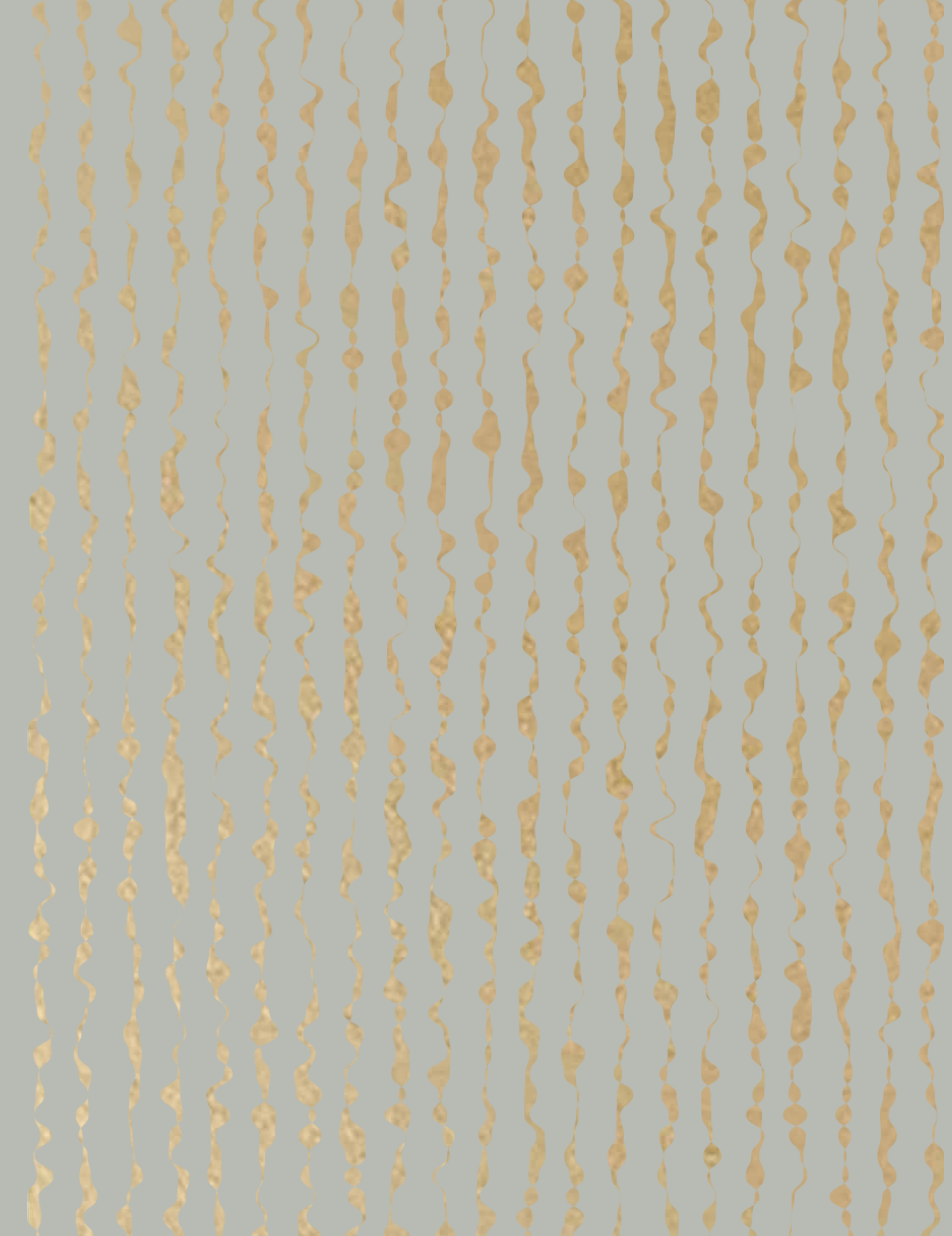


Nº 10  
PEMBROKE PLACE



Nº10  
PEMBROKE PLACE

24,000 SQ FT  
COMMERCIAL OFFICE SPACE

IN THE HEART OF BALLSBRIDGE, DUBLIN 4

10 PEMBROKE PLACE

AN EXCEPTIONAL NEW  
OFFICE DEVELOPMENT  
IN THE VERY HEART  
OF BALLSBRIDGE







HOTEL

ARK HOTEL



## THE BUILDING

23,680 SQ FT  
OF PREMIUM OFFICE  
ACCOMMODATION  
OVERLOOKING  
HERBERT PARK AND  
BALLSBRIDGE





















## THE BUILDING



AN EXCLUSIVE ADDRESS TO  
ATTRACT THE BEST TALENT  
AND TO MAKE A LASTING  
IMPRESSION ON CLIENTS



EFFICIENCY & VERSATILITY



A wide-angle photograph of a large, empty office space. The room features a high ceiling with a grid of recessed LED lighting strips. The floor is made of large, light-colored square tiles. A single, thick, white square column stands in the center of the room. Large windows along the back wall provide a view of a city with various buildings and greenery. The overall atmosphere is clean, modern, and bright.

