 25-minute drive
- Aircoach - 1-minute walk
- Car - Direct access to the N11 corridor to the south of the city



Indeed.com

Central Bank

Trinity College

Twitter

Hubspot

Convention Centre

St Stephen's Green

Stripe

Facebook

The Marker

Google

Airbnb

LinkedIn

Groupon

Amazon

Vertium

Adroll

Survey Monkey

Tableau

Zynga

American Embassy

Herbert Park

More than just a place to work Donnybrook is renowned as one of the most vibrant and sought after places to live in the city.

The village boasts numerous bar, cafés and restaurants all within a 5-minute walk of the property.

Neighbouring suburbs include: Ballsbridge, Sandymount, Ranelagh and Clonskeagh.

An abundance of hotels are located nearby including: Herbert Park Hotel, Intercontinental, Hampton and Double Tree by Hilton.

The beautifully manicured 32 acre Herbert Park is located close by, ideal for a lunchtime stroll or summer evening activity.

Insomnia

Donnybrook Fair

O'Connell's Restaurant

Marco Pierre White Steakhouse & Grill

Mulberry Garden

 DONNYBROOK HOUSE

Bakers Coffee Shop

Kielys

7 N11 bus routes

Bective Rangers / Old Wesley RFC

Aircoach stop

Donnybrook Lawn Tennis Club

STEP INTO ——— A SPACE
——— BUILT TO ———
SPARK ———
——— CREATIVITY



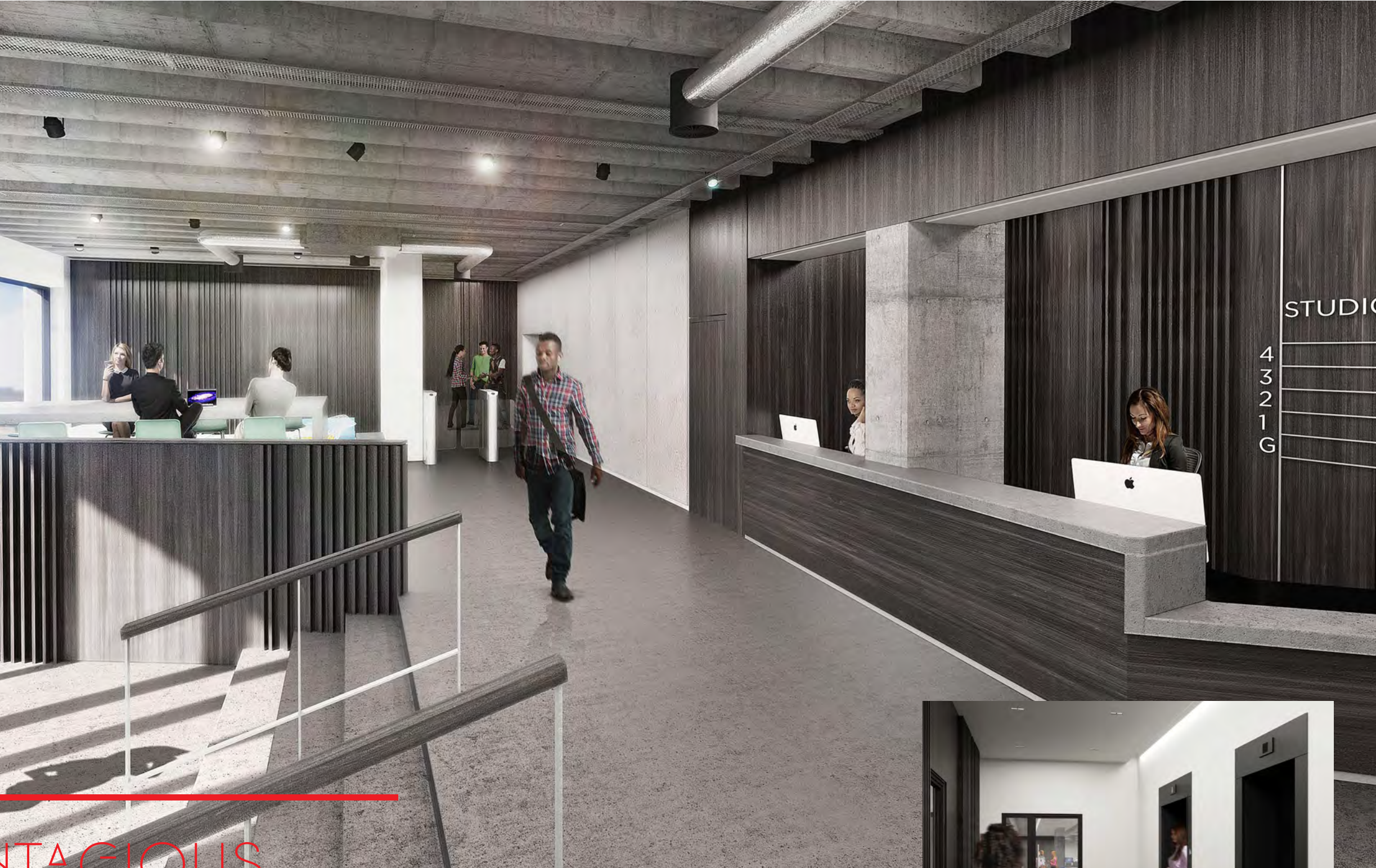
Award winning Architects Henry J Lyons have redesigned this landmark building to create a unique office scheme specifically designed for the demands of the modern office occupier.

Retail facilities include: Restaurant, Café and Gym which will only enhance the tenant experience.

