

# **KILDRESS HOUSE**

PEMBROKE ROW, DUBLIN 2

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## KILDRESS HOUSE

Developed by McAleer & Rushe and designed by leading architects Henry J Lyons, **Kildress House** is a stunning office development, situated in a key position in Dublin's central business district.



21,935 SQ FT OF GRADE A OFFICE ACCOMMODATION



STRIKING SIX STOREY OFFICE BUILDING



DESIGNED TO THE HIGHEST SPECIFICATION



FLEXIBLE AND EFFICIENT FLOOR PLATES



TOP SUSTAINABILITY CREDENTIALS





The office accommodation has been finished to the highest specification

6  
GRADE-A OFFICE FLOORS

21,935 sq ft  
NET INTERNAL AREA

1:8 sq m  
DESIGN OCCUPANCY LEVELS

2.7m  
FLOOR TO CEILING HEIGHT

7  
SHOWERS INCLUDING CHANGING AND LOCKERS FACILITIES

2  
CAR PARKING SPACES

28  
BICYCLE SPACES

Eye catching fully glazed elevation allowing abundance of natural light



BER A3



# At the centre of all Dublin has to offer

A PROVEN LOCATION WHICH HAS ATTRACTED AND RETAINED INTERNATIONAL COMPANIES

- |                       |                          |                           |  |
|-----------------------|--------------------------|---------------------------|--|
| 1. Zendesk            | 6. AerCap                | 12. IBEC                  | 17. Apollo Avilation<br>Macquarie<br>Morgan McKinley<br>Alkermes |
| 2. Mercer Marsh       | 7. LinkedIn              | 13. Fitbit<br>Eaglestreet | 18. Cairn Homes<br>Bain Capital                                  |
| 3. Glandore           | 8. Government Buildings  | 14. Canadian<br>Embassy   | 19. Crowe<br>Huawei  |
| 4. LinkedIn           | 9. ESB                   | 15. Intertrust            |  |
| 5. Glandore<br>Hudson | 10. Department of Health | 16. Bank of Ireland       |  |
|                       | 11. Takeda               |                           |  |



LUAS  
CHARLEMONT

LUAS  
St. Stephen's Green

St. Stephen's Green

Fitzwilliam Square

LinkedIn

LinkedIn

KILDRESS HOUSE  
PEMBROKE ROW, DUBLIN 2

fitbit

Grand Canal  
cycle route

HUAWEI

BainCapital

Takeda

An Roinn Sláinte  
Department of Health

Bank of Ireland

intertrust  
GROUP

# Central location, connected to all of the city's modes of transport

## WALKING TIMES

 Dublin Bus	01 minutes
 Dublin Bikes	02 minutes
 Luas	12 minutes
 Proposed Metro Link	12 minutes
 DART	14 Minutes
Grand Canal	02 minutes
Government Buildings	09 minutes

## DRIVING TIMES

Dublin Airport	25 minutes
Dublin Port	17 minutes



21 bus routes within 400m



Grand Canal Cycle Route on your doorstep





Grand Canal Farmers Market



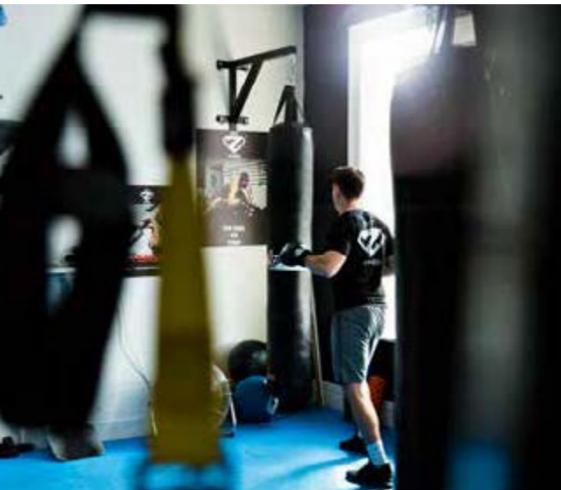
Asador Restaurant



Wilton Park



La Peniche Floating Restaurant



Zest Fitness



Angelina's Restaurant



Donnybrook Fair

## Lifestyle

With Kildress House as your office you are within walking distance of a cluster of cultural and lifestyle amenities.

### Public Parks

Wilton Park, Fitzwilliam Square, Merrion Square and St Stephen's Green.

### Five Star Hotels

Dylan Hotel, The Merrion, The Shelbourne

### Eatery's

Boasting 38 Restaurants and Cafes within a 5 minute walk, Kildress House is surrounded by all the city's amenities offering occupants excellent choice of cafes, bars and restaurants.