## GRADE A OFFICE ACCOMMODATION INCLUDING:

- RAISED ACCESS FLOORS
- SUSPENDED CEILINGS
- LED LIGHTING
- CARPET TILES
- PLASTERED AND PAINTED WALLS
- 4-PIPE FAN COIL AIR-CONDITIONING
- 2.7M FLOOR TO CEILING GLAZING



## THE LIFESTYLE

## A HOST OF LOCAL AMENITIES

1. Sprout & Co
2. The Bridge Bar / Lobster Pot / Roly's Bistro
3. Pavilion Restaurant
4. Aviva Stadium / Lansdowne Road Dart
5. Intercontinental Hotel
6. Herbert Park Hotel
7. Mary Mac's / Paddy Cullen's
8. Herbert Park









CONNECTIVITY

IT PAYS TO BE WELL  
CONNECTED

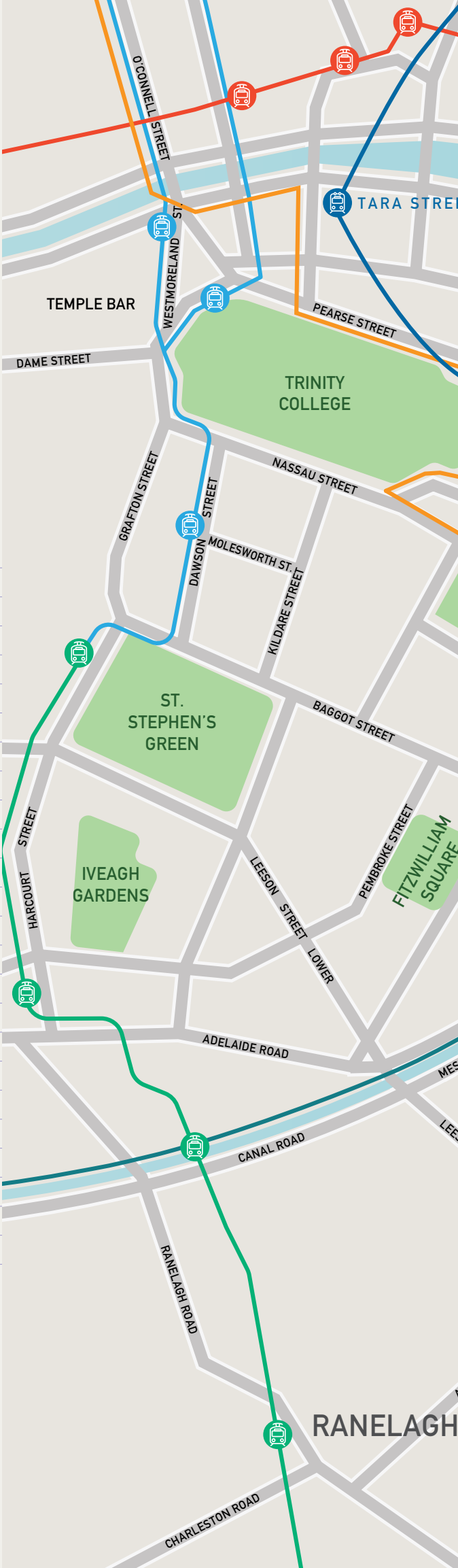
WALKING TIMES	
Herbert Park Hotel	1 min
RDS	2 min
Dublin Bus	2 min
Dublin bikes	25 min
Luas Beechwood	27 min
Ranelagh	24 min
DART Lansdowne Rd	8 min
Grand Canal Dock	24 min
Baggot Street	14 min
Leeson Street	17 min

