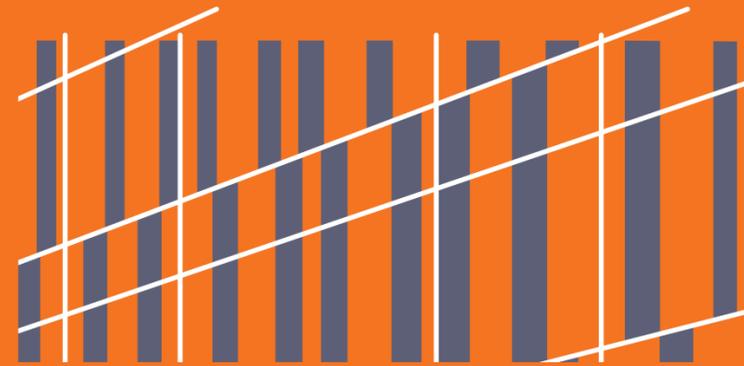


76 SIR JOHN
ROGERSON'S
QUAY DUBLIN 2



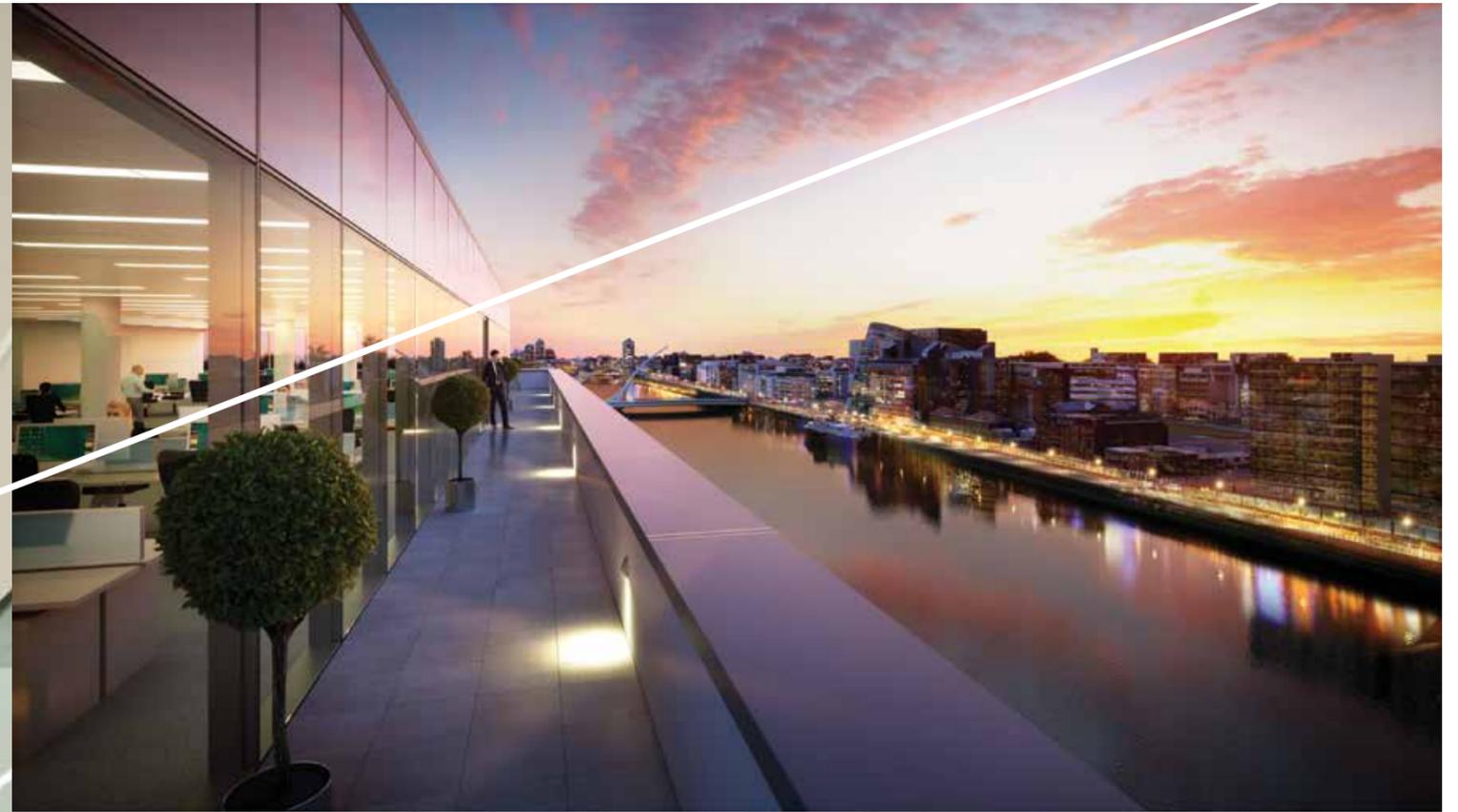
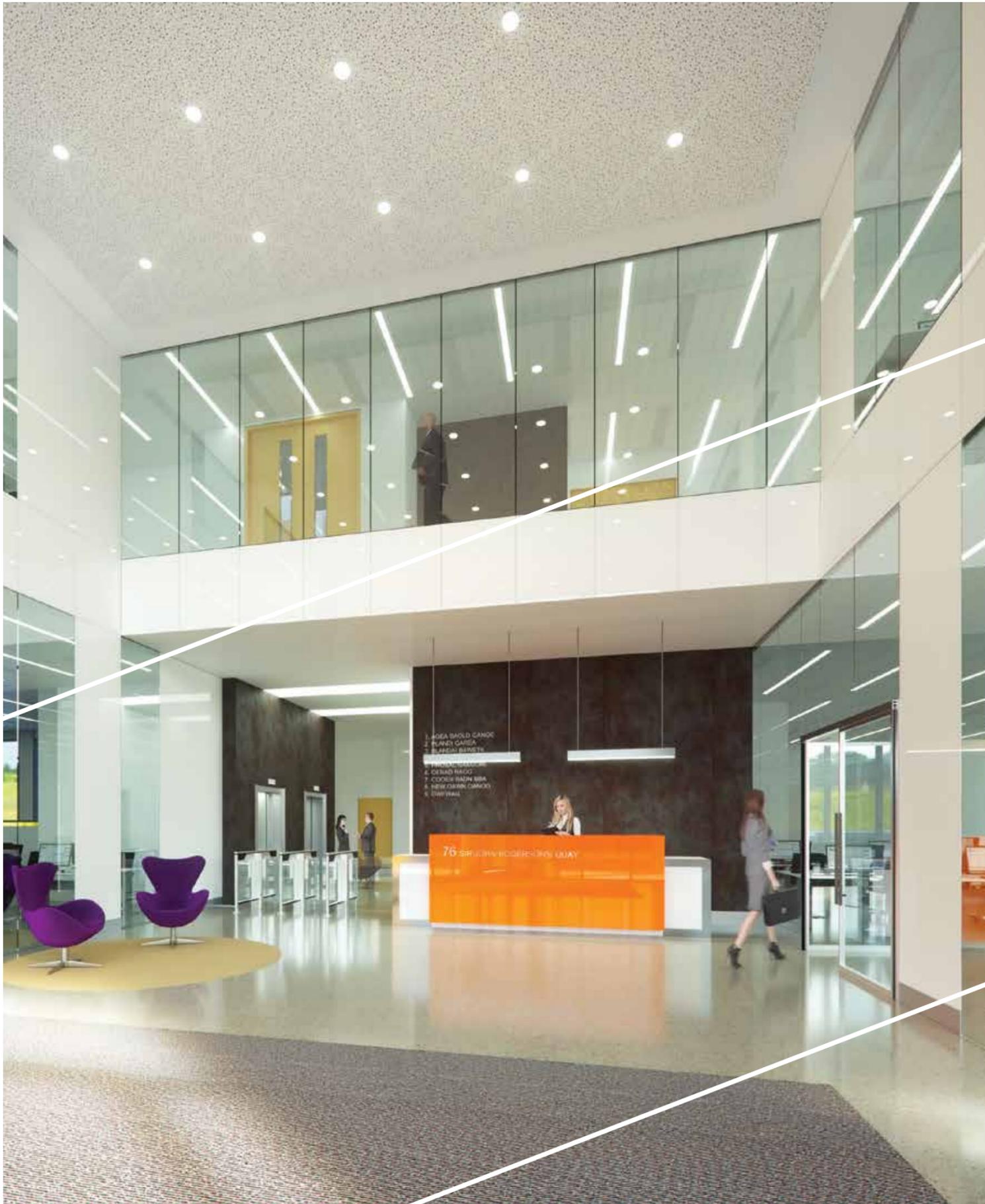
76 SIR JOHN
ROGERSON'S
QUAY DUBLIN 2