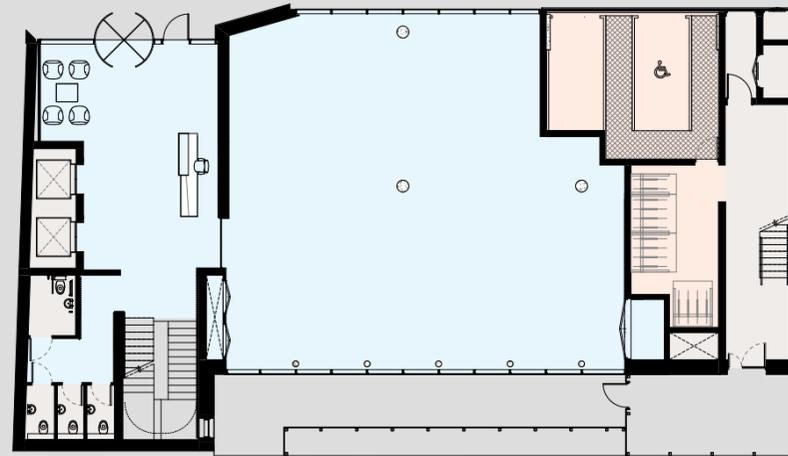
# Schedule of Areas

<b>Fifth</b>	<b>Occupied</b>	<b>Occupied</b>
<b>Fourth</b>	<b>Occupied</b>	<b>Occupied</b>
<b>Third</b>	<b>Occupied</b>	<b>Occupied</b>
<b>Second</b>	<b>425 sq m</b>	<b>4,579 sq ft</b>
<b>First</b>	<b>420 sq m</b>	<b>4,525 sq ft</b>
<b>Ground</b>	<b>222 sq m</b>	<b>2,392 sq ft</b>
<b>Total</b>	<b>2,038 sq m</b>	<b>21,935 sq ft</b>

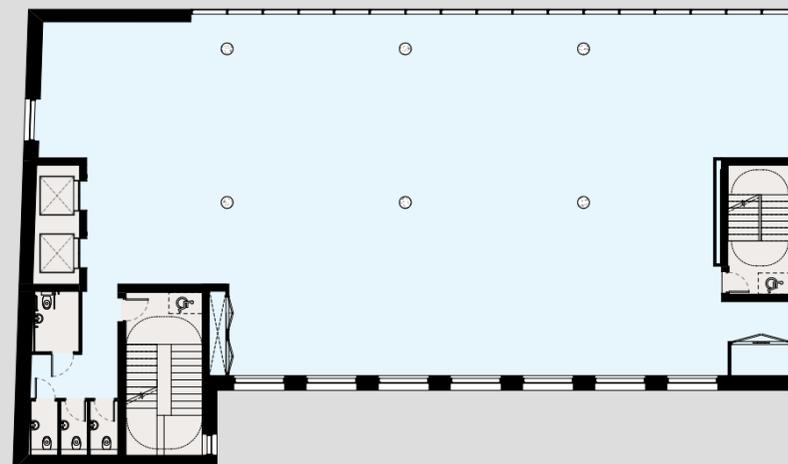
Net internal floor areas are approximate areas only.