Features include new lift cores, WC's, shower rooms, drying rooms, locker rooms, secure bicycle bays, parking and internal courtyards.

Office Accommodation
(Net Internal Area)

· Ground	483 sq m
· First	1,630 sq m
· Second	1,075 sq m
· Third	673 sq m
· Fourth	365 sq m
Total	4,226 sq m



CREATIVITY ———
IS ——— CONTAGIOUS
PASS IT ——— ON ———

- ALBERT EINSTEIN





62,4
SQM
TOTAL OFFICE SPACE

First-class facilities make the spaces come alive.

Drop off your bike in one of the 54 secure bicycle spaces making it easy to come and enjoy everything Donnybrook House has to offer.

The drying room and locker facilities can cater for every tenant need.

Make use of the state of the art gym before during or after work or just dine and unwind.





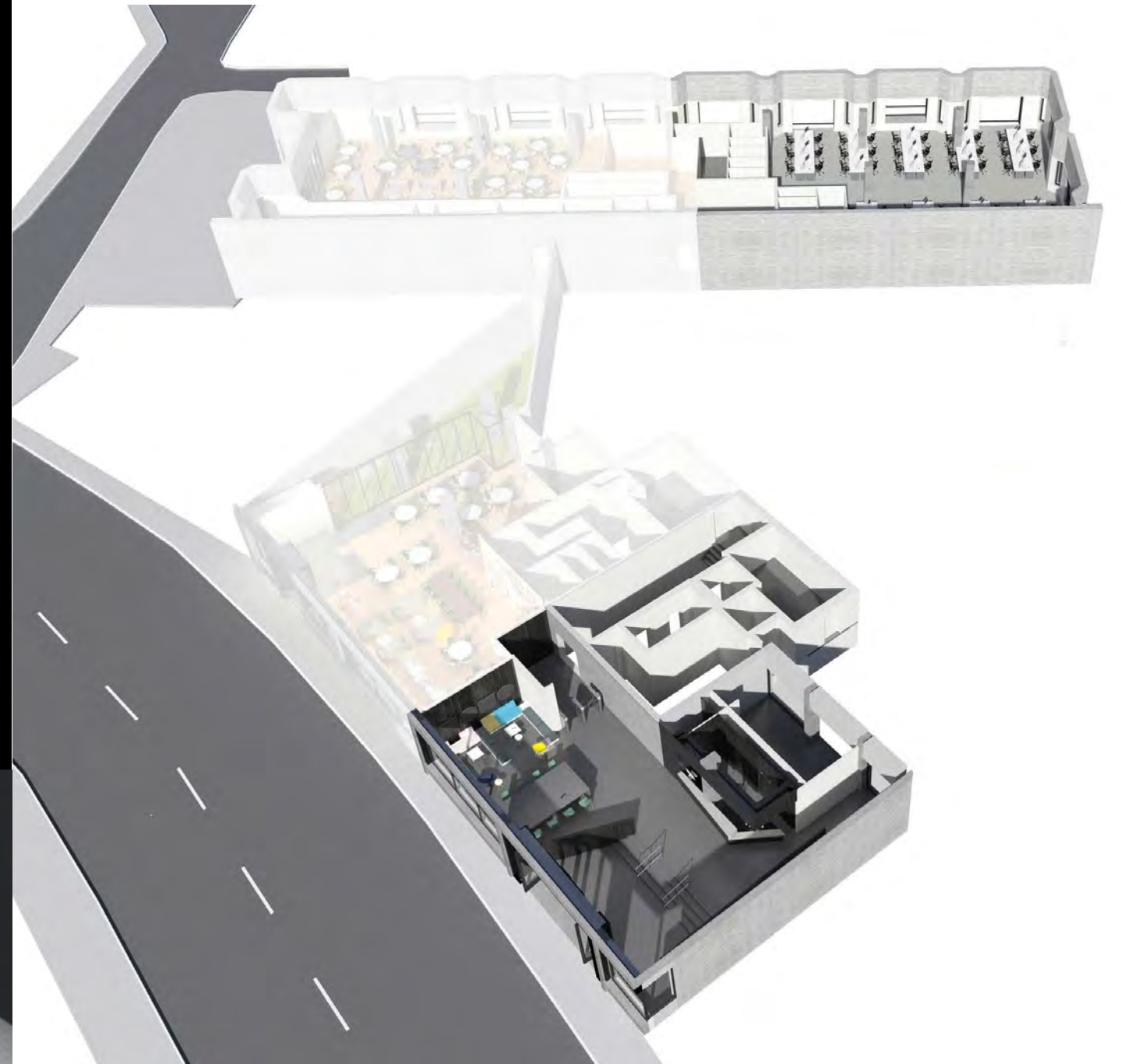
CREATIVITY —
— TAKES
— COURAGE

—
- HENRI MATISSE

GROUND LEVEL

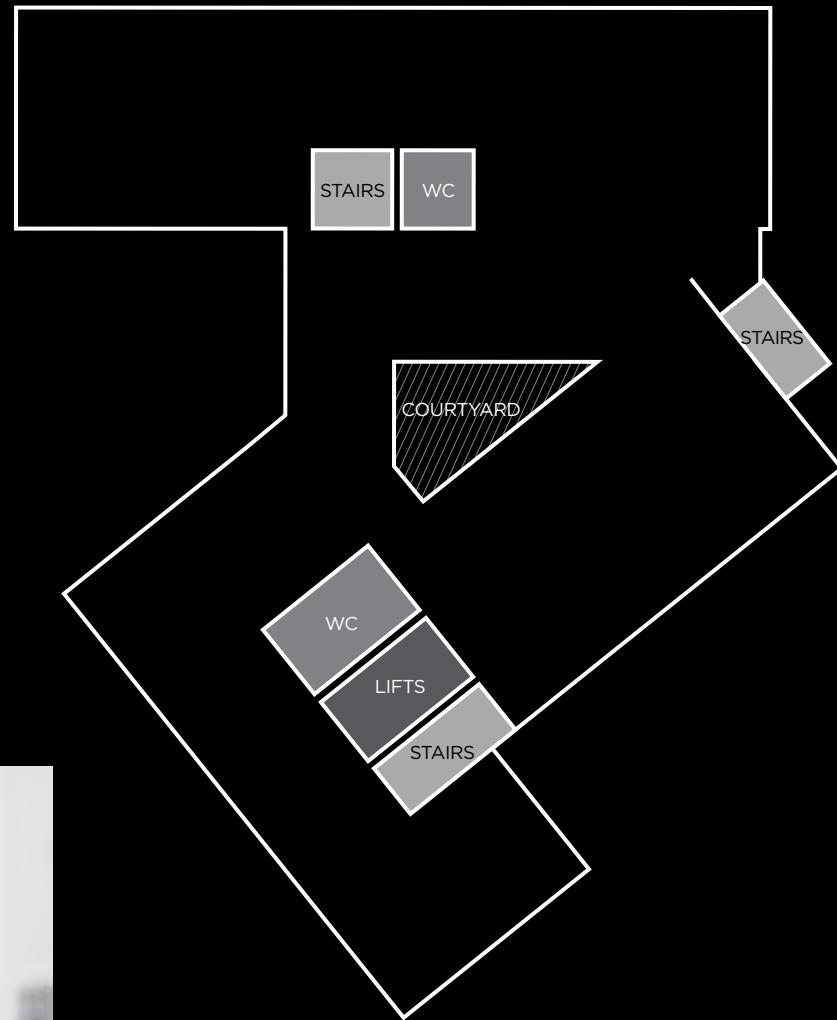


483 SQ M



OFFICE SPACE LEVEL

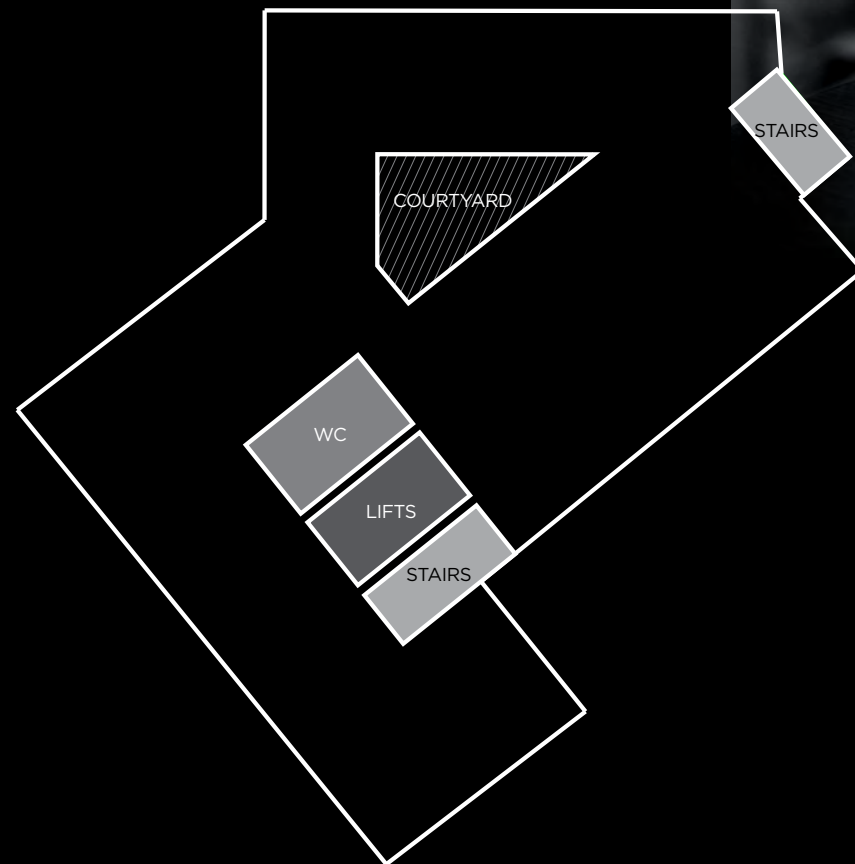
1



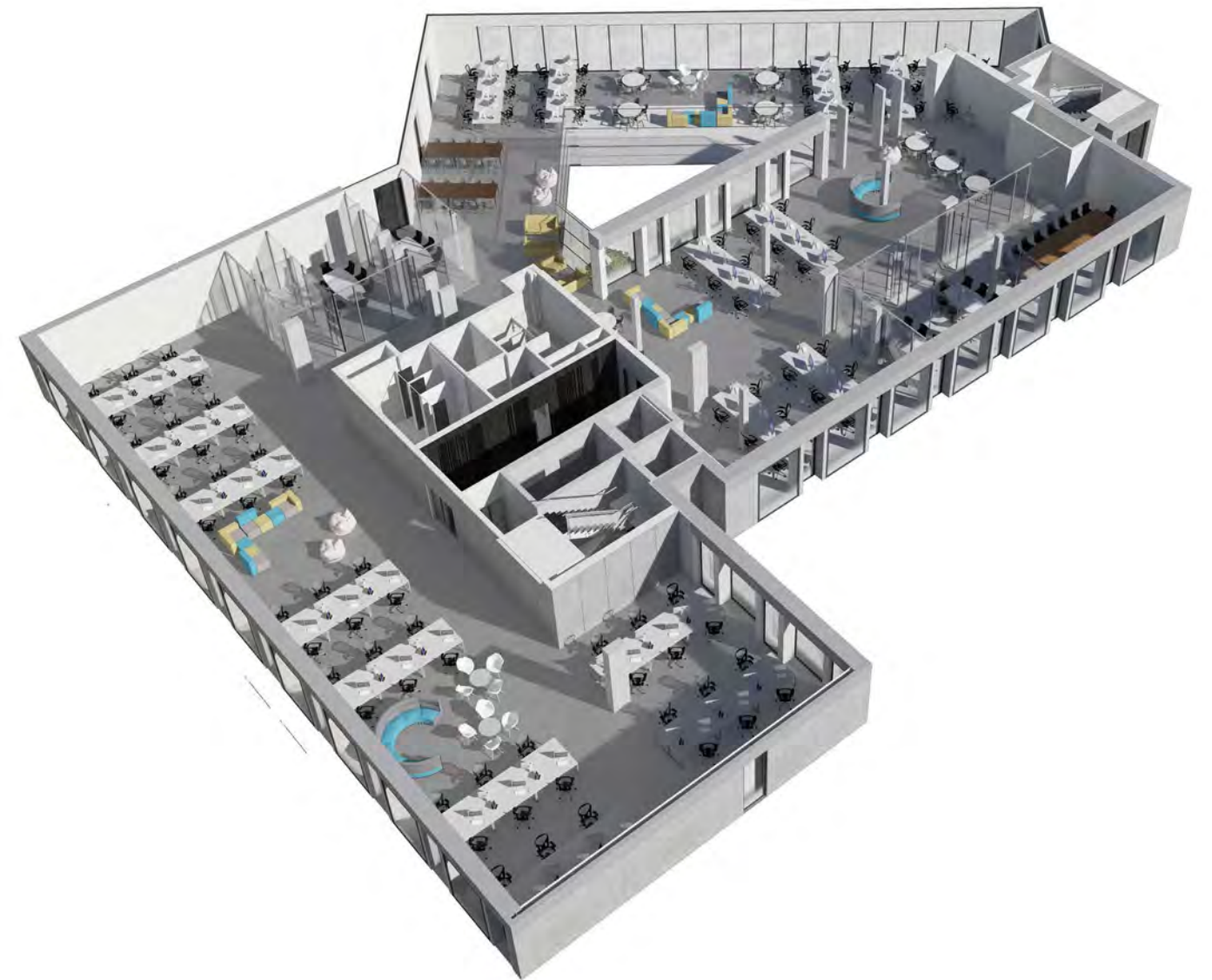
1,630 SQ M



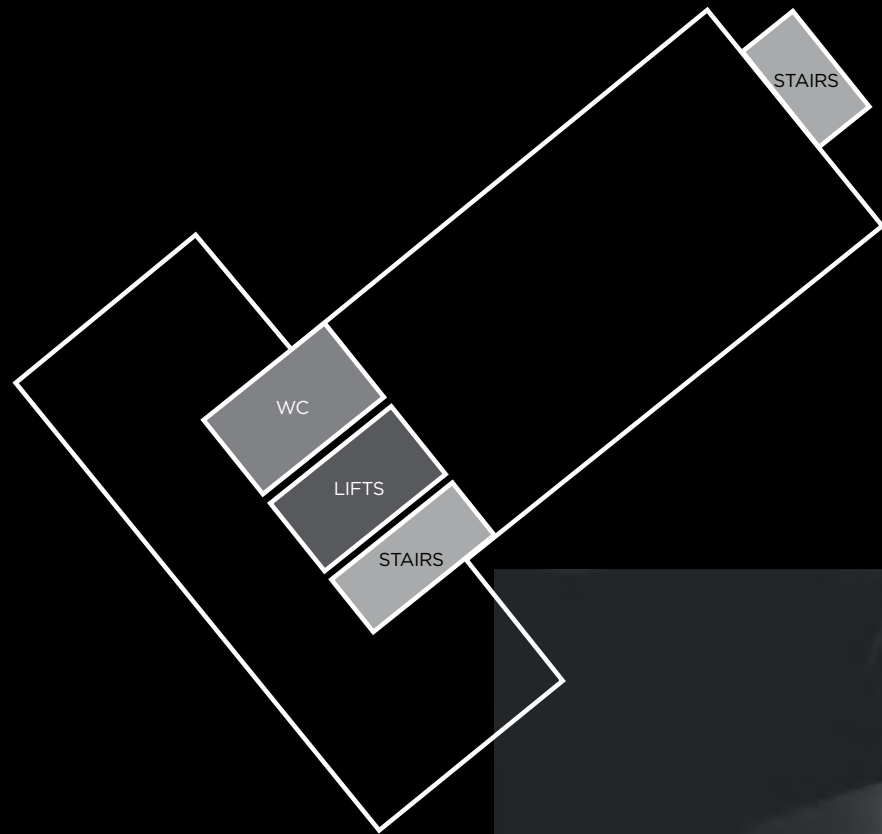
OFFICE SPACE LEVEL 2



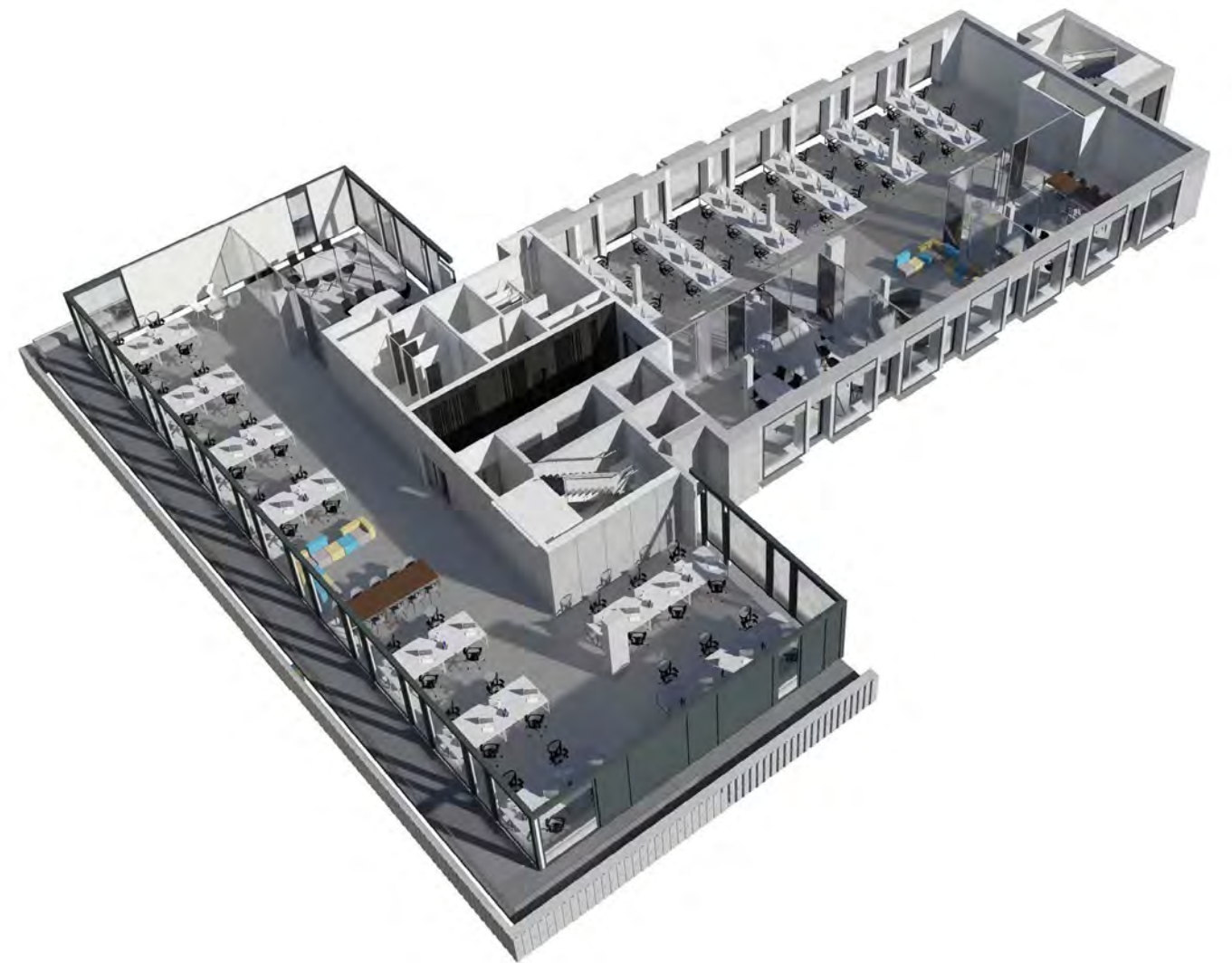
1,075 SQ M



OFFICE SPACE LEVEL — 3

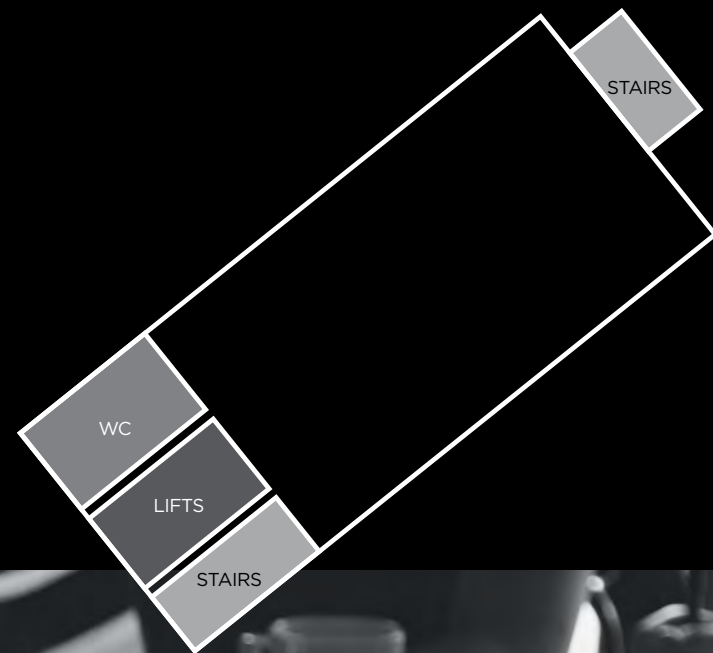


673 SQ M

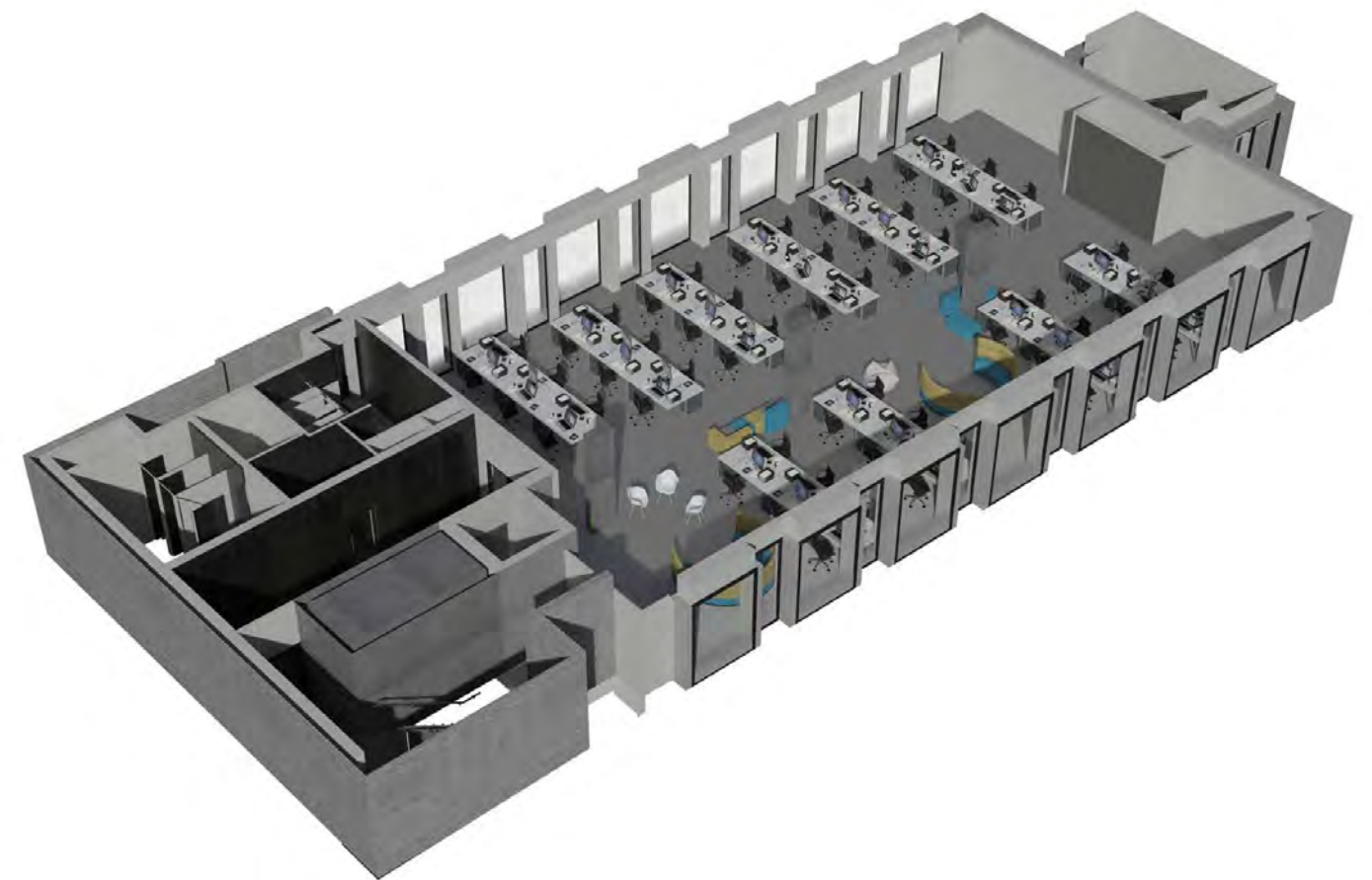


OFFICE SPACE LEVEL

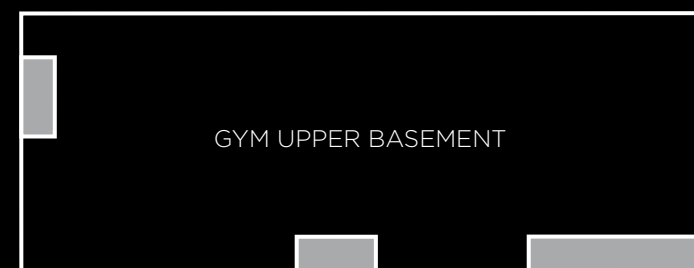
