



*Crafted for Business*



A prestigious new Grade A office building located in the thriving, cultural and historic heart of Dublin's City Centre, exquisitely designed and crafted for business.

**3,700**

sq m of modern Grade A office accommodation

**2**

minutes walk to DART, LUAS, Rail, Dublin Bus, Busáras and Dublin Bikes

**177**

sq m of roof terraces

**150**

metres from O'Connell Bridge

**SCOTCH HOUSE**

**600**

metres from Grafton Street and Henry Street, Dublin's premier shopping thoroughfares

**7**

double fronted office floors with panoramic views along the River Liffey

**500**

metres from Dublin's International Financial Services Centre

**9**

secure basement car parking spaces and 52 bicycle spaces

# *Crafted for Business*

A contemporary and prominent seven storey modern office building nestled within the bustling Central Business District of Dublin 2.





Stunning interior finishes have been designed and created by leading Irish practice Lafferty Architects.

First impressions count, with Scotch House offering occupiers a bright reception and co-working space extending to 78 sq m.



# *Crafted for Space*

Occupiers will benefit from breathtaking views out over the Dublin City skyline and the iconic River Liffey.





Regular, uniform and efficient light-filled floor plates.

Internally the L-shaped floor plates will provide for a spacious and attractive working environment with natural light on all elevations.







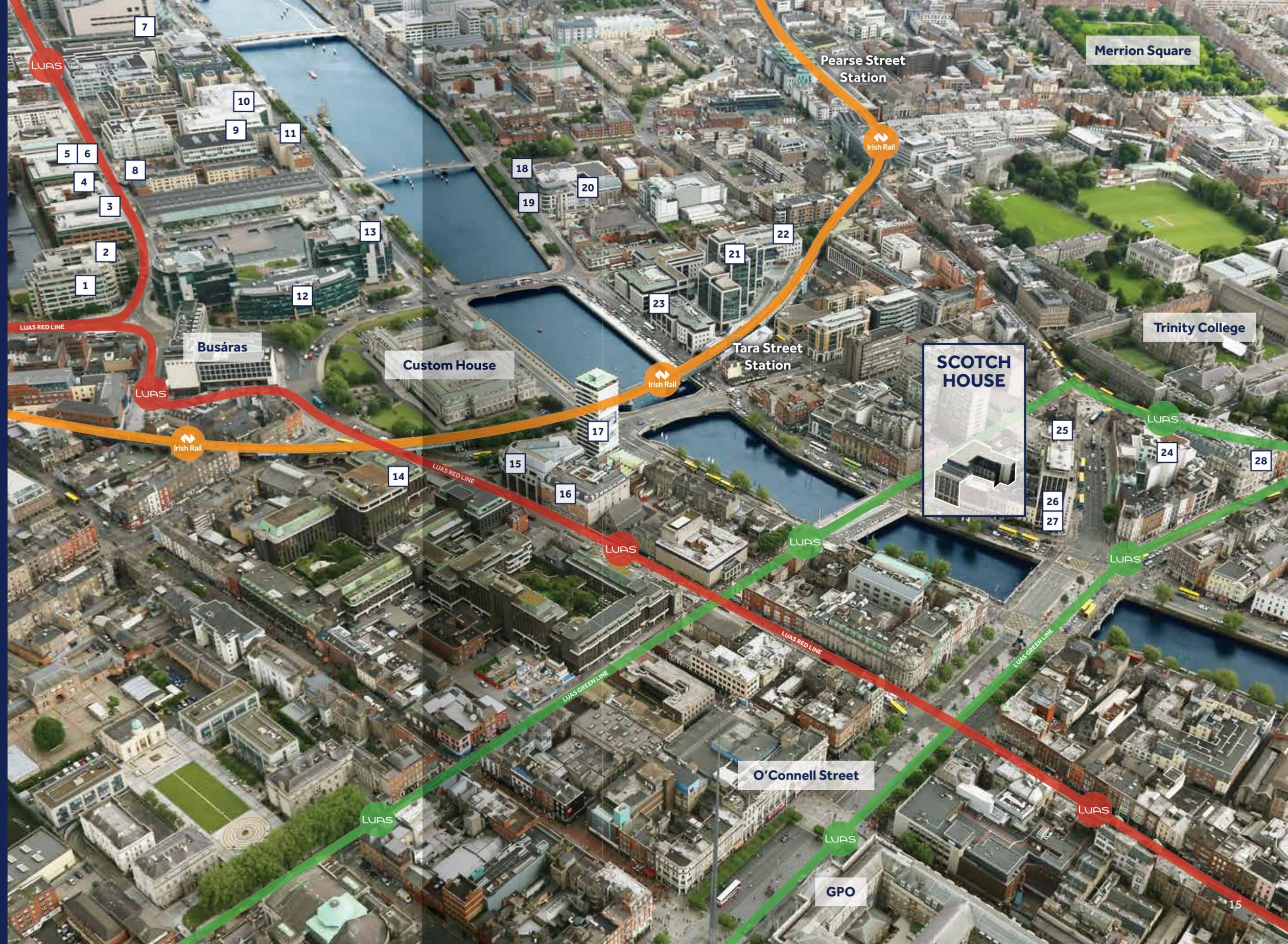
# *Crafted for Location*

This incredible City Centre location is unrivalled with all your café, restaurant and shopping needs catered for on your doorstep. The true heart of Dublin's City Centre.

## Neighbouring some of Dublin's top Corporate Names.

Scotch House occupies one of the finest locations in Dublin City Centre. Set between O'Connell Street, the IFSC and Trinity College, the building has unrivalled transport connections; is surrounded by high-profile business neighbours and has wide ranging cultural & lifestyle amenities in the immediate locality.