// ONE OF THE LAST
WATERFRONT
OPPORTUNITIES
IN **THE SOUTH
DOCKLANDS**

76 Sir John Rogerson's Quay is a magnificent Grade A HQ office building extending to 100,000 sq. ft. The office has undisturbed river fronting with panoramic views from the 3 Arena to O'Connell Bridge.



// IN GOOD COMPANY

At the heart of the dynamic South Docklands

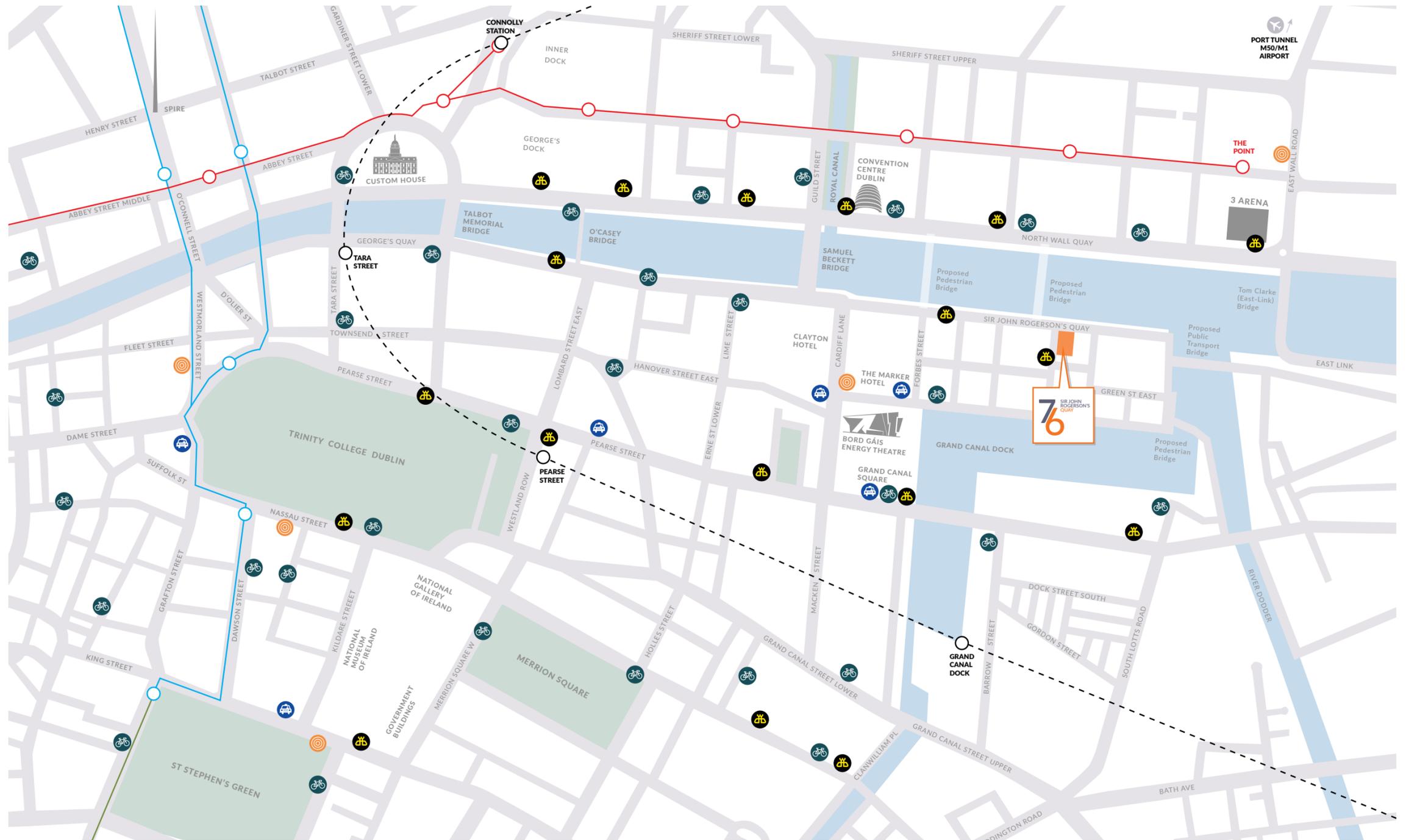
- 1 State Street
- 2 Airbnb
- 3 Accenture
- 4 Matheson
- 5 AWAS
- 6 LogMeIn
- 7 Trip Advisor
- 8 SEB
- 9 Ancestry
- 10 Facebook
- 11 Capita
- 12 William Fry
- 13 HSBC
- 14 Mason, Hayes & Curran
- 15 Google
- 16 Central Bank
- 17 NTMA
- 18 Stripe
- 19 Zalando



SUPERBLY CONNECTED COMMUTER LINKS

Swift and reliable access locally, nationally and internationally

-  76 SJR QUAY
-  Luas Green Line
-  Luas Red Line
-  Luas Cross City Line
-  DART Line / Irish Rail
-  Taxi
-  Dublin Bus
-  Dublinbikes
-  Aircoach
-  Airport