DRIVING TIMES	
Dublin Airport	24 min
Dublin Port	12 min

-  Dart
-  Green Luas Line
-  Red Luas Line
-  Blue Luas Line
-  Dublin Bike
-  Dublin Bus
-  Airport Bus Route

LOCAL  
OCCUPIERS

- 1 Bank of Ireland
- 2 Currency Fair
- 3 American Embassy
- 4 Rubicon
- 5 Sony
- 6 Endo
- 7 Irish Distillers
- 8 IKEA
- 9 Belfius Bank
- 10 IBM
- 11 Survey Monkey
- 12 MongoDB
- 13 Mediolanum
- 14 Tableau Software
- 15 Murex
- 16 Zynga
- 17 Avolon
- 18 Eirgrid
- 19 Wipro
- 20 Regus
- 21 Blackrock
- 22 Goodbody
- 23 Zurich
- 24 AIB
- 25 Nuance







IFSC

18

CONVENTION  
CENTRE  
DUBLIN

3ARENA

RIVER LIFFEY

SIR JOHN ROGERSON'S QUAY

SIR JOHN ROGERSON'S QUAY

TOWNSEND STREET

HANOVER QUAY

BORD GÁIS  
ENERGY  
THEATRE

GRAND CANAL DOCK

PEARSE STREET

PEARSE STREET

RINGSEND ROAD

GRAND CANAL DOCK

RIVER DODDER

RINGSEND

MERRION  
SQUARE

GRAND CANAL STREET