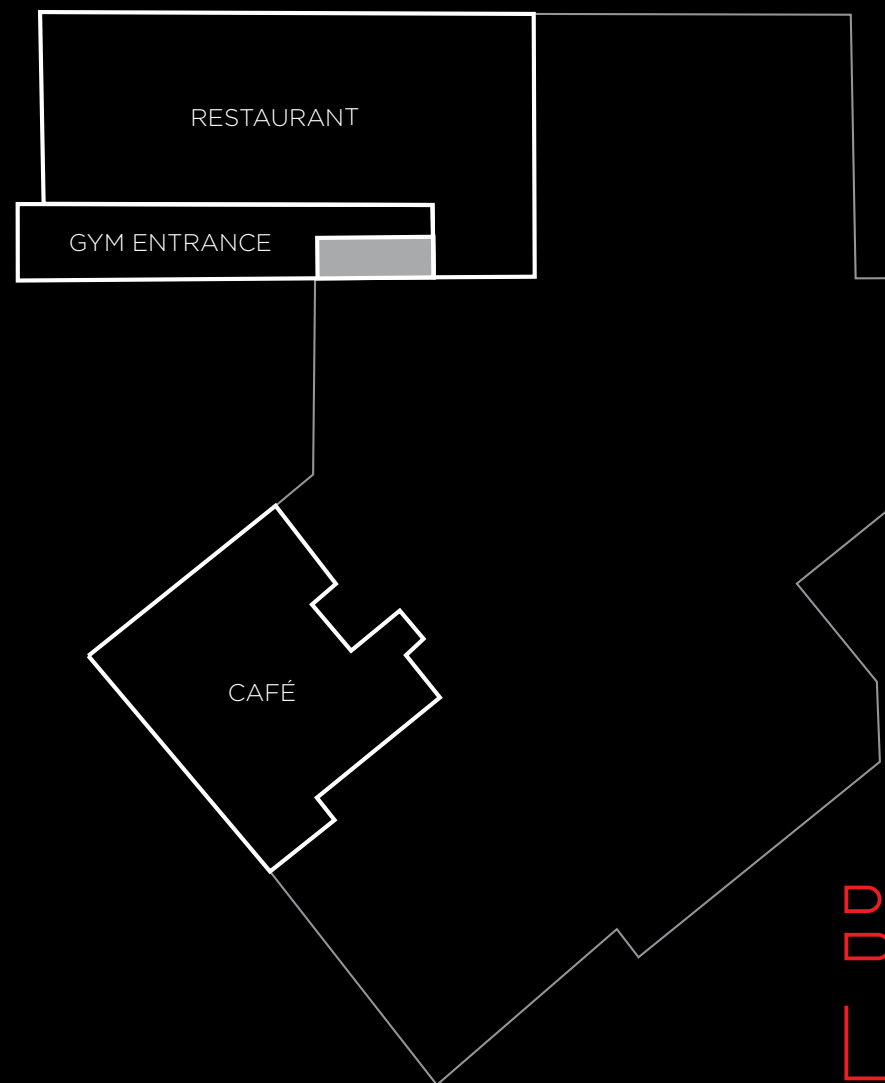
4



365 SQ M



RESTAURANT — CAFÉ — GROUND LEVEL



— GYM BASEMENT LEVELS —

RESTAURANT 372 SQ M
CAFÉ 208 SQ M



GYM 1,837 SQ M

TOTAL OFFICE SPACE

4,226 SQ M

AREA IN SQM

- | | |
|-----------------------|------------|
| • Gym (GIA) | 1,837 sq m |
| • Café | 208 sq m |
| • Restaurant | 372 sq m |
| • Ground Floor Office | 483 sq m |
| • Floor 1 Office | 1,630 sq m |
| • Floor 2 Office | 1,075 sq m |
| • Floor 3 Office | 673 sq m |
| • Floor 4 Office | 365 sq m |

OFFICE AREAS

- Highly visible and generous reception at ground floor
- Subdivisible into 2 tenancies per floor
- Minimum 80mm raised access floor throughout tenant areas