DUBLIN BUS



Various Locations

TAXI



Various Locations

DRIVE



M50 ring road and Airport
20 minutes

DUBLINBIKES



1
minute walk

LUAS RED LINE



13
minute walk

AIRCOACH



5
minute walk

AIRPORT



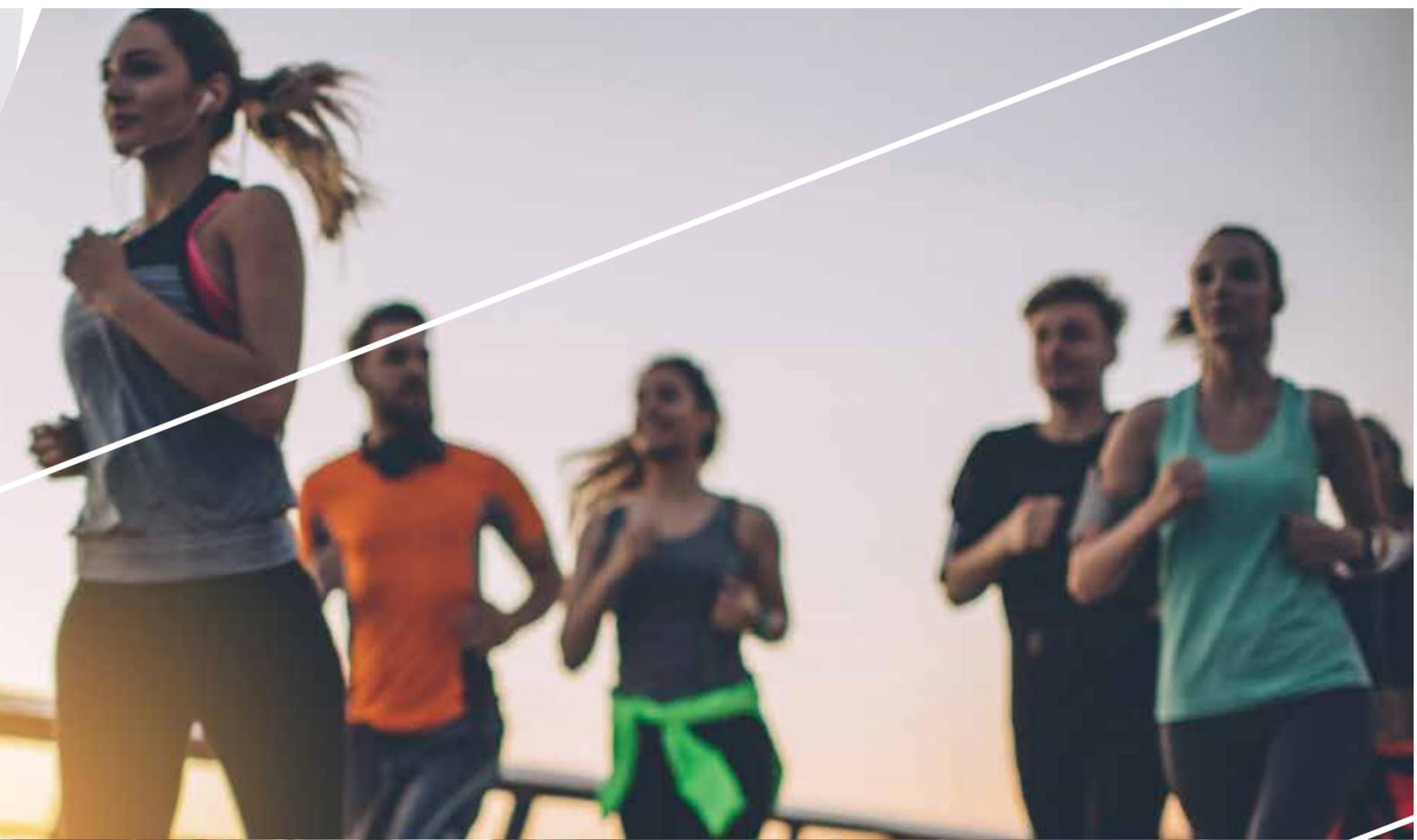
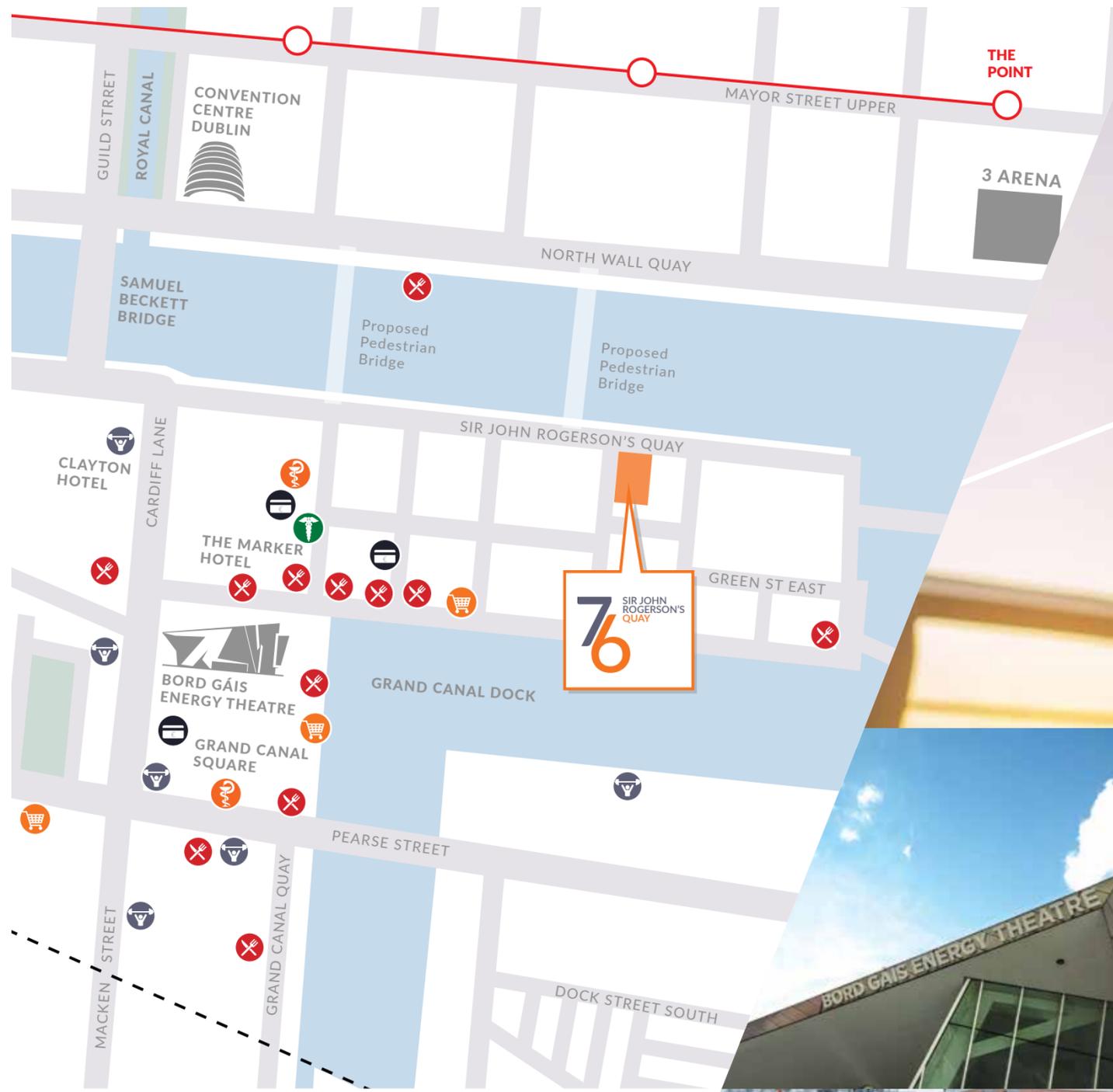
20
minute drive

RAIL/DART



15
minute walk





-  Sports
-  Pharmacies
-  Restaurants
-  Retail
-  Doctors
-  Banks



// THE DOCKLANDS

A life less ordinary

Steeped in history, the area offers so much more in terms of daily activities, festivals and opportunities to enjoy this unique area.