- |                                |  |
|--------------------------------|--|
| 1. Wells Fargo                 | 16. VHI                                  |
| 2. KPMG                        | 17. SIPTU                                |
| 3. Arista Networks             | 18. Grant Thornton                       |
| 4. CIT Aerospace International | 19. Compass Private Wealth International |
| 5. BNP Paribas                 | 20. Setanta Sports                       |
| 6. Airbus Financial Services   | 21. Pioneer Global Investments Limited   |
| 7. The Convention Centre       | 22. Fidelity International               |
| 8. Crowley Millar Solicitors   | 23. Ulster Bank                          |
| 9. DEPFA Bank                  | 24. Irish Aviation Authority             |
| 10. Citi Group                 | 25. Trinity School of Midwives           |
| 11. Hilton Garden Inn          | 26. Ammeon                               |
| 12. SIG Limited                | 27. Clavis Insight                       |
| 13. SMBC Aviation Capital      | 28. The Westin Hotel                     |
| 14. Irish Life                 |  |
| 15. Setanta Asset Management   |  |



# Crafted for Transport

Situated right on the river's edge with enviable accessibility to Dublin's finest transport systems.



**TARA STREET STATION**  
2 mins



**DUBLIN BUS**  
2 mins



**LUAS GREEN LINE**  
3 mins



**LUAS RED LINE**  
3 mins



**DUBLIN PORT**  
10 mins



**DUBLIN PORT TUNNEL**  
11 mins



**M50 MOTORWAY**  
15 mins



**DUBLIN AIRPORT**  
21 mins



Most desirable location right in the heart of Dublin city.

**RESTAURANTS/CAFÉS**

1. Le Bon Crubeen
2. Il Vignardo Restaurant
3. Doppio Zero
4. Koh Restaurant
5. Bar Italia
6. The Winding Stair
7. Ely Bar & Brasserie
8. The Pig & Heifer
9. Toscana
10. FX Buckley
11. Yamamori
12. Fallon & Byrne
13. One Pico
14. FortyOne

**CULTURAL**

15. Old Jameson Distillery
16. Dublin City Bike Tours
17. Jeanie Johnston Tall Ship
18. Dublinia
19. Temple Bar Markets
20. Chester Beatty
21. Molly Malone Statue
22. Trinity College
23. Oscar Wilde House
24. The Little Museum of Dublin
25. St Stephen's Green
26. Abbey Theatre
27. Olympia Theatre
28. Gaiety Theatre

**HOTELS**

29. Cassidy's Hotel
30. The Gresham Hotel
31. The Morrison
32. Arlington Hotel
33. Spencer Hotel
34. The Clarence Hotel
35. The Westin Hotel
36. The Central Hotel
37. Brooks Hotel
38. The Westbury
39. The Dawson Hotel & Spa
40. Buswells Hotel
41. The Fitzwilliam Hotel
42. The Cliff Townhouse
43. The Shelbourne Hotel
44. The Merrion Hotel
45. O'Callaghan Davenport Hotel

**LIFESTYLE**

46. Grafton Street
47. Henry Street
48. Cineworld
49. St. Stephen's Green Shopping Centre
50. Club Vitae Health & Fitness Club
51. Jervis Shopping Centre
52. The Brazen Head
53. Vicar Street