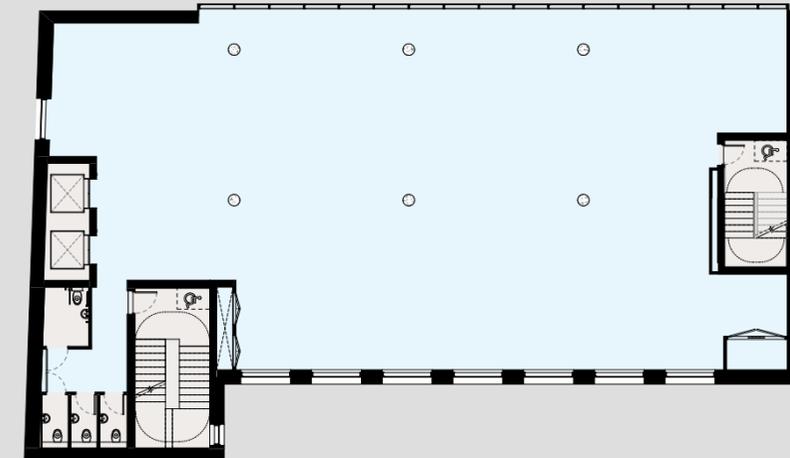
Ground  
222 sq m / 2,392 sq ft



First  
420 sq m / 4,525 sq ft



Second  
427 sq m / 4,596 sq ft



# Sample Tenant Fit-out

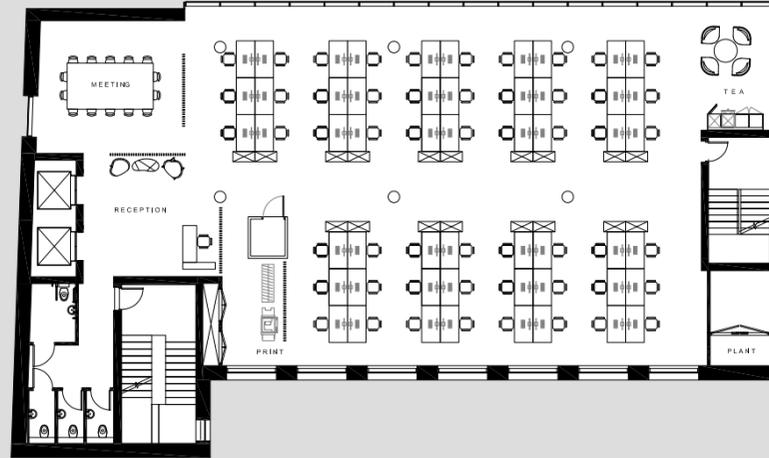
## Second Floor

### Financial

**1 Person / 8 sq m**

54 desks

1 meeting room

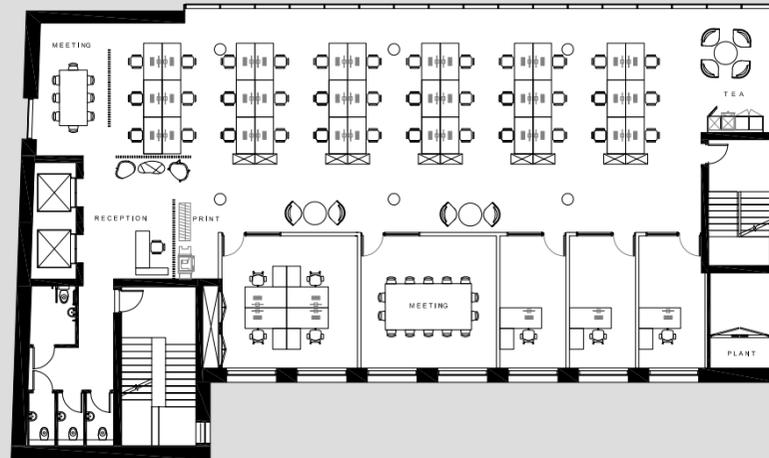


### Technology

**1 Person / 10 sq m**

43 desks

2 meeting rooms

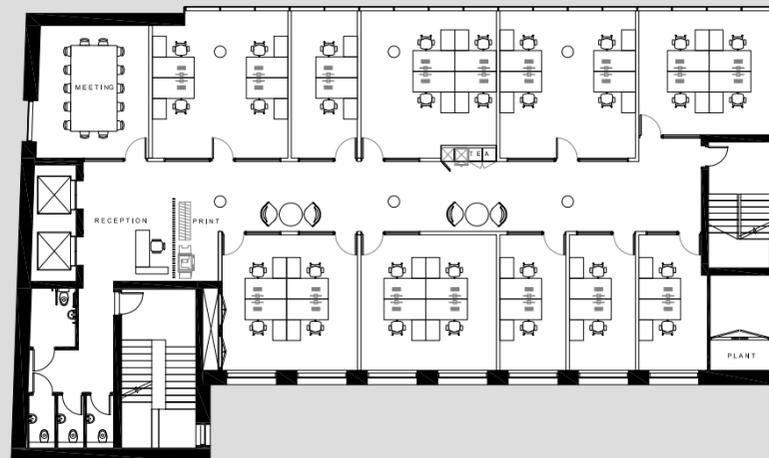


### Professional

**1 Person / 12 sq m**

32 desks

1 meeting room



## Specification

### OCCUPANCY

Means of Escape 1 person per 6 sq m

Internal Climate 1 person per 8 sq m

Lift Provision 2 x 13 person lift

### FLOOR HEIGHTS

Ground Floor 3.3m  
 Typical Floor 2.7m  
 Raised Floor Zone 150mm  
 Ceiling Zone 575mm

### STRUCTURE

In situ concrete frame, including exposed concrete circular columns with exposed smooth natural finish.

### OFFICE FINISHES

Walls: Plasterboard and paint finish to all internal office walls

Columns: Exposed concrete circular columns with smooth natural finish

Floors: Metal screw down raised access floors

Ceilings: Metal suspended ceiling system

### MECHANICAL

The Mechanical ventilation and Air Conditioning design has been based on an occupation of 1 person per 8 sq m.

A VRF system has been provided throughout the building. The open plan office areas is served by VRF fan coil units mounted in the ceiling void of the floor plate to provide heating and cooling under central control per floor level.

### ELECTRICAL

The building is designed on the basis of 1 person per 8 sq m

Lighting design for the office area is 400 lux to 450 lux maintained luminance at 0.75m working plane with 0.7 uniformity. Lighting control utilises lighting control modules connected on a DALI communication network allowing daylight and occupancy control.

### AMENITIES

7 showers and changing facilities at basement

28 bicycle spaces

2 car parking spaces

## Developer



## Professional Team

Architect: Henry J Lyons

Mechanical & Electrical: Caldwell Consulting

## Agents



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## Green Credentials & Energy Efficiency

Targeting LEED Gold Standard. Target BER A3.



To achieve LEED Gold a sustainable design approach has been adopted. As a result the following water and energy savings have been achieved:

**30%**  
 REDUCTION IN POTABLE WATER US BE PROVIDING EFFICIENT SANITARY WARE

**29%**  
 REDUCTION IN ANNUAL ENERGY CONSUMPTION COMPARED TO THE ASHRAE 90.1-2007 BASELINES

**22%**  
 REDUCTION IN ANNUAL ENERGY COSTS COMPARED TO THE ASHRAE 90.1-2007 BASELINES

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