// STEEPED IN HISTORY

Now a living lab for smart technology

Originally built as a freshwater harbour to accommodate 300 warships for the Waterloo naval campaign, the Grand Canal Dock now offers a calendar of themed events and festivals throughout the year. It is steeped in history and is part of the Dublin tourist trail, with an expanding number of permanent and semi-permanent cultural and art installations.

This offers inhabitants the ability to enjoy new advances in lighting, Wi-Fi, integrated transport systems and live data on everything from environmental sustainability to the availability of car parking spaces and free bike schemes via a series of downloadable apps.



// LEADING THE WAY IN BUILDING DESIGN

To have such a large site available in the most thriving area of a European capital city is rare. To have one on the Waterfront is even rarer. Such an incredible site deserves an incredible design solution. Our architects, RKD Architects, have created a building design that not only compliments this location, but enhances it.

The Docklands area is now a globally promoted area for the implementation of new technology and is the 'living lab' for Dublin City Council's investment in 'smart city' facilities, which are being developed in conjunction with a number of international technology partners.

76 Sir John Rogerson's Quay is not only a sustainable build, but a beautiful structure that will be a pleasure to work in.





// SPECIFICATION

BUILDING SPECIFICATION

- Ground floor reception with a double-height entrance lobby incorporating feature lighting
- Terrazzo floor finish with underfloor heating and illuminated back painted glass walls to reception & lift lobby areas
- Bespoke reception desk with feature glazed wall
- The building has been designed with a 7.5m x 7.5m and 9m x 7.5m structural grid
- 2 x 13 person passenger lifts, 1 x 21 person lift and 1 firefighting lift
- Average lift waiting time <25 seconds
- 4 pipe fan coil air-conditioning system throughout
- 23 car parking spaces located in secure basement car park incorporating 1 electric charging point and 1 accessible car space
- 94 secure bicycle spaces located at ground floor level
- 8 shower rooms incorporating 1 accessible shower room with associated locker facilities
- Green roof with Sedum covering

- High quality toilet facilities on all floors with terrazzo floor finish, ceramic wall tiles, Corian wash hand basins with back-painted glass splash back. Wall-mounted mirror unit with concealed taps, soap dispenser, dryers & hand towel dispenser
- Targeted LEED Gold V4 rating
- Targeted BER A3 rating

OFFICE SPECIFICATION

- Excellent floor to ceiling height of 2.85m
- 250mm Raised Access Floors (including floor)
- Perforated demountable metal suspended ceiling tiles with painted plasterboard perimeter
- Plastered and painted walls with exposed concrete columns
- 1.5m planning grid
- Designed to accommodate an occupancy ratio of 1:8 sq. m.



// GREEN CREDENTIALS

LEED Gold Certification and incorporates a broad spectrum of sustainable principles to achieve an A3 BER rating.

The building construction and its associated mechanical and electrical systems have been designed to be cost efficient, flexible and energy efficient to meet and exceed the current building regulations and standards.

The building is currently designed to ensure that the building achieves “LEED Gold V4” certification as a minimum.

The building and its systems have been designed to achieve a minimum BER A3 rating.

BUILDING ENVELOPE MATERIALS

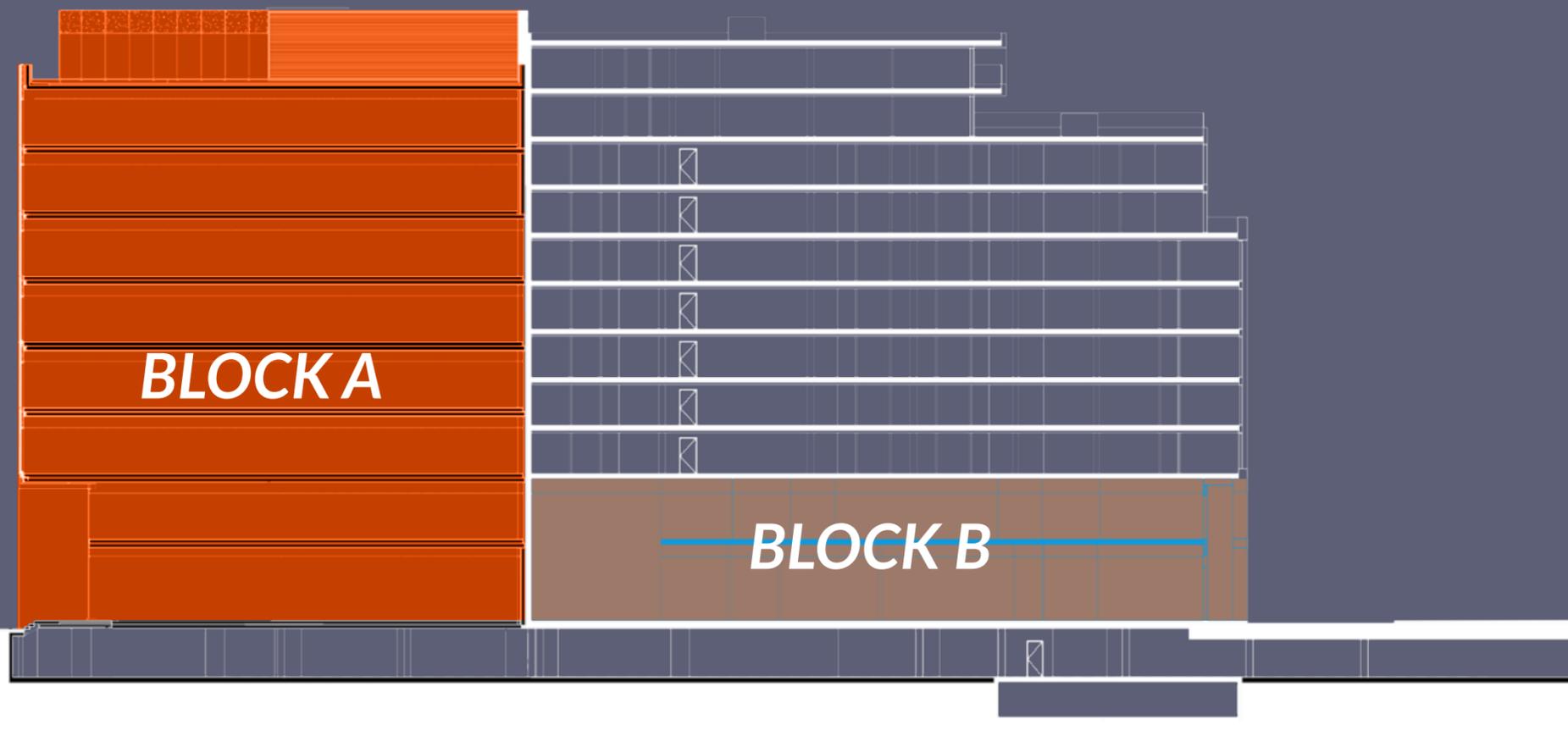
1. Curtain wall facade incorporating double glazed window units and insulated glass spandrel panels
2. Double-height feature entrance from public plaza
3. Sedum ‘green’ roof