- LUAS Green Line
- LUAS Red Line
- Dublin Bus
- Irish Rail

- DART
- Dublin Bike Station
- Taxi Rank



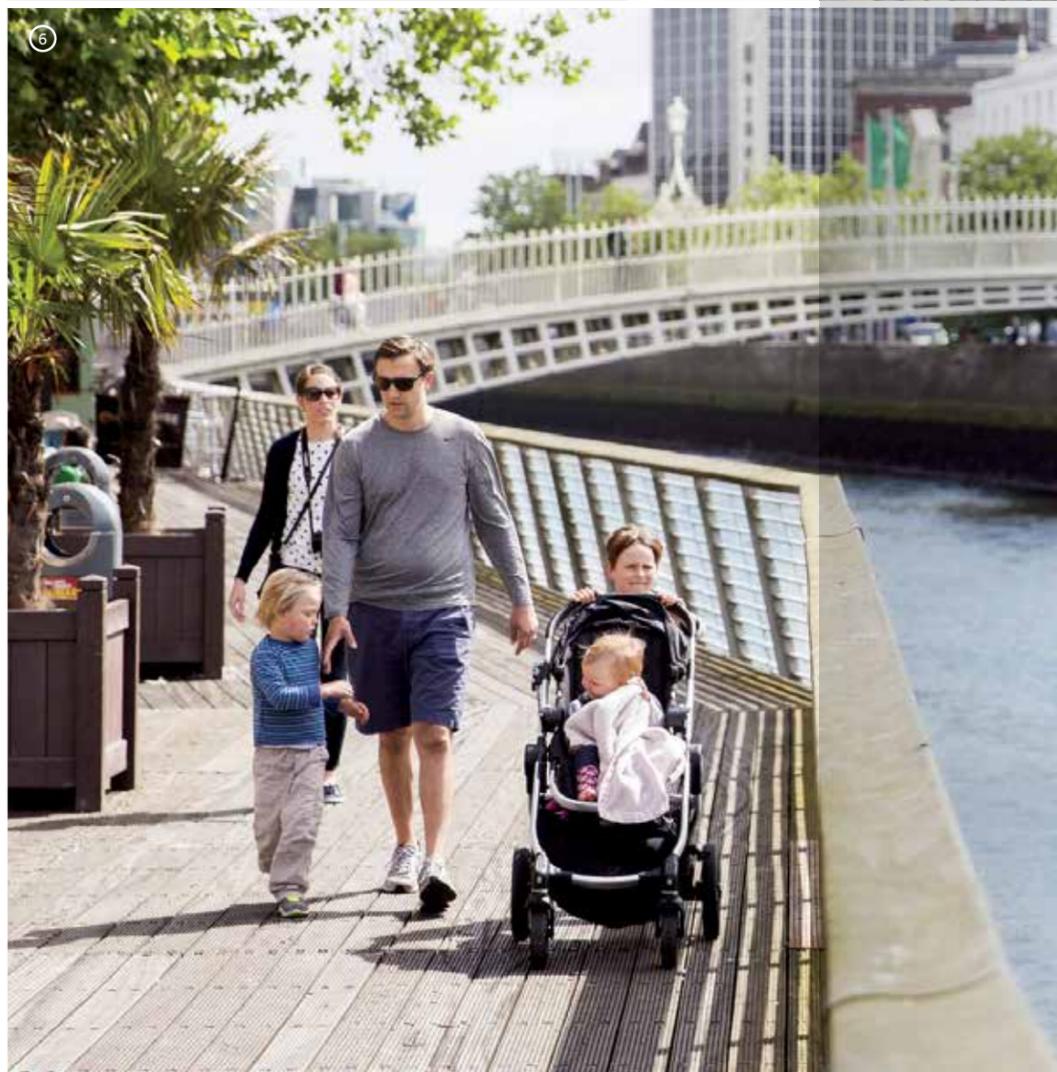
# Crafted for Amenities

Easy access to any number of Dublin's social amenities.

A vibrant riverside location with every conceivable amenity located nearby. Prime retail, hotels, eateries, coffee shops, banks, bars, gyms all on your doorstep.

The true heart of Dublin's City Centre.

1. Tara Street Station
2. Samuel Beckett Bridge
3. Grafton Street
4. Medley – Fleet Street East
5. LUAS Red Line
6. Liffey Boardwalk
7. College Green
8. Trinity College
9. Gallaher & Co Bistro & Coffee
10. The Ferryman
11. Science Gallery





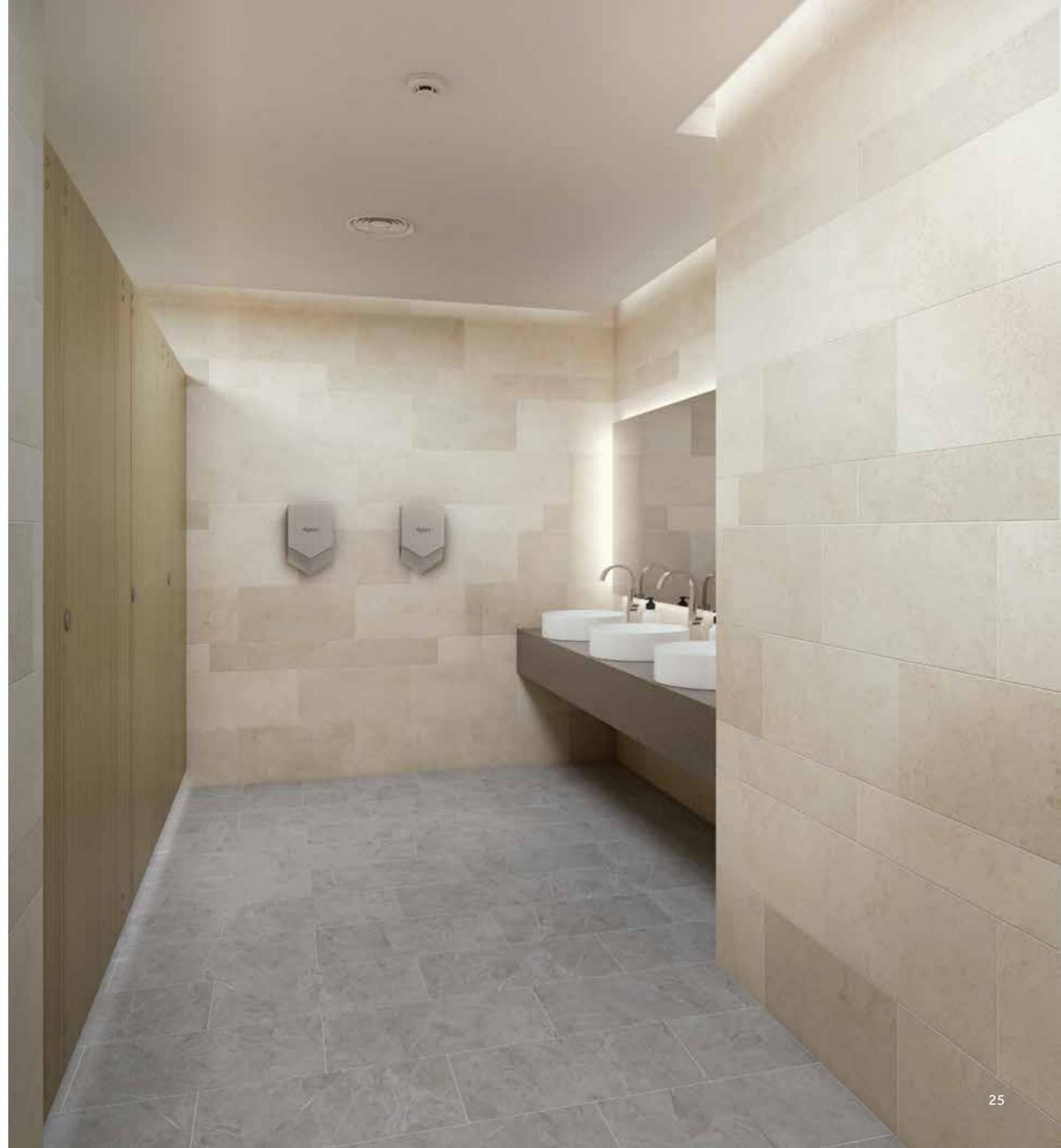
Well positioned to sample all that Dublin has to offer.