MOUNT STREET LOWER

MOUNT STREET UPPER

HADDINGTON ROAD

AVIVA  
STADIUM

LANSDOWNE

HERBERT ROAD

PEMBROKE ROAD

LANSDOWNE ROAD

SHELBOURNE ROAD

BALLSBRIDGE

Nº10

PEMBROKE PLACE

24,000 SQ FT

HERBERT  
PARK

RDS

SANDYMOUNT

DONNYBROOK

SIMMONSCOURT ROAD

6 7





Silicon Dock

Google

CMIG Aviation

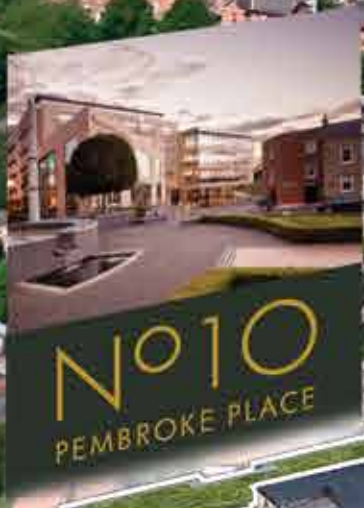
Avolon

Tableau

Bank of Ireland

Currency Fair

U.S Embassy



Sony

Amrop

Avestus Capital

Rubicon

Herbert Park Hotel

Herbert Park





Aviva Stadium

Lansdowne Rd Dart Station

IBM

Ding

& Zynga Games

Survey Monkey

Eirgrid

Goodbody

Blackrock

AIB

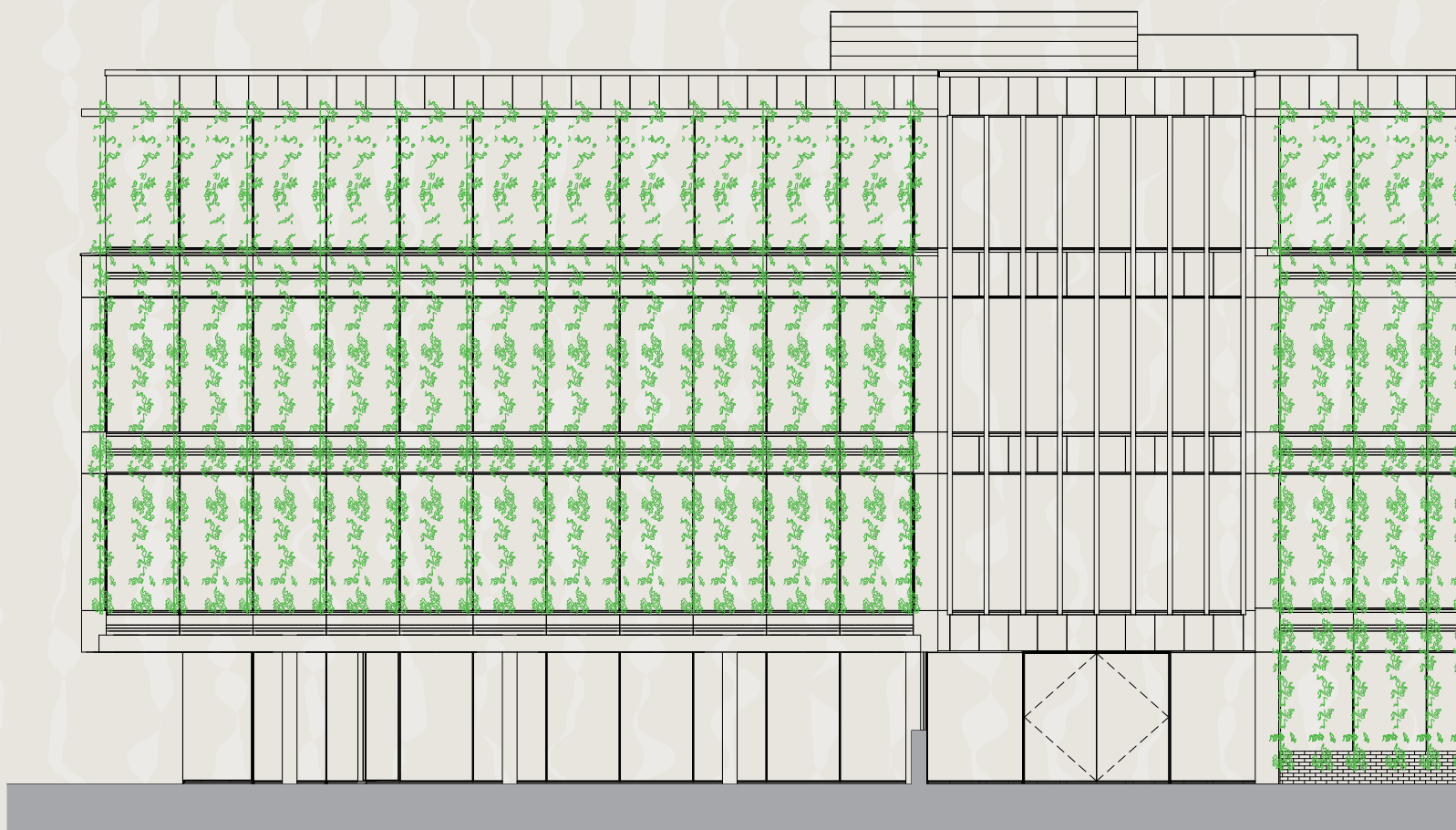
Zurich Insurance

Nuance

RDS



## ACCOMMODATION



## ACCOMMODATION

An impressively designed office building with 5 storeys of flexible and efficient floor plates, suitable for single let and multi let occupancy.