BER A3



LEED V4

// FLOOR AREAS



BLOCK A

	NET INTERNAL AREA	
Ground Floor 1	342 m ²	3,679 ft ²
Ground Floor 2	197 m ²	2,116 ft ²
1 st Floor	686 m ²	7,389 ft ²
2 nd Floor	903 m ²	9,723 ft ²
3 rd Floor	903 m ²	9,723 ft ²
4 th Floor	903 m ²	9,723 ft ²
5 th Floor	903 m ²	9,718 ft ²
6 th Floor	903 m ²	9,723 ft ²
7 th Floor	899 m ²	9,674 ft ²
8 th Floor	378 m ²	4,067 ft ²
TOTAL	7,017 m²	75,535 ft²

BLOCK B

	NET INTERNAL AREA	
Ground Floor	602 m ²	6,480 ft ²
First Floor	1,235 m ²	13,293 ft ²
TOTAL	1,837 m²	19,773 ft²

River Liffey

GROUND FLOOR PLAN

NET INTERNAL AREA

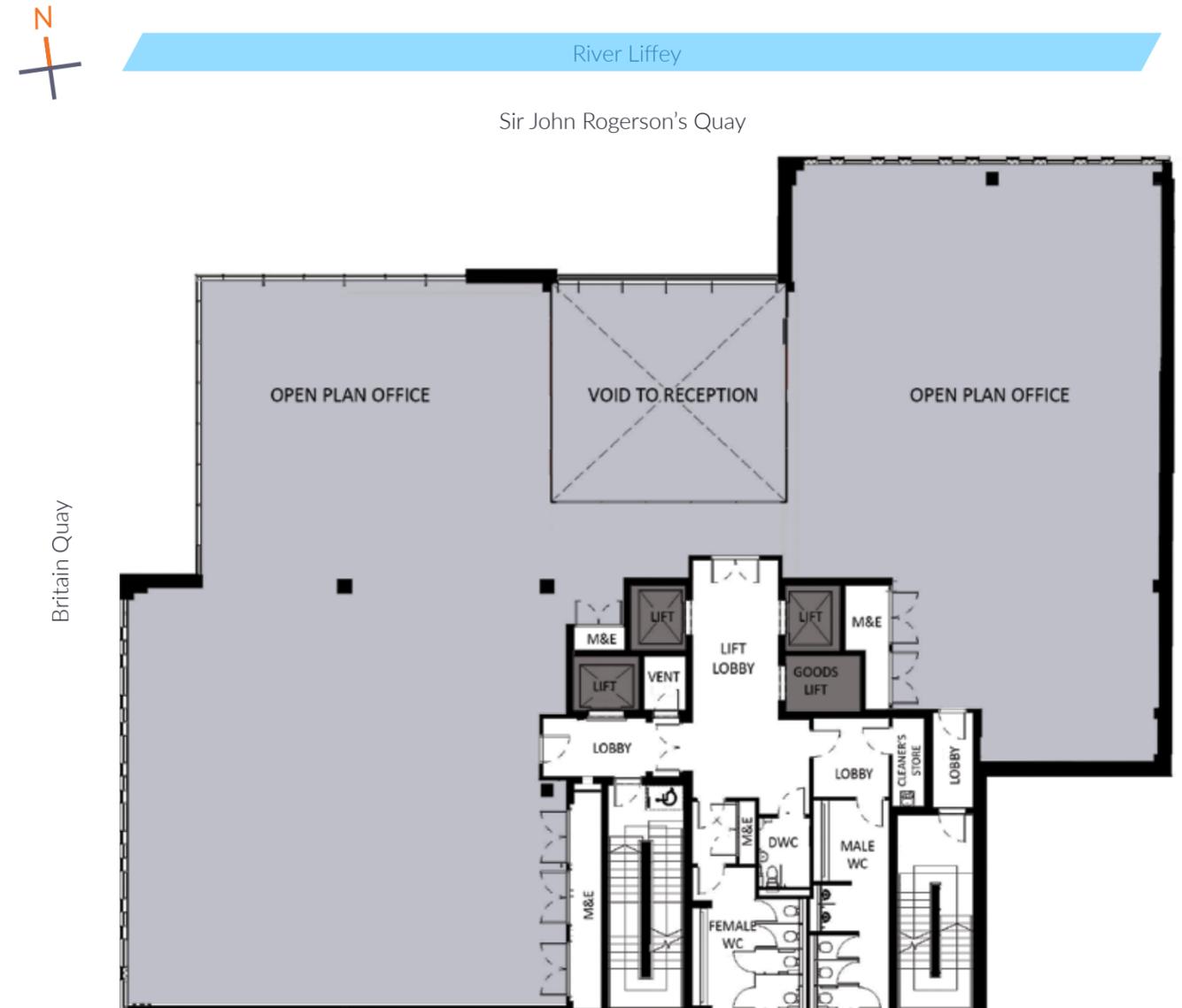
342 m² 3,679 ft² **G1**
 197 m² 2,116 ft² **G2**



