



T O W N S E N D

D U B L I N 2

# Contents



Overview



Location



The building



Floor plans



Specification



Contacts





160

A 100,000 sq ft landmark  
NZEB opportunity in the  
heart of Dublin

# Welcome.

Arrival at 160 Townsend is to step into the future of office design.

Step into excellence at 160 Townsend, where sophisticated design meets modern functionality. The impressive entrance welcomes you through an expansive revolving door into a stunning double-height lobby adorned with premium polished stonework.

Flooded with natural light, the elegant reception area offers comfortable seating for visitors, creating an instant positive impression for clients and guests. Seamless security integration provides controlled access to three high-speed elevators serving all floors, ensuring efficient movement throughout this premium office destination.



# High End Amenity

In the centre of the city, 160 Townsend Street is an exciting new office building in one of Dublin's most accessible locations. Providing 100,000 sq ft of cutting edge, contemporary and highly sustainable Grade A office space.



Top floor terraces with city views



Flexible design which can accommodate requirements from 8,000 to 100,000 sq ft



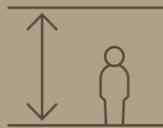
23 basement car parking spaces



Excellent public transport connectivity



High quality end of trip facilities including 11 showers & 122 bicycle spaces



Welcoming double height reception offering social & collaborative space



## Location

160 Townsend Street is strategically located where Dublin's traditional CBD meets the vibrant Docklands.

With easy access to public transport, including the Luas and DART, which provides easy access from all areas of the city and proximity to key amenities, this is a building which employees will enjoy and clients will admire and appreciate.





**TRANSPORT LINKS :**

- 5 minute walk to the College and Westmoreland Street Luas stops
- 2 minute walk to the Tara Street DART station
- Close to major bus routes (140, 83, 16, 155, 47, 65, 65B etc.)

**DINING & LEISURE**

- |                                |                                     |
|--------------------------------|-------------------------------------|
| 1. The Westbury                | 16. Simeng Café                     |
| 2. Brown Thomas                | 17. Póg                             |
| 3. Hawksmoor                   | 18. Markievicz Leisure Centre       |
| 4. The Ivy                     | 19. Trinity City Hotel              |
| 5. The Shelbourne              | 20. O’Neills Pub                    |
| 6. Leinster House              | 21. Moss Lane                       |
| 7. National Gallery of Ireland | 22. Bread 41                        |
| 8. College Green Hotel         | 23. Cloud Picker                    |
| 9. Medley                      | 24. Staycity Aparthotel             |
| 10. Book Upstairs              | 25. Gloucester Street Sports Centre |
| 11. D’Olier Street Restaurant  | 26. Premier Inn                     |
| 12. Abbey Theatre              | 27. Perpetua Fitness                |
| 13. The Vintage Kitchen        | 28. EPIC Museum                     |
| 14. Mulligan’s Pub             | 29. Hilton Garden Inn               |
| 15. McCabes Deli               | 30. The Spencer Hotel               |

**LOCAL OCCUPIERS**

- |   |  |
|---|--|
| 1. Personio   | 14. Northern Trust   |
| 2. Fidelity Interational  | 15. Coca-Cola  |
| 3. Euronext   | 16. Cundall  |
| 4. The Irish Times  | 17. Pinterest, RenaissanceRE, ServiceNow   |
| 5. CDB Aviation   | 18. Fisher Investments   |
| 6. Aon, MUFG, Paysafe   | 19. AIB Head Office  |
| 7. Vanguard Group, Allied World Assurance Company, Amundi Asset Management, First Derivatives | 20. Ark Life Assurance Company   |
| 8. Grant Thornton   | 21. DLA Piper  |
| 9. DIGIT Game Studios   | 22. Goodbody   |
| 10. Workday   | 23. Davy   |
| 11. LDA, Irish Funds Industry Association   | 24. Simmons & Simmons, Banking & Payments Federation Ireland, TDI Securities, Barclays |
| 12. Department of Social Protection   | 25. Department of Rural and Community Development                                      |
| 13. Huawei  |  |

# Local Amenities



Cafés, restaurants, and bars within walking distance including Bread 41, POG, The Vintage Kitchen, Gursha, Mulligans, and O'Reilly's.