Situated within walking distance to some of Dublin's premier shopping districts and across the Liffey from the International Financial Services Centre. A short stroll will take you through Grafton Street to the parkland at St. Stephen's Green, passing the social hub of Temple Bar along the way.

# Crafted for Quality

High quality modern office building utilising premium finishes and materials to provide a contemporary modern workspace.

- Concealed LED perimeter ceiling lighting
- Natural stone tiling to floors & walls
- Large mirrors with LED back-lighting
- Corian vanity units with concealed pipework
- Flush finish cubicle system with high pressure laminate cubicle doors
- Individual shower rooms at basement level with locker facilities
- Premium sanitaryware fittings throughout, including wall-hung WCs, countertop bowl washbasins & premium sensor taps





## Schedule of Areas

### SIXTH FLOOR

431 sq m      4,639 sq ft  
Roof Terrace extends to 70 sq m

### FIFTH FLOOR

500 sq m      5,382 sq ft  
Roof Terrace extends to 107 sq m

### FOURTH FLOOR

600 sq m      6,458 sq ft

### THIRD FLOOR

600 sq m      6,458 sq ft

### SECOND FLOOR

600 sq m      6,458 sq ft

### FIRST FLOOR

600 sq m      6,458 sq ft

### GROUND FLOOR\*

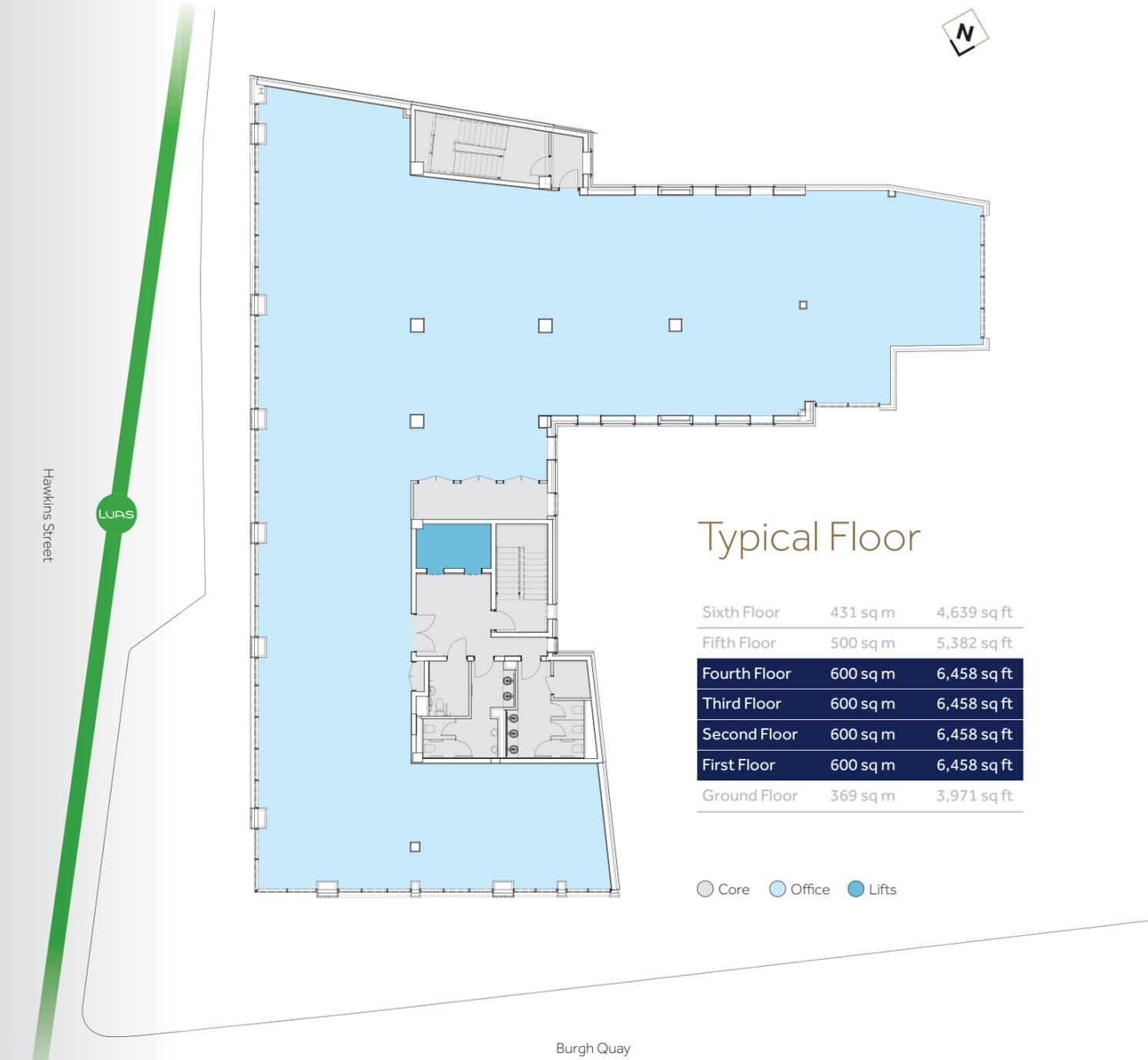
369 sq m      3,971 sq ft

### BASEMENT\*

113 sq m      1,216 sq ft

**TOTAL**      **3,813 sq m**      **41,040 sq ft**

\* including café





Hawkins Street

LUAS



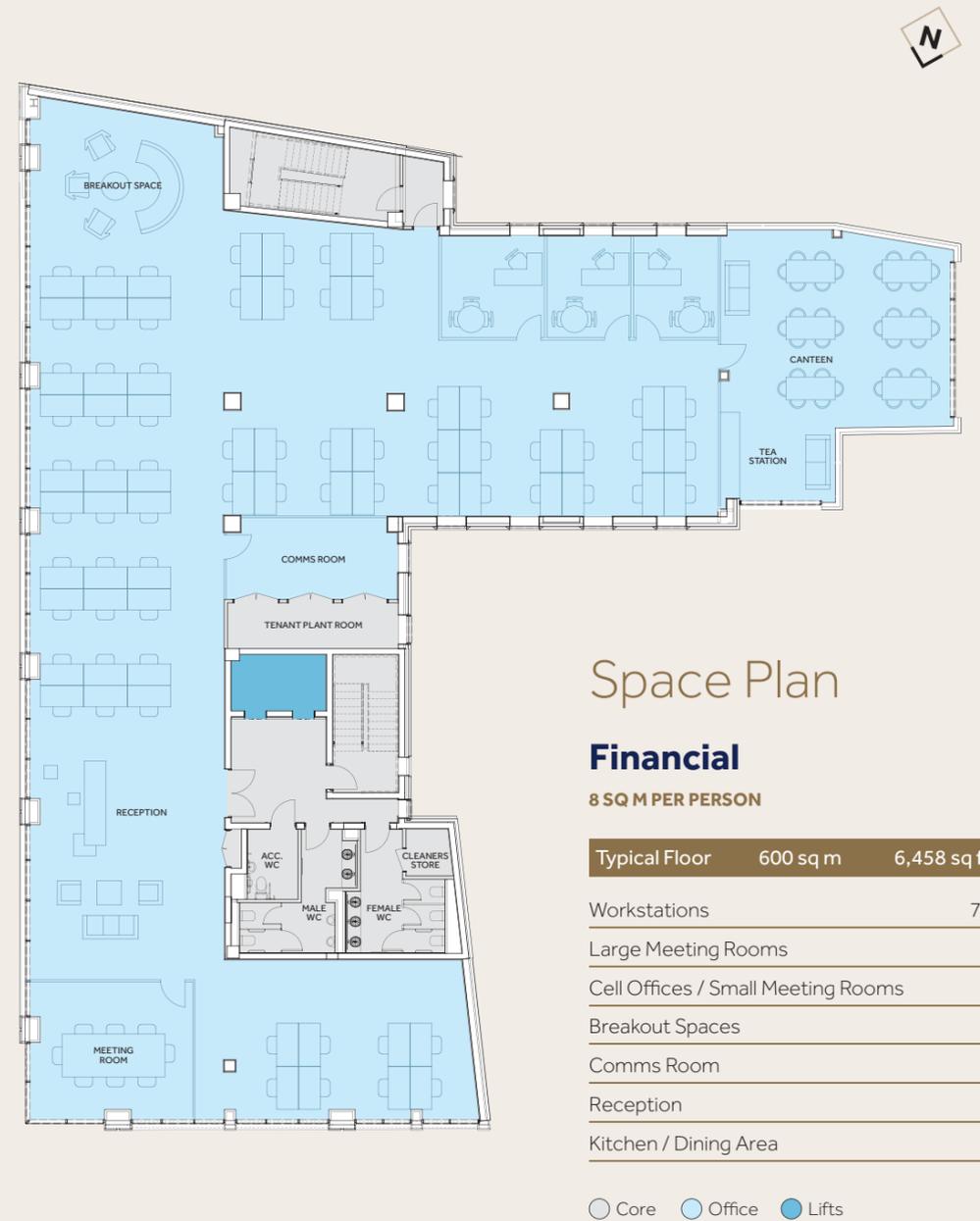
## Basement

<b>Café</b>	113 sq m	1,216 sq ft
Secure Car Parking Spaces		9
Secure Bicycle Spaces		52
Shower Rooms		4
Secure Lockers		30

- Core   ● Lifts   ○ Plant   ● Café   ● Comms Room
- Parking   ● Bicycle Parking   ● Shower Rooms