FIRST FLOOR PLAN

NET INTERNAL AREA

686 m² 7,389 ft²

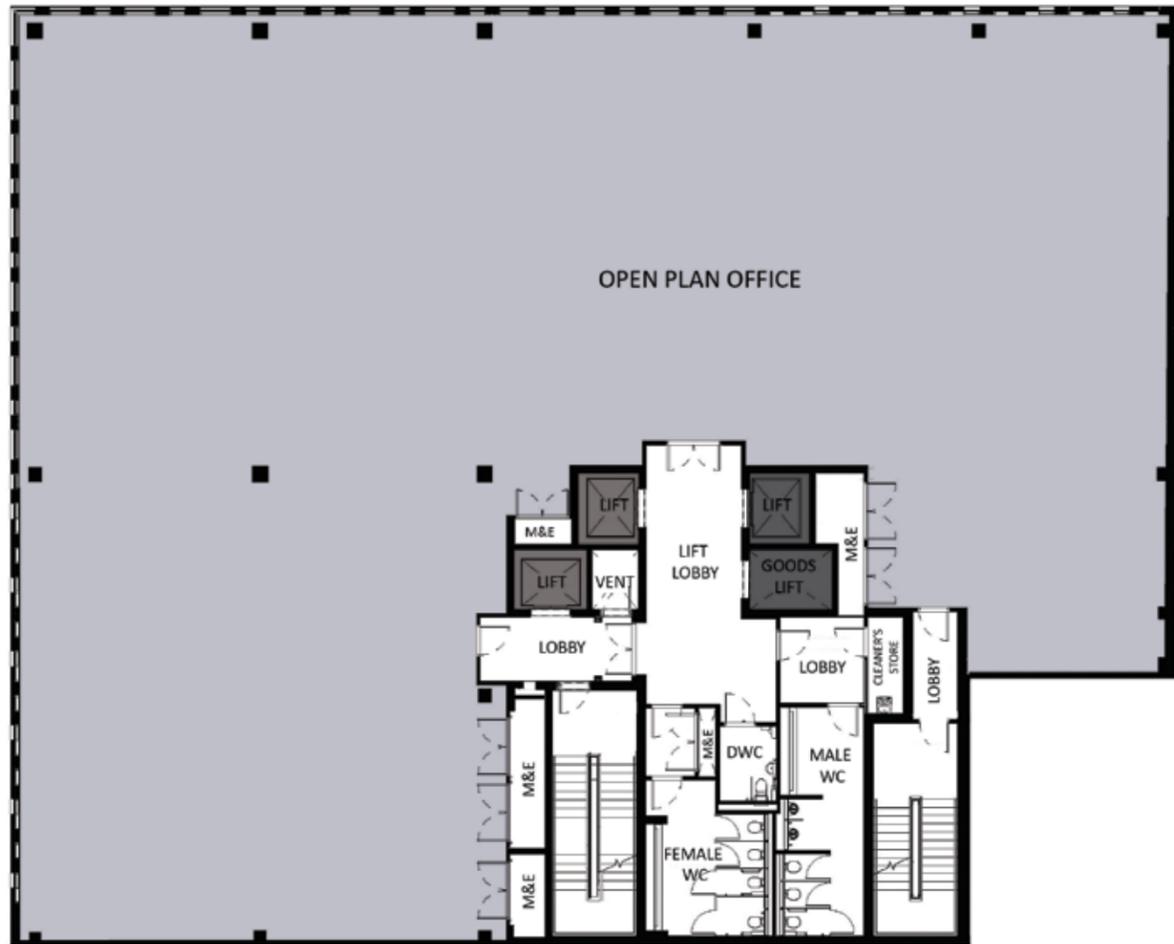


TYPICAL FLOOR PLAN

NET INTERNAL AREA
903 m² 9,723 ft²



Sir John Rogerson's Quay



Britain Quay

LEGEND

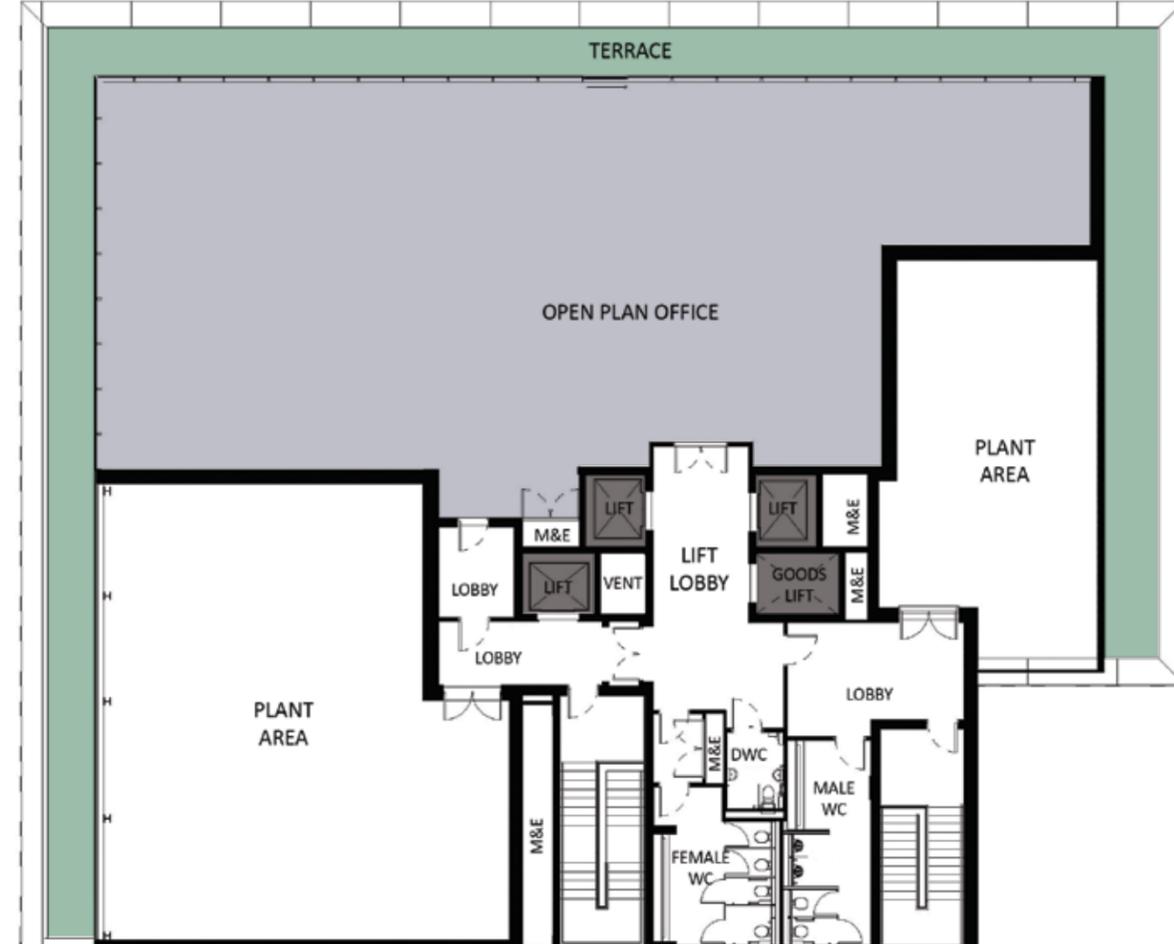
- Office
- Lift
- Terrace

EIGHTH FLOOR PLAN

NET INTERNAL AREA
378 m² 4,067 ft²

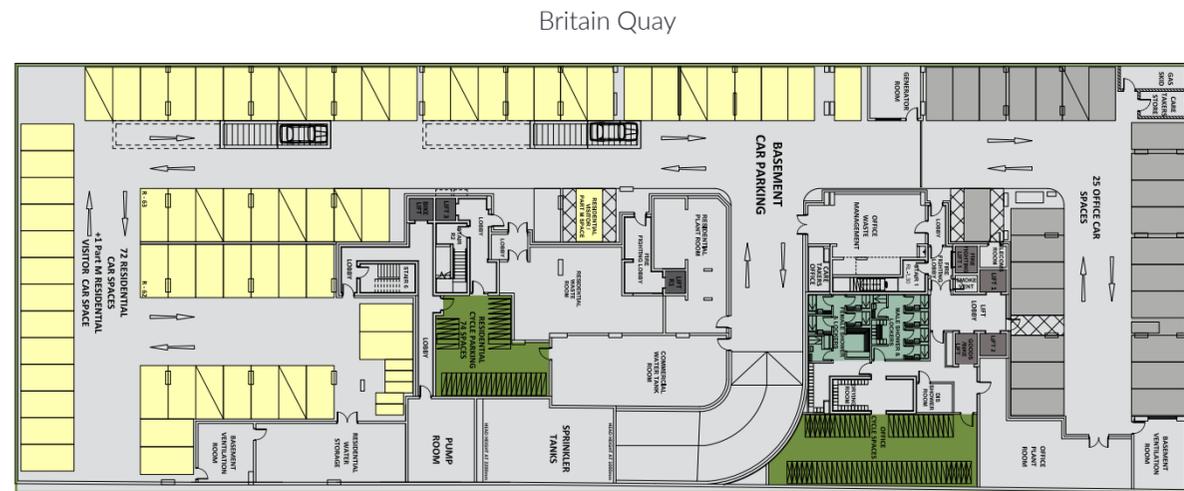


Sir John Rogerson's Quay



Britain Quay

BASEMENT FLOOR PLAN



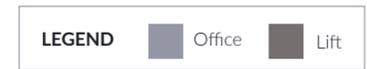
25 OFFICE CAR PARKING SPACES

8 SHOWER FACILITIES

94 BICYCLE SPACES



TEST FIT 1:8



TYPICAL FLOOR

Occupancy 1:8

Open Plan workstations 112

Total Headcount 112

TEST FIT 1:10

TYPICAL FLOOR

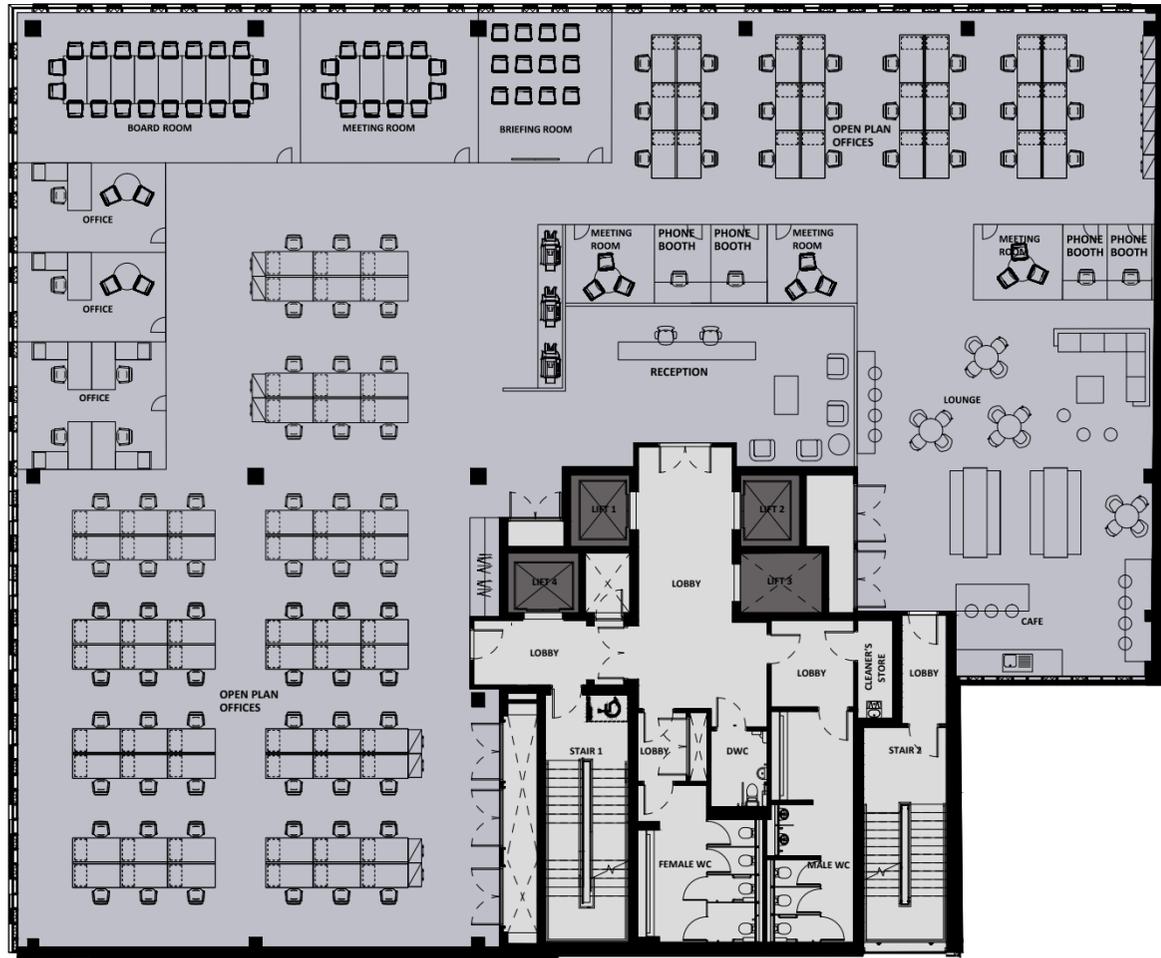
Occupancy 1:10

Cellular offices	6
Open Plan workstations	84
Total Headcount	90



River Liffey

Sir John Rogerson's Quay



LEGEND Office Lift

TEST FIT 1:12

TYPICAL FLOOR