Proximity to cultural and recreational facilities - The Abbey, The Gate, and The Bord Gáis Energy Theatres, Trinity College Dublin.

Nearby hotels include The College Green Hotel, The Trinity City Hotel, The Staycity Aparthotels, Premier Inn and the Travelodge Plus.



Highly efficient,  
bright work space

## Designed for all occupiers needs

The office floors provide bright regular efficient office space which is mostly column free and with great views over the surrounding area.



The space will be completed to the highest standard throughout, with the following CAT A specification:

- Suspended ceilings
- LED lighting
- 4 pipe fan coil air-conditioning

Occupiers will avail of excellent tenant and end-of-trip facilities in the building. The 23 cars spaces and 2 car lifts offer ease of parking. 122 secure bicycle parking spaces at basement level are accessed by way of a dedicated lift from street level. 11 showers with high-quality changing area's, lockers and a drying room for wet clothes are at this level also, so those cycling or running to work can be showered and changed before taking a lift to their office.

Bathrooms are designed to meet exacting standards with high-end finishes throughout.

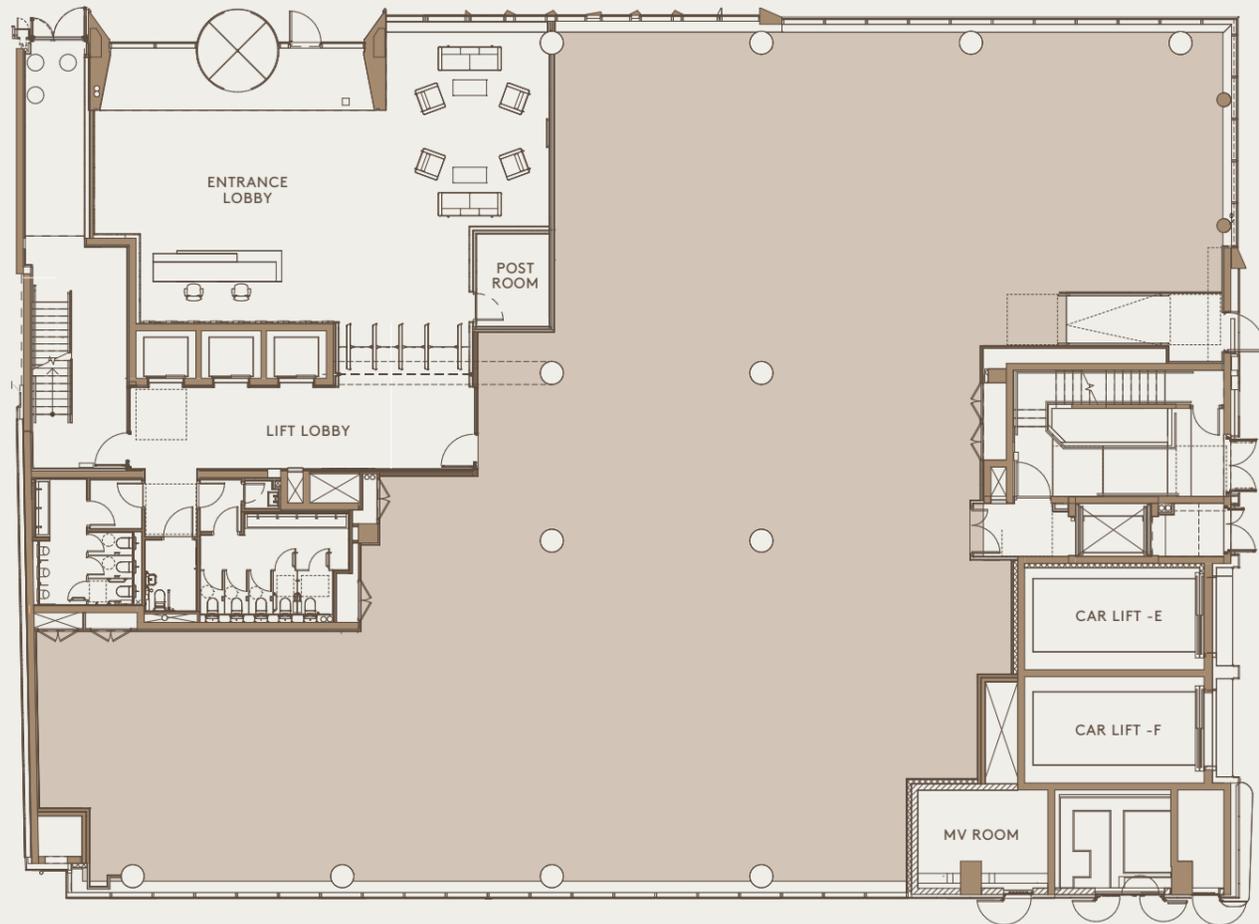




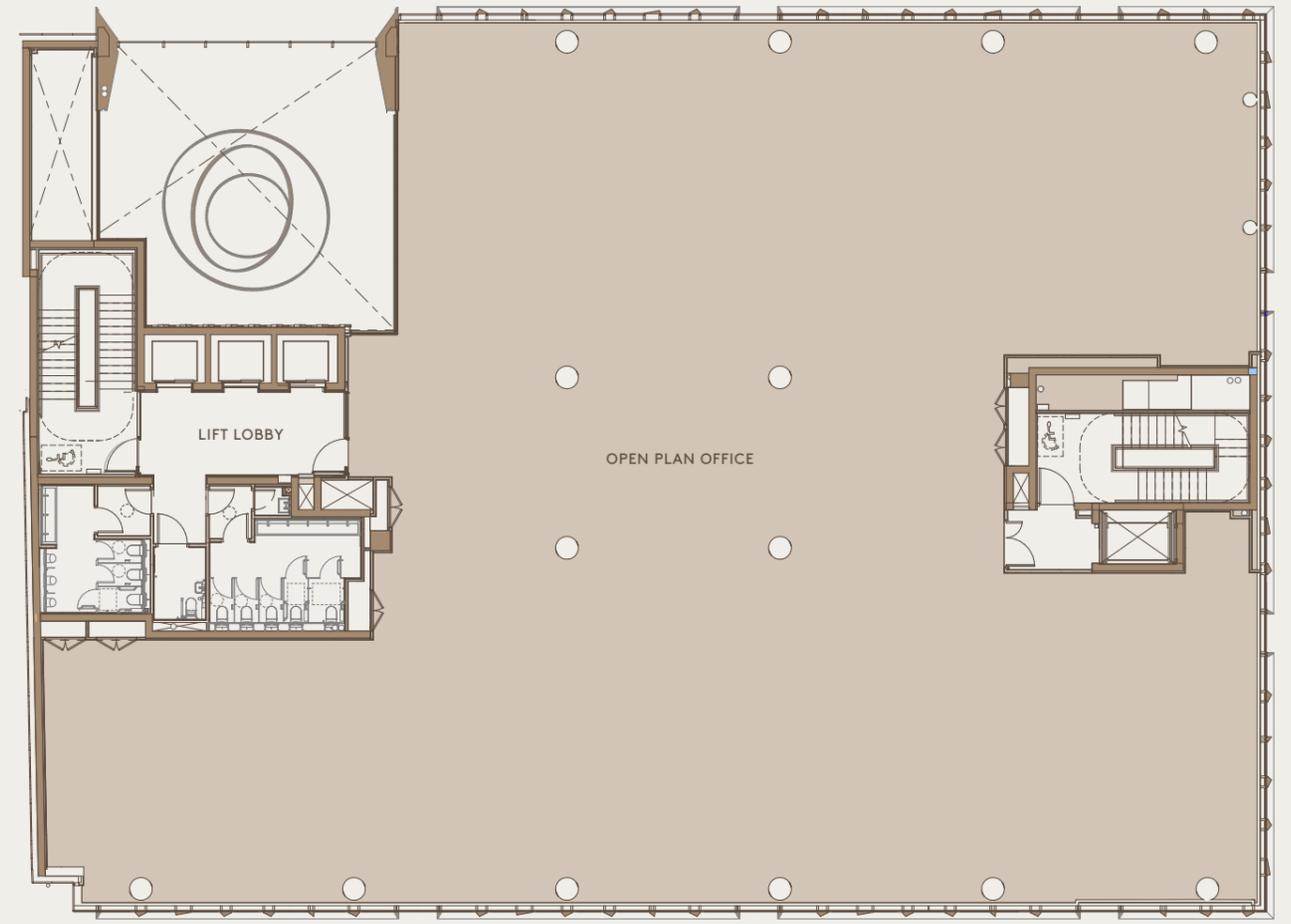
## Accommodation Schedule

FLOOR	NIA SQ FT	NIA SQ M
Ground Floor	8,080	750.7
1st Floor	10,548	979.9
2nd Floor	12,191	1,132.6
3rd Floor	12,182	1,131.7
4th Floor	12,117	1,125.7
5th Floor	12,121	1,126.1
6th Floor	11,964	1,111.5
7th Floor	11,986	1,113.5
8th Floor	9,305	864.5
<b>Total</b>	<b>100,494</b>	<b>9,336</b>