FLOOR AREAS

Third Floor	552 SQ M	5,942 SQ FT
Second Floor	587 SQ M	6,318 SQ FT
First Floor	586 SQ M	6,307 SQ FT
Upper Ground	322 SQ M	3,466 SQ FT
Lower Ground	153 SQ M	1,647 SQ FT
Total	2,200 sq m	23,680 sq ft

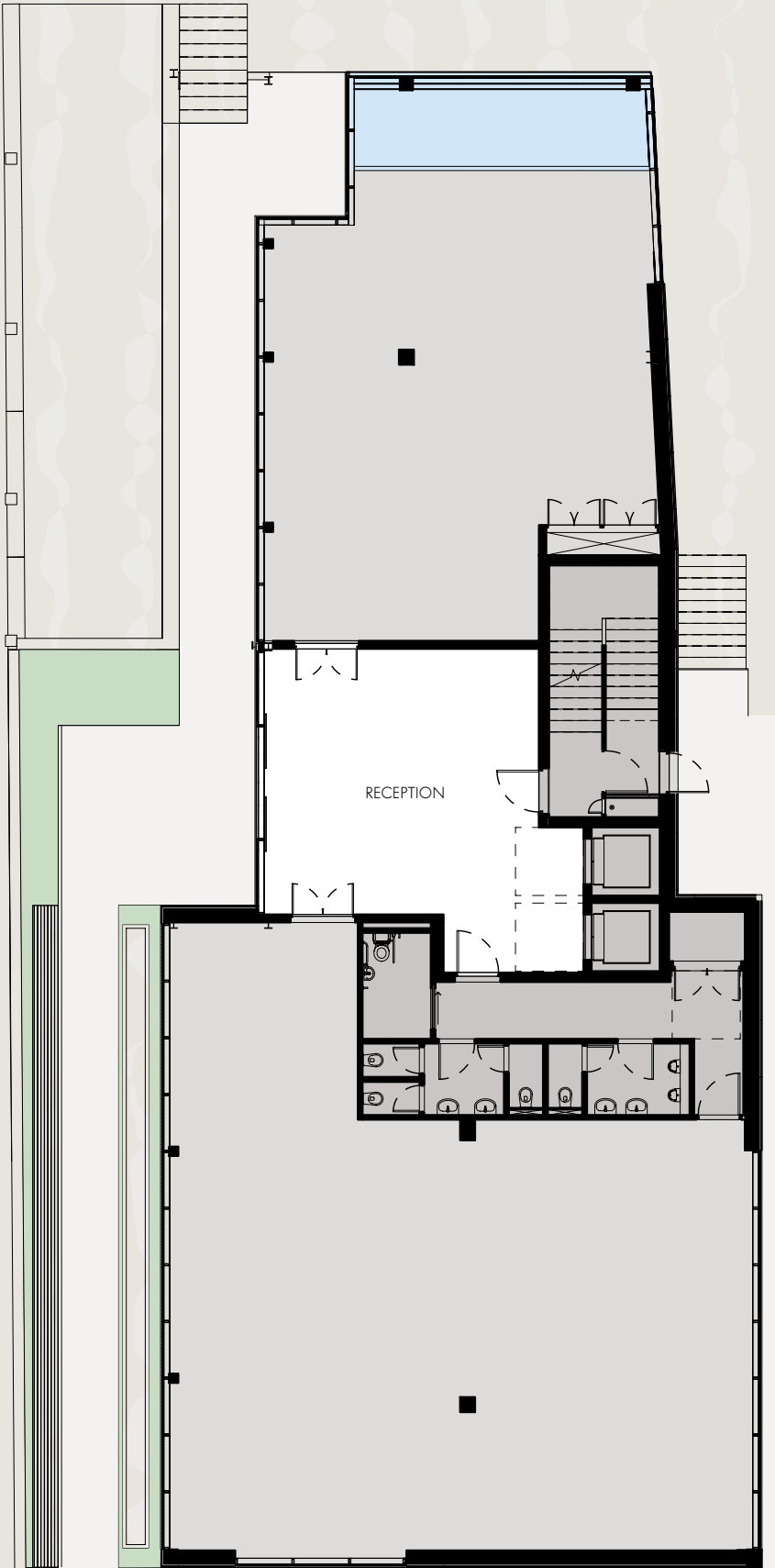


ACCOMMODATION

UPPER GROUND

3,466 SQ FT / 322 SQ M

- OFFICES
- COMMON AREA
- RECEPTION
- ATRIUM

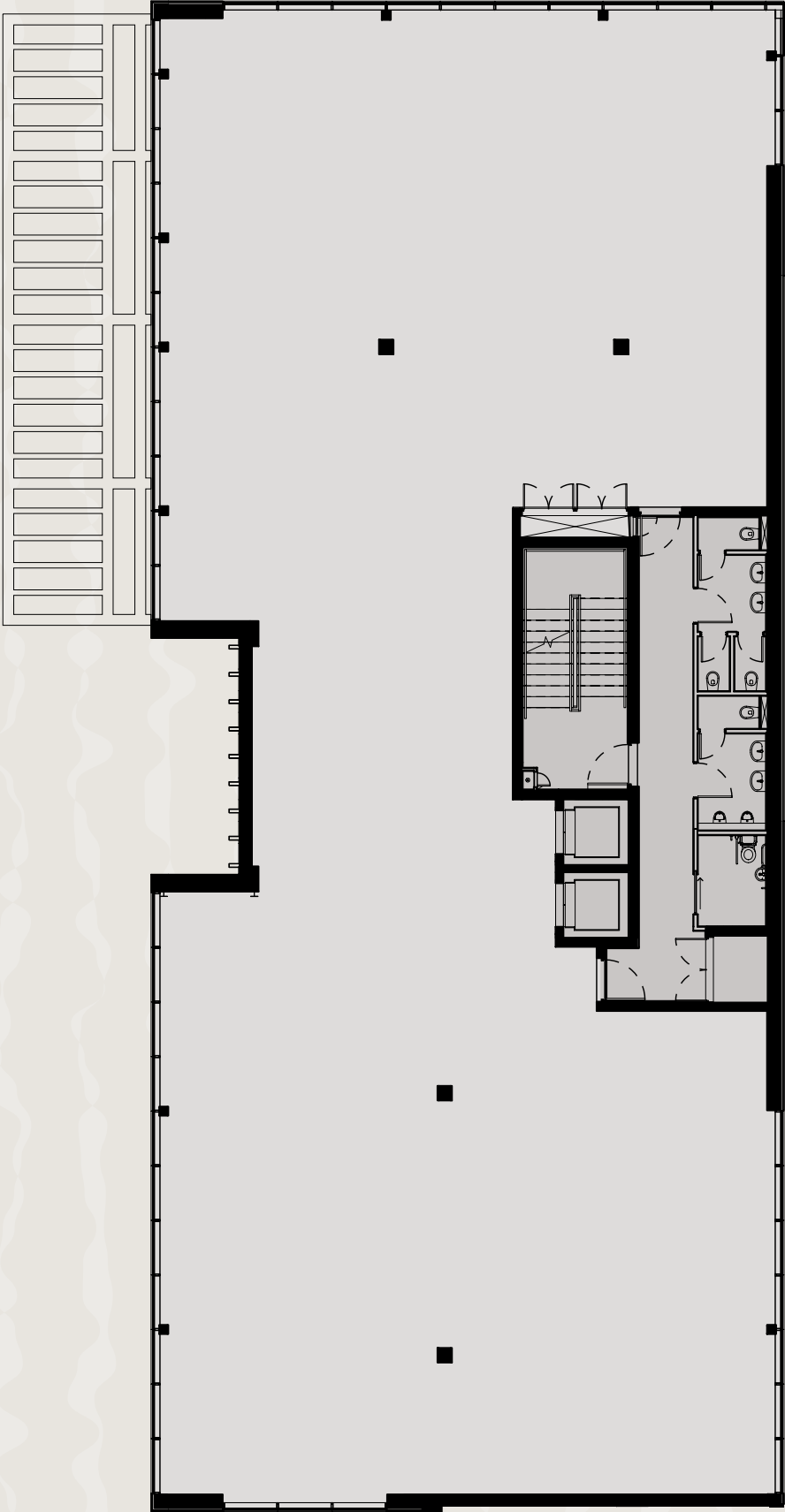




FIRST/SECOND