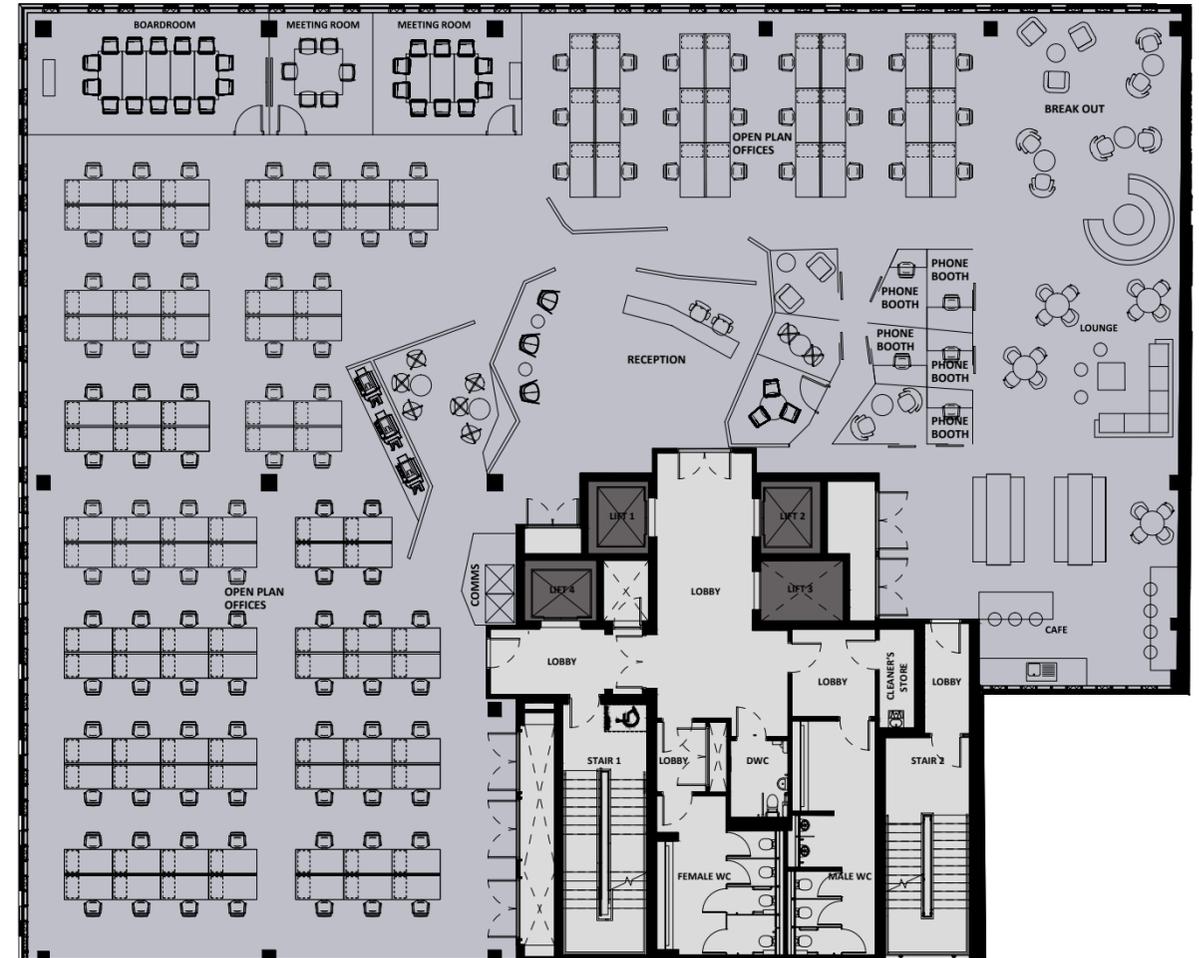
Occupancy 1:12

Cellular offices	11
Open Plan workstations	64
Total Headcount	75



River Liffey

Sir John Rogerson's Quay

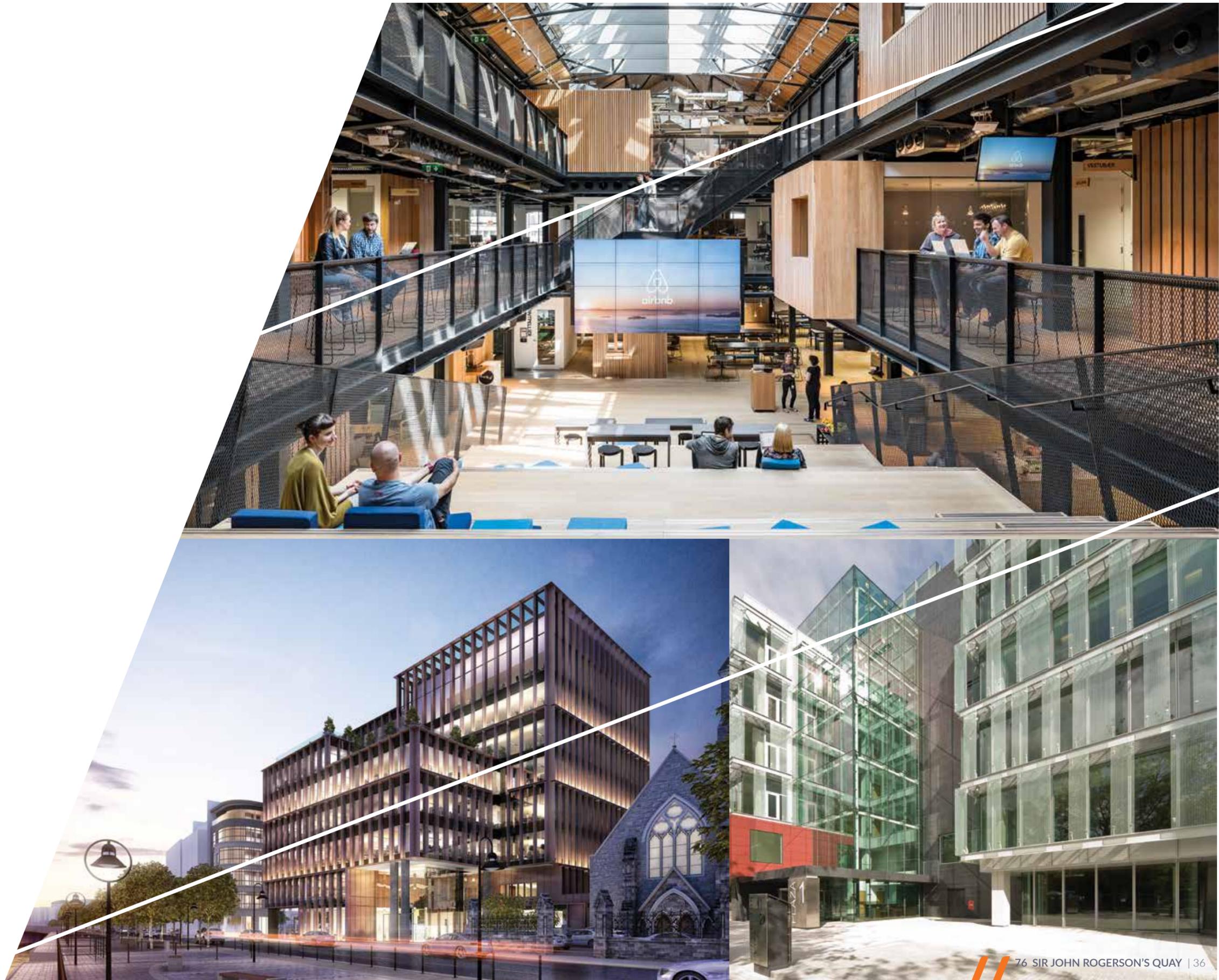


// BENNETT

*A proud heritage of construction
for over 100 years*

Founded a century ago, Bennett Construction is an international, family-owned construction services company with offices and large-scale projects in Dublin, London and Germany.

The company has a broad portfolio of successfully completed projects across a range of sectors including Residential, Restoration / Refurbishment, Hospitality, Commercial, Industrial, Healthcare and Pharmaceutical.



// THE DESIGN TEAM

A leader in prestigious office and high quality business park developments



Main Contractor

Bennett (Construction) Ltd
Lead: Paul Bruton



Landscape Architects

Brady Shipman Martin
Lead: Áine Patten



Architects

RKD Architects
Lead: David Petherbridge



Fire Consultants

G Sexton & Partners
Lead: Lory Holland



Project Managers

Linesight Project Manager
Lead: Clem Kavanagh

Quantity Surveyors

Linesight Project Manager
Lead: Richard Joyce



Civil & Structural Engineers

Barrett Mahony
Consulting Engineers
Lead: Stephen O'Connor



Facade Consultants

Murphy Facade Studio
Lead: Neil Murphy



Branding & Marketing

IDEA
Lead: Ciaran Flanagan



Service Engineers

Ethos Engineering
Lead: Colm Devin

// AGENTS

For more information contact joint letting agents



T +353 1 639 9300

AISSLING TANNAM

E aisling.tannam@cushwake.ie

KARL BYRNE

E karl.byrne@cushwake.ie

LRN: 002222

W www.cushmanwakefield.ie



T +353 1 618 1300

ROLAND O'CONNELL

E roland.oconnell@savills.ie

KELLIE O'BRIEN

E kellie.obrien@savills.ie

LRN: 002233

W www.savills.ie

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