- Exposed beams and services
- New toilet cores and refurbished lift lobby to each floor
- Occupancy 1 person:10sqm net
- General floor to ceiling height of 2600-2700mm in tenant areas
- Landscaped courtyard/lightwell to first and second floor offices
- Internal raw concrete stripped and sealed

EXTERNAL UPGRADING

- All glazing replaced with new high performance glazing system
- External concrete and brick facade cleaned and restored
- Internal drylining and insulation
- New bay windows to Pembroke Cottages block

ENERGY RATING

- B2 target rating

BICYCLE + SHOWER FACILITIES

- 54 Secure bicycle parking spaces
- New showers, drying room and locker facilities at Basement Level

CAR PARK

- 27 Parking spaces

CAFE

- Frontage to Donnybrook Road
- Provision for full accessibility
- Landscaped external terrace
- Deliveries from Pembroke Cottages and upper level of car park
- Grey box fit out

LIFTS

- 3 No. new 12 Person Lifts - (CISBE Very Good) System

RESTAURANT

- Large West-facing landscaped terrace
- Grey box fit out
- Deliveries from Pembroke Cottages and upper level of car park

GYM

- Street-level access via Pembroke Cottages
- 1 No. 12 Person Lift
- Grey box fit out

ELECTRICAL

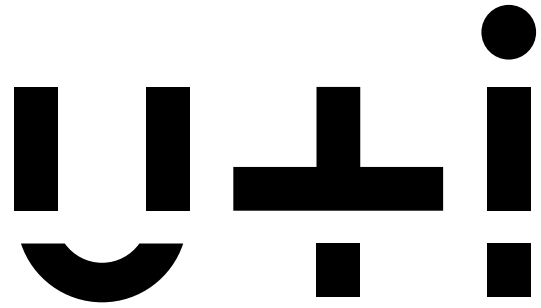
- Dedicated building ESB substation with associated metering room
- LV switchroom with dedicated to each of the tenant areas
- Landlord provided with dedicated electrical supply and single utility connection.
- Landlord provided with incoming telecoms connection
- Tenants provided with dedicated electrical supply and utility connection
- Each office tenant area is served by a dedicated wall mounted electrical distribution board located on the floor level
- Café, Gym and Restaurant tenants provided with electrical supply terminated in an isolator within the tenant demise
- Building termination provided for tenant telecoms connection – specific incoming connection arrangements will be direct by tenant