Burgh Quay

RIVER LIFFEY



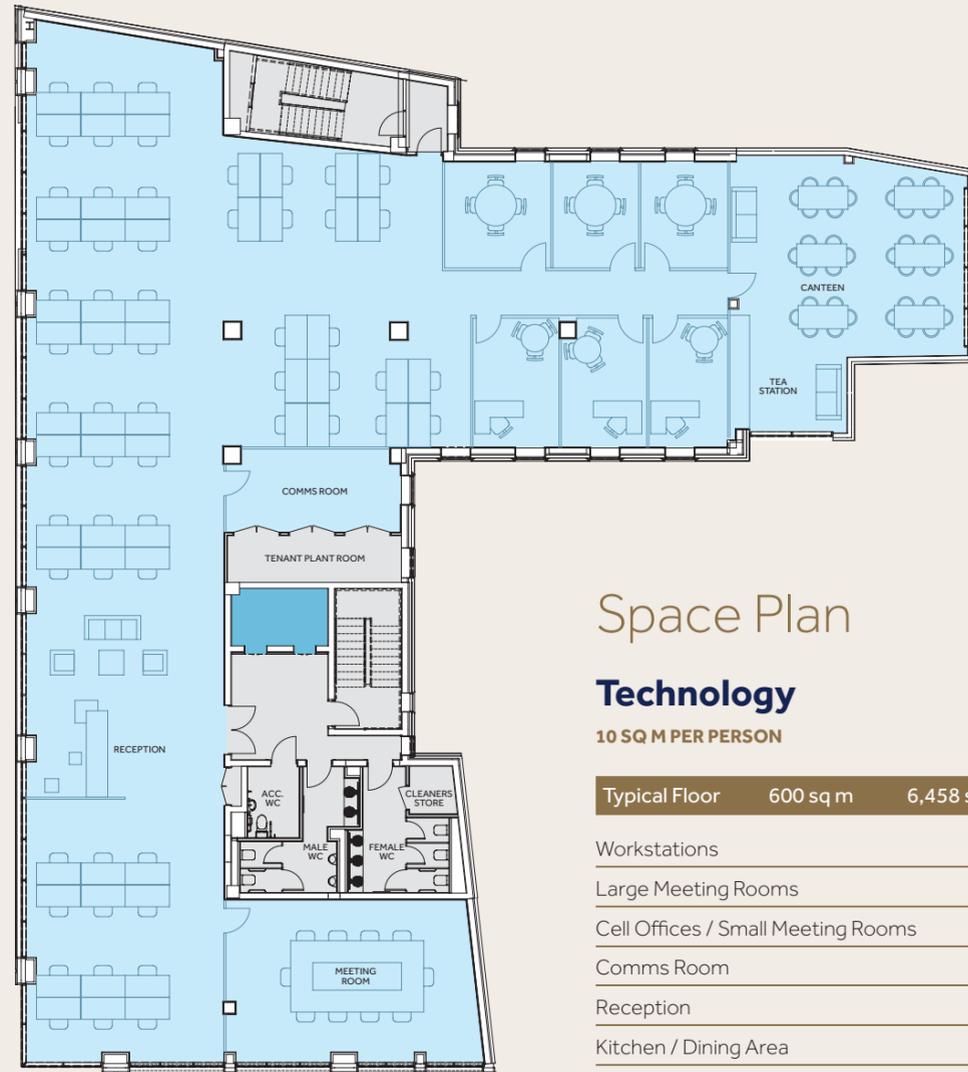
## Space Plan

### Financial

8 SQ M PER PERSON

Typical Floor	600 sq m	6,458 sq ft
Workstations		70
Large Meeting Rooms		1
Cell Offices / Small Meeting Rooms		3
Breakout Spaces		1
Comms Room		1
Reception		1
Kitchen / Dining Area		1