# Floor Plans

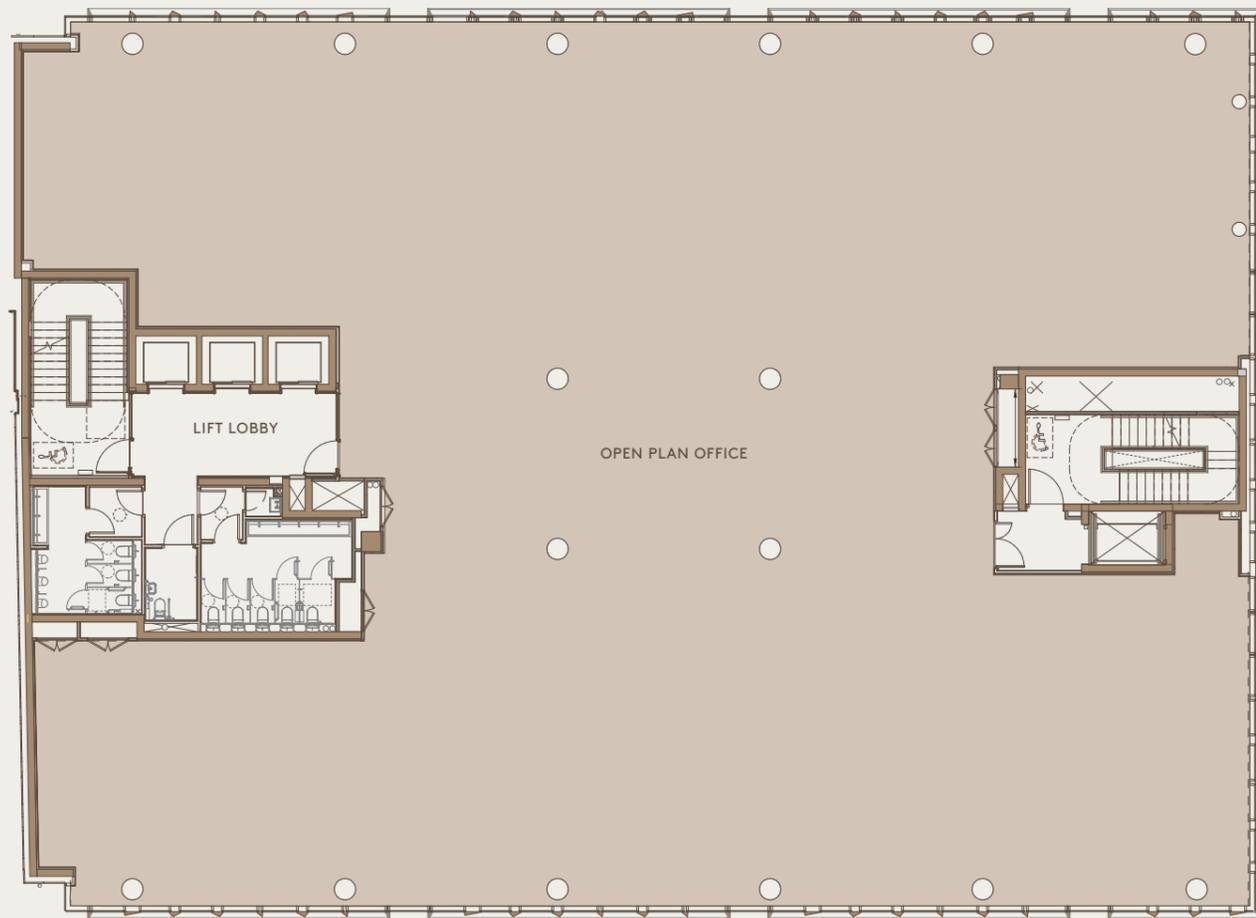


Ground Floor

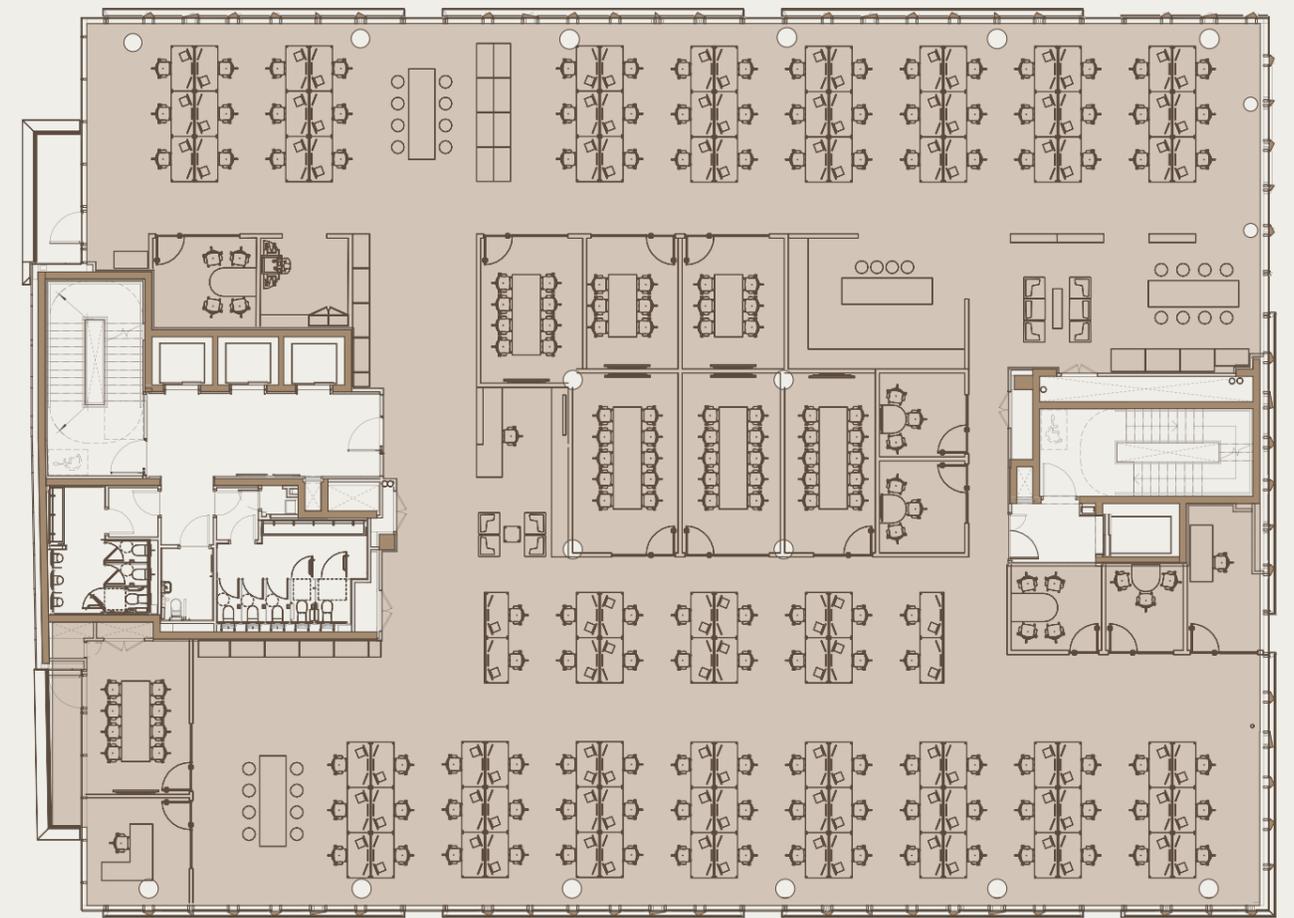


First Floor

# Floor Plans



Second - Fifth Floors

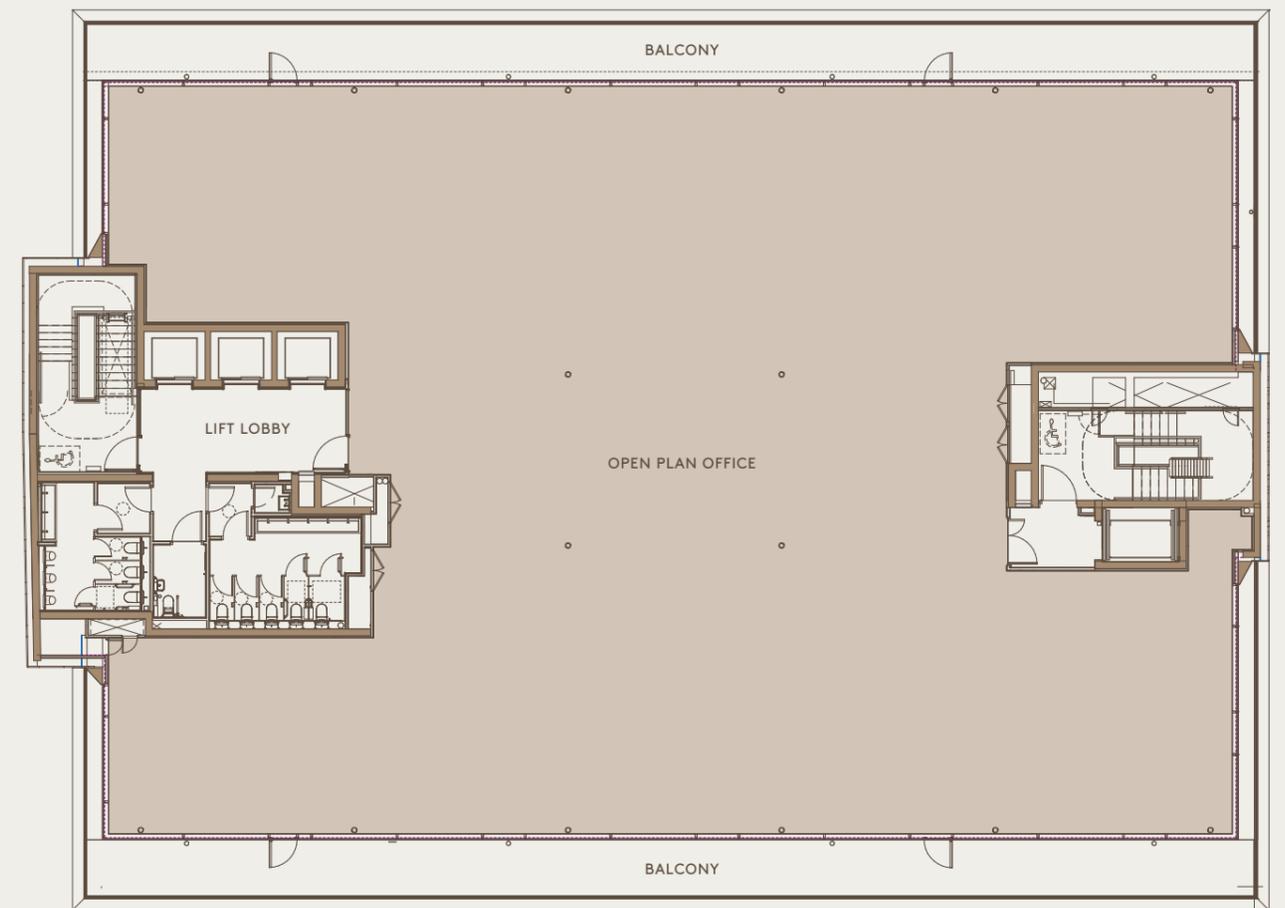


Sixth Floor - Test Fit

# Floor Plans



Seventh Floor



Eighth Floor

# Technical Specification Overview

## Mechanical & Electrical Installation

### **Heating and Cooling:**

Our high-efficiency four-pipe fan coil units ensure optimal climate control throughout the office space. Each unit is equipped with LPHW and chilled water for efficient heating and cooling, distributing conditioned air via ducted branches for maximum comfort.

### **Ventilation:**

Upgraded air quality filtration systems provide a fresh air supply of at least 12 l/s per person, sourced from a roof-mounted air handling unit (AHU) featuring heat recovery technology. Variable speed AHUs ensure energy efficiency.

### **Building Management System (BMS):**

An intelligent BMS with cloud connectivity monitors and controls all HVAC and water systems, interfacing with building life safety systems and energy measurement devices.