MECHANICAL

- Capped chilled & heating water for 4 pipe fan coil system to office floors
- Occupancy 1 person: 8 sq m
- Landlord air cooled chillers and basement boilers
- Landlord AHU for capped fresh air ventilation & extract system for offices
- Tenant plant space provision for DX/VRV systems
- Boosted mains water capped to tenant demise c/w with drainage
- Landlord toilets will be provided with boosted hot & cold water, extract and ventilation
- Tenant toilets provided with capped provision for drainage & water

STRUCTURAL LOADINGS

- Offices - Ground floor 3.0kN/m2, upper floors 2.5kN/m2
- Café / Restaurant- 2.0kN/m2
- Gym - 4.0kN/m2



“Vertium” Burlington Road, Dublin 4

U+I is a property regeneration company that transforms undervalued parts of towns and cities into neighbourhoods and communities where people and enterprise can thrive. The product of a merger between Development Securities PLC and Cathedral Group, two of the UK’s leading property companies, U+I has a current market capitalisation of c. £300 million.

With a portfolio of mixed-use regeneration projects in London, the south-east, Manchester and Dublin we are bringing imagination and innovation to some of the most exciting opportunities in the property market. By bringing together financial strength and commercial acumen, a commitment to the highest standards of design and architecture and a careful curation of place and history, we enable long-term, sustainable change and deliver value for our diverse stakeholder groups.

Mixed-use regeneration development is at the heart of our business. We focus on driving shareholder value from a creative approach to place making and community building. This ability to create places that deliver sustainable socio-economic growth also fuels our specialism in public private partnership projects (PPP) with local authorities and other public bodies. Our PPP schemes in the London boroughs of Bromley, Lewisham, Lambeth and Greenwich and in towns like Lichfield and Sittingbourne are opening up opportunities for local authorities to deliver economic growth and new public service infrastructure in an era of restrained public spending. Our £200 million investment portfolio forms a core part of our activities, allowing us to mature assets over the long-term and feed our regeneration pipeline with income-producing properties that have yet to be fully developed.



Former Charlemont Clinic
(Hotel proposed), Dublin 2

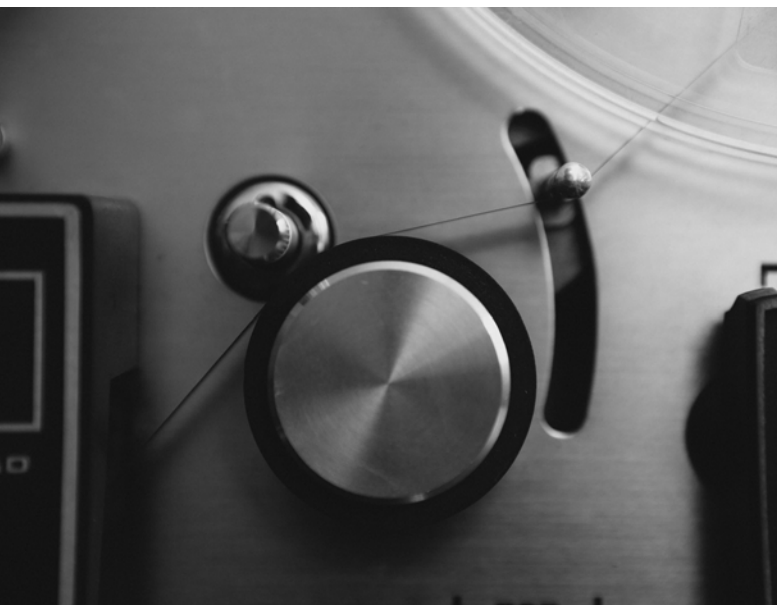


Percy Place, Ballsbridge, Dublin 4

We understand what makes communities successful. We use that understanding and insight to create productive places. We put people at the heart of what we’re doing, wherever we go. We nurture places from inception to maturity or we create the opportunity for others to do so, building value every step of the way.

www.uandiplc.com

TO LET — CONTACT:



REALTORS:

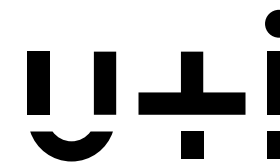


Hambleden House
19 - 26 Lower Pembroke Street
Dublin 2

Paul Finucane
Director Business Space
T+353 1 633 3724
M +353 87 954 7961

paul.finucane@colliers.com
+353 1 633 3700
www.colliers.ie

DEVELOPERS:



7A Howick Place
London
SW1P 1DZ

hello@uandiplc.com
+44 (0) 207 828 4777
www.uandiplc.com

ARCHITECTS:

HENRY J LYONS
ARCHITECTS

51-54 Pearse Street
Dublin 2

richard.doorly@hjlyons.com
annemarie.lyons@hjlyons.com
+353 1 888 3333
www.hjlyons.com

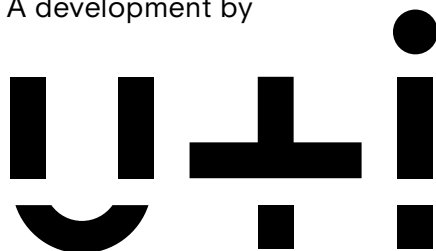
BRANDING:

NEWORLD
ASSOCIATES
GREAT RELATIONSHIPS BUILD GREAT BRANDS

9 Greenmount Avenue
Dublin 12

gary@newworld.com
+353 1 416 5600
www.newworld.com

A development by



The new name for Development Securities PLC

www.donnybrookhouse.com