6,307 SQ FT / 586 SQ M

- OFFICES
- COMMON AREA



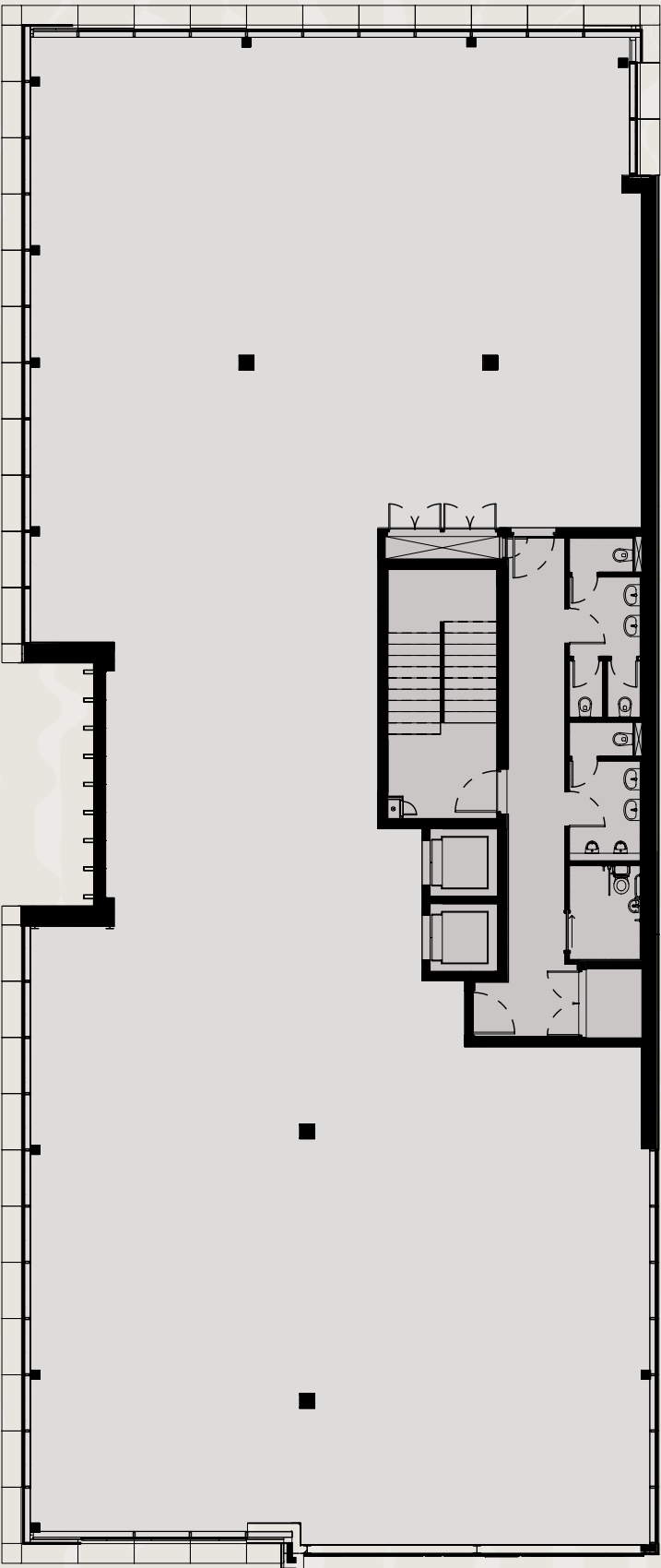


ACCOMMODATION

THIRD

5,942 SQ FT / 552 SQ M

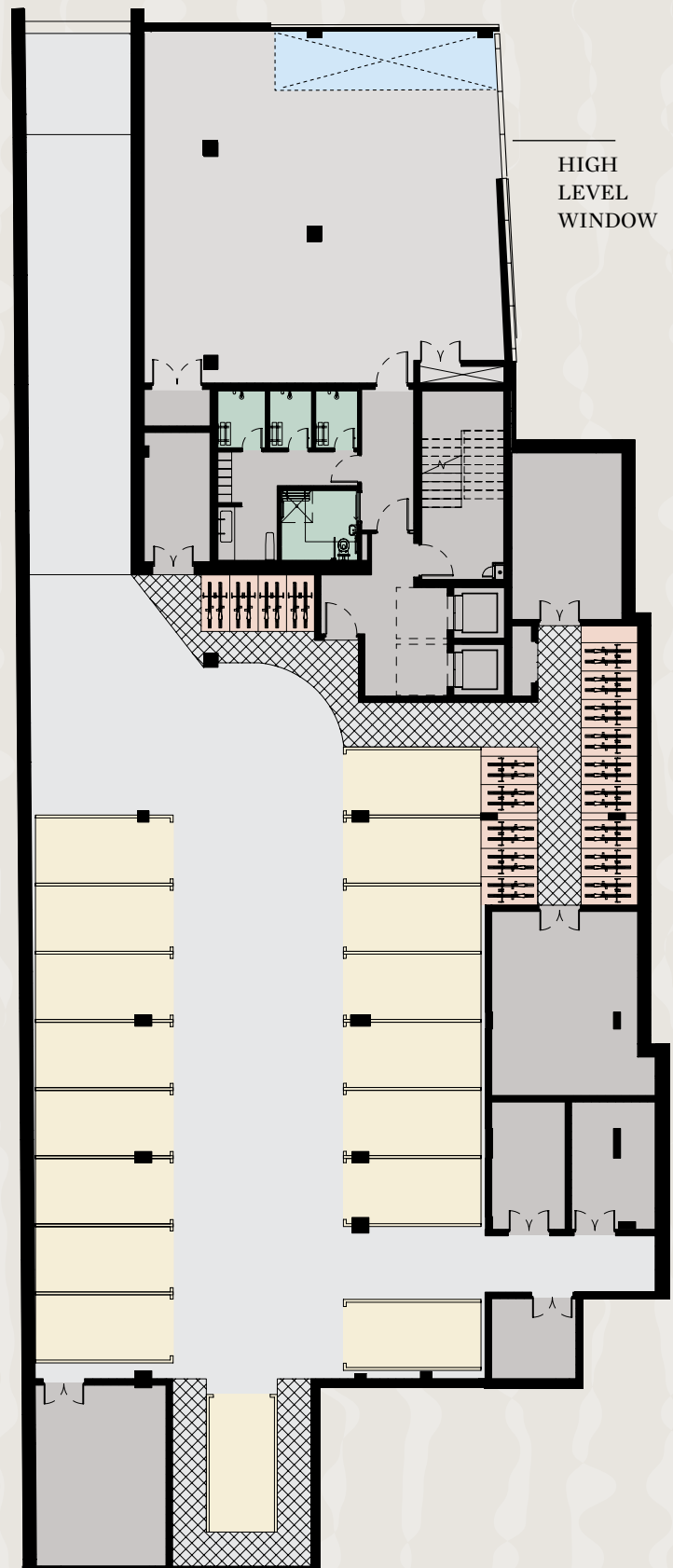
- OFFICES
- COMMON AREA



## LOWER GROUND

153 SQ FT / 1,647 SQ M

-  OFFICES
-  COMMON AREA
-  RECEPTION
-  ATRIUM
-  17 CAR PARKING SPACES
-  36 BICYCLE PARKING SPACES
-  4 INDIVIDUAL SHOWER ROOMS





## ACCOMMODATION

### FINANCIAL LAYOUT