- Core   ● Office   ● Lifts



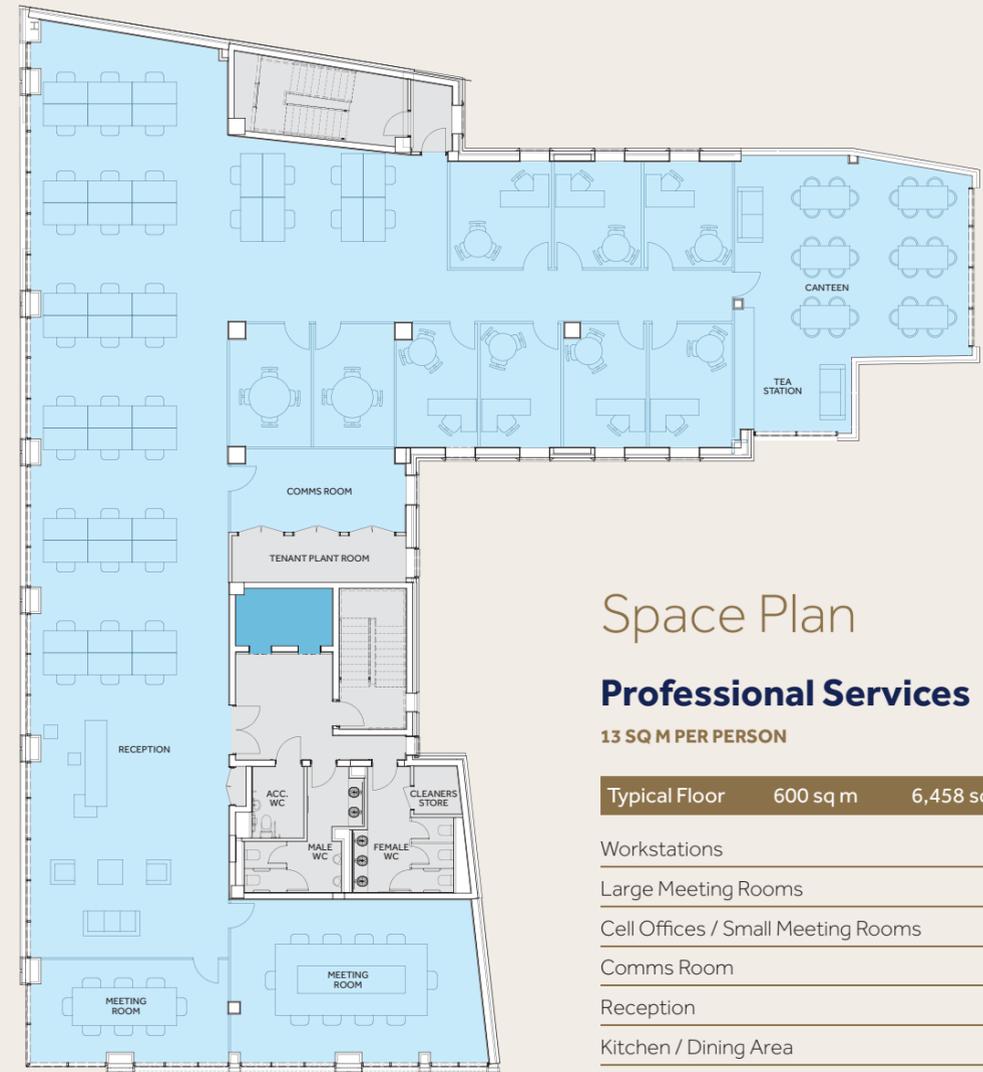
## Space Plan

### Technology

10 SQ M PER PERSON

Typical Floor	600 sq m	6,458 sq ft
Workstations		42
Large Meeting Rooms		1
Cell Offices / Small Meeting Rooms		6
Comms Room		1
Reception		1
Kitchen / Dining Area		1

○ Core   ○ Office   ● Lifts



## Space Plan

### Professional Services

13 SQ M PER PERSON

Typical Floor	600 sq m	6,458 sq ft
Workstations		44
Large Meeting Rooms		2
Cell Offices / Small Meeting Rooms		9
Comms Room		1
Reception		1
Kitchen / Dining Area		1

○ Core   ○ Office   ● Lifts

# Crafted for Sustainability

Meeting the highest standards of sustainability to meet LEED Gold accreditation and WiredScore Platinum accreditation.

## Sustainability at the core of our project

- Hybrid VRF system
- Enhanced access control
- Water efficient appliances
- Energy efficient passenger lifts
- Energy efficient LED lighting to façade and reception / core areas
- Variable speed drives on fans
- Sub-metering of main energy consumption
- High performance façade
- Heat recovery ventilation
- Intelligent lighting controls
- Floor-to-ceiling glazing providing enhanced natural light



## Summary Specification

Portland Stone & Kilkenny Blue limestone natural stone cladding with frameless curtain wall glazing

Natural stone floor tiling to reception & landlord areas

Feature hardwood wall cladding to reception & lift surrounds

Recessed LED perimeter lighting to toilet areas, lift lobby & stairs

White solid-surface & hardwood reception desk

Natural stone tiling & backlit mirrors to toilet areas

Raised access floors throughout all office areas

Perforated metal plank ceiling tiles to all office ceilings

## Detailed Specification

### Occupancy Rates

#### MEANS OF ESCAPE:

1 person per 5 sq m. Stairs lobby protected at each level.

#### SANITARY PROVISION:

1 person per 10 sq m.

#### TOILET RATIO:

60% male & 60% female provision to BS6465-1 2006 & A1 2009.

#### VENTILATION:

1 person per 8 sq m.

10 litres per second per person.

#### LIFT PROVISION:

1 person per 10 sq m.

### Structural System

- The Structure consists of 7 floors over basement with the plant located at basement level. The structural form consists of a hybrid of a steel-framed building and an in situ reinforced concrete building.
- The structural grid varies within the building. Generally 6.0m by 6.0m to the rear of the building & 7.5m by 4.5m to the front.
- The steel-framed building consists of steel columns, beams and an integrated metal deck floor within the depth of the floor beams. The overall structural floor depth will be 385mm.
- The in situ reinforced concrete frame consists of concrete beams, columns and a ribbed slab. The overall floor depths for the floors varies at 325mm, 350mm and 400mm.
- The roof is of lightweight construction supporting a metal deck roof.
- The overall frame is supported on ground beams and pile caps, which in turn are supported on in situ augured piled foundations.

### Floor Loadings

(in addition to the dead load of the floors)

#### ROOF LIVE LOAD:

0.75 kN/sq m.

#### TYPICAL FLOOR LIVE LOAD:

5.0 kN/sq m.

#### DEMOUNTABLE STUD PARTITIONS:

1.0 kN/sq m.

#### CEILING & SERVICES:

0.15 kN/sq m.

#### RAISED ACCESS FLOORS:

0.15 kN/sq m.

#### BASEMENT PLANT-ROOM:

7.50 kN/sq m.

### Floor Heights

- Generally 2615mm from raised access floor to underside of suspended ceiling.
- Top two penthouse floors 2675mm from raised access floor to suspended ceiling.

## External

- The external façade consists of a high quality Portland Stone frame from ground level to fourth floor parapet height, with double-glazed powder-coated aluminium glazing between. The glazing is designed to be free from any intermediate transoms with flush silicone joints to glazing panels.
- The two upper penthouse levels consist of full height double glazed façades with minimal fenestration and fretted glass spandrels to create a clean semi-transparent form. The glazing is composed of powder-coated aluminium glazing sections with flush silicone joints externally.
- The main entrance – located at the junction of Burgh Quay & Hawkins Street – is articulated as a void framed façade module with access via a full height structural glazed revolving door plus an automated pedestrian door.
- The building will feature 2 private roof terraces at the top two penthouse levels providing 177 sq m of external occupier amenity space accessed via sliding glazed doors. These areas will be landscaped & decked and enclosed with structural glass balustrades.
- All façades will be easily cleaned & maintained from street or terrace level.