## Electrical Installation

### **Lighting:**

Energy-efficient LED lighting throughout, complemented by a sophisticated lighting control system offering occupancy detection and daylight harvesting. Bespoke low-energy solutions enhance the reception area's ambience.

### **Emergency Lighting:**

Designed to IS 3217 standards, ensuring safety during power outages.

## Additional Features

### **WiredScore Certification:**

Achieving a WiredScore Platinum rating, ensuring superior connectivity for all tenants.

### **Telecom Provision:**

Access to multiple telecommunications providers, with dedicated telco rooms in the basement for easy connectivity.

### **ESB Facilities:**

A dedicated ESB substation at ground level and tenant-specific sub-distribution boards enhance power management.

### **Sprinkler Systems:**

Compliant with IS EN 12845, our comprehensive sprinkler systems provide robust fire protection.

### **Standby Generator:**

A backup generator ensures operational continuity for fire lifts and life safety systems.

## Passenger and Goods Lifts

### **Passenger Lifts:**

- Manufacturer: Kone
- 3 Mono space 500, 13-person lifts serving all floors
- Peak waiting time of less than 25 seconds

### **Fire / Goods Lift:**

- Manufacturer: Kone
- 1 Mono Space 500, 13-person fireman's/goods lift

### **Car Lifts:**

- Manufacturer: Kone
- 2 TransSys 4000 kg car lifts, servicing the basement car park



# Specification

## 1.0 Structure and External Finishes

### 1.1 Substructures:

- Insitu concrete walls with full Grade 2. waterproofing to all basement, with Grade 3. waterproofing to the basement lift lobbies, shower rooms, drying rooms etc.

### 1.2 Structure:

- Post tensioned concrete slabs, precast concrete cores and insitu concrete columns.
- Slender steel columns to Level 8.
- 3.845m slab to slab.

### 1.3 External Walls:

- High quality proprietary double glazed curtain walling system with insulated spandrel panels and feature silver anodised fins.
- All glazing systems are full height, low iron clear glass, with sun protection film incorporated into the glass, and a privacy frit at low level.
- Automated Boon Edam Tournkit 4m high revolving entrance door.
- Polished black granite plinth stone.

### 1.4 Roof Finishes:

- Proprietary green roof water attenuation system on bitumen insulated roof system.
- Stair access to roof.
- Fall arrest system to allow for safe access to roof for maintenance.
- Raised plinths and proprietary footing systems for all roof plant.
- Accessible terrace to North and South of Level 8.

## 2.0 Internal Finishes

### 2.1 Office Floor Finishes:

- Proprietary galvanised metal raised access floors to all office areas.
- 25mm RAF zone.

### 2.2 Internal Office Wall Finishes

- Plasterboard and paint finish to all internal office walls.
- Painted timber skirtings to base of all walls.

### 2.3 Office Ironmongery / Access

Electric strike lock (access control) between all lift lobbies and office floor plates.