## Internal

### RECEPTION:

This will comprise of an entrance hall with bespoke seating, feature lighting, natural stone flooring and a bespoke timber & corian reception desk. Feature timber cladding walls will be provided behind a reception area and adjacent to the lounge, which will be fully Wi-Fi enabled.

### FINISHES TO OFFICES (& LIFT LOBBIES):

- Ceilings: powder-coated acoustic perforated metal tile with painted plasterboard perimeters.
- Walls & Columns: white emulsion painted plasterboard dry-lining system with hardwood skirtings (plus feature timber cladding & black metal trim to lift walls).
- Doors: 44mm solid core timber hardwood veneer doors with brushed stainless steel ironmongery.
- Floors: metal-skinned raised access floor system (with additional natural stone flooring to lift lobbies).

### STAIRS:

- Ceilings: white emulsion painted plasterboard.
- Walls: white emulsion painted plasterboard dry-lining system with hardwood skirtings.
- Doors: 44mm solid core timber hardwood veneer doors with brushed stainless steel ironmongery.
- Floors: high performance vinyl.
- Balustrades: structural glass balustrading with stainless steel handrails to principal circulation stairs. Powder-coated steel balustrade system to secondary stairs.

### TOILETS:

- Male, Female and Disabled toilets provided at each level.
- A shower & locker area provided at basement level.
- Ceilings: plasterboard flush ceilings with perimeter concealed lighting detail (ceiling tile to basement shower area).
- Walls & Columns: white emulsion painted plasterboard dry-lining system with hardwood skirtings.
- Doors: 44mm solid core hardwood timber veneer doors with brushed stainless-steel ironmongery.
- Floors: metal-skinned raised access floor system with additional natural stone flooring.
- Sanitary ware: Wall hung wc pans & urinals with concealed cisterns.
- Corian vanity units with feature mirrors with halo lighting.

### LIFTS:

- 3 Lifts in total serving the building.
- 2 no. x 10 person passenger lifts located in central core, one of which will be designated as a fire-fighting lift.
- Serving all floors above ground.
- Lift speed: 1.6m per second.
- Internal finish to be brushed stainless steel finish with integrated mirrors and a natural stone flooring to match lobbies / reception.
- Separate lift serving basement to ground floor reception area only.
- Innovative bespoke disabled access lift with retractable stone steps in Reception area.

### BASEMENT CAR PARK AREA & FACILITIES FOR CYCLISTS:

- Secure parking for 9 cars.
- Secure storage spaces for 52 bicycles.
- 4 shower rooms within self-contained rooms complete with sinks, mirrors, hand & hair-dryers.
- Secure lockers will be provided.

## Mechanical / Electrical Services

### LIGHTING SPECIFICATION:

High efficiency automatic LED lighting to CIBSE LG standards for offices incorporating daylight control in open plan office area.

### LIGHTING CONTROL:

Automatic throughout utilising presence and absence detection where suitable along with daylight control.

### AIR CONDITIONING:

Dedicated high-efficiency HVRF air conditioning systems and controls. These will offer simultaneous heating and cooling to offset variances in the internal environmental conditions. On the Ground Floor ceiling mounted swirl diffusers will deliver the conditioned air to space using concealed indoor units located within the ceiling void. On First through to Sixth Floor high induction linear diffusers mounted in the ceiling bulkhead will deliver the conditioned air to space using concealed indoor units located within the ceiling bulkhead. Full-fresh air ventilation will be provided to the office areas. The systems will be suitable for either single- or multi-tenant users, i.e. each floor will be able to operate independently.

### POWER:

- Designed to incorporate metering to facilitate single or multi tenancy usage on a floor-by-floor basis.
- Power distribution systems will be provided within the raised access flooring void.
- Building will be equipped with a life safety generator.

## Protective Installations

### SECURITY SYSTEM:

- Intruder alarm systems will monitor perimeter access points.
- Access control systems will be fitted to building entrances with open protocol for compatibility with tenant access control systems.
- CCTV systems will monitor the basement car park, building entrances, reception and secondary access doors.
- EVC systems will be provided at each disabled refuge point in the stair lobbies.
- Dedicated third lift serving basement & reception areas only.

## LEED, BER and WiredScore

- The building is designed to target a LEED Gold standard with a Building Energy Rating of B1 and a WiredScore Platinum accreditation.

## Developer



M.F. Properties is an independently owned partnership that has been in operation since 1973. It is headquartered in Dun Laoghaire, Co. Dublin.

From its foundation until the mid-1980's M.F. Properties was involved in both private and private sector contracts, consisting of local authority housing, warehousing & sporting facilities. From the mid-1980's onwards M.F. Properties diversified into the private sector, where it has enjoyed considerable success in Ireland and more recently in the UK and mainland Europe.

The partnership has developed over the last 45 years and is proud to be associated with progression and innovation along with high quality craftsmanship which has remained deeply rooted within their ethos.

Some of M.F. Properties' previous developments:



Hyde Court, Townsend Street, Dublin 2



Old Stone Building, Blackhall Place, Dublin 7



South Gate, Cork Street, Dublin 8

## Development Team

- Developer: 
- Architect: 
- Project Manager: 
- Cost Consultant: 
- Civil/Structural Engineer: 
- Building Services Consultant: 
- PSDP/H&S Consultant: 
- Fire & Access Consultant: 
- Assigned Certifier: 
- LEED Consultant: 
- Planning Consultant: 
- Main Contractor: 

## Leasing Agent



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Branding and Marketing by Begley Hutton

A DEVELOPMENT BY



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