### 2.4 Entrance Lobby Finishes

- Fully drained matwell underfoot at entrance.
- High quality 900 x 600 stone floor tile with metal inlay trims.
- Feature bronze anodised metal panel wall finish with accented walls in sculpted plaster.
- Integrated lighting concealed at high level to show wall finishes to best advantage.
- Feature central glass and light pendant.
- Slatted metal ceiling with services concealed above and within it.
- Stone and anodised aluminium feature reception desk with integrated lighting, controls and power.
- Digital building directory integrated into reception design.

### 2.5 Foh Lift Lobby Finishes

- High quality 900 x 600 stone floor tile.
- Plasterboard and paint finish with painted timber skirting below.
- 'MF' type plasterboard ceiling system with central access zone in proprietary ceiling tile system.

### 2.6 Toilet Fittings And Finishes

- Ceilings to be formed with Gypsum ceiling system with inlay SAS 330 tiles to allow for access to service void.
- Porcelain 600 x 300 wall tiles with matching grout.
- White oak veneer with frosted glazed vision panel. Solid core, associated ironmongery in brushed stainless steel.
- Porcelain 600 x 600 floor tiles with matching grout.
- LEED compliant wall mounted toilets with concealed cisterns.
- Concealed 'behind the mirror' soap dispensers and hand dyers integrated into custom vanity joinery.
- Custom sink in composite stone finish.
- Low flow wall mounted sensor taps.

### 2.7 Stair Finishes

- High quality 900 x 600 stone floor tile with metal inlay nosing.
- Stone skirting to base of wall at stair.
- Mild steel balustrade and handrail in bronze effect PPC finish.
- Plasterboard and paint finish to walls.
- Secondary / service stair case is finished in durable sheet flooring with integrated nosings. Wall finished to that stair is painted concrete.

### 2.8 Lifts

- 3 no. FOH passenger lifts have black painted wall finish, white ceiling and high-quality stone floor tile.
- Service / Goods lift has durable linen finish stainless steel walls and robust sheet flooring.
- 2 no. car lifts have stainless steel finishes throughout with checker plate floor.

### 2.9 Shower Area Fittings And Finishes

- Ceilings to be formed with Gypsum ceiling system with inlay SAS 330 tiles to allow for access to service void.
- Porcelain 600 x 300 wall tiles with matching grout
- White oak veneer with frosted glazed vision panel. Solid core, associated ironmongery in brushed stainless steel.
- Porcelain 600 x 600 floor tiles with matching grout.
- LEED compliant wall mounted shower controls and rainwater shower head.
- Full height dry lined partition with porcelain tile finish. Faced with proprietary glass cubicle door system. Ironmongery to be high quality brushed stainless steel.
- 40 no. SGL veneer faced lockers per shower room.

### 2.10 Drying Room

- Plasterboard and paint finish to walls
- 4 no. secure solid grade laminate lockers with drip tray to the base, ventilation grills and free air movement.
- Bench, shoe rack and coat hooks.
- Well ventilated space with dedicated fan coil unit.

## 3.0 Parking

- 23 no. car parking spaces including 2 no. accessible spaces served by 2 no. 4000kg car lifts.
- 2 no. car spaces wired for EVSE for provision to convert all spaces in the future.
- 122 no. bicycle parking spaces at basement level in secure enclosure.



## The Team

**Developer:**  
Alstead Securities

**Architects:**  
MCA Architects

**Contractor:**  
Sisk

**Sustainability Consultant:**  
Meehan Green

**Structural Engineers:**  
Cronin Sutton Consulting  
Engineers

**Quantity Surveyors:**  
MMP

# Joint Agents



JLL.com PSRA no. 002273

**Deirdre Costello**

+353 1 673 1643  
+353 86 257 0395  
deirdre.costello@jll.com

**Conor Fitzpatrick**

+353 1 1 477 9714  
+353 83 841 4109  
conor.fitzpatrick@jll.com



savills.ie PSRA no. 002233

**Roland O'Connell**

+353 1 618 1315  
+353 87 244 2514  
roland.oconnell@savills.ie

**Conor Egan**

+353 1 618 1746  
+353 83 180 8344  
conor.egan@savills.ie

## Targeted Sustainability Credentials:





T O W N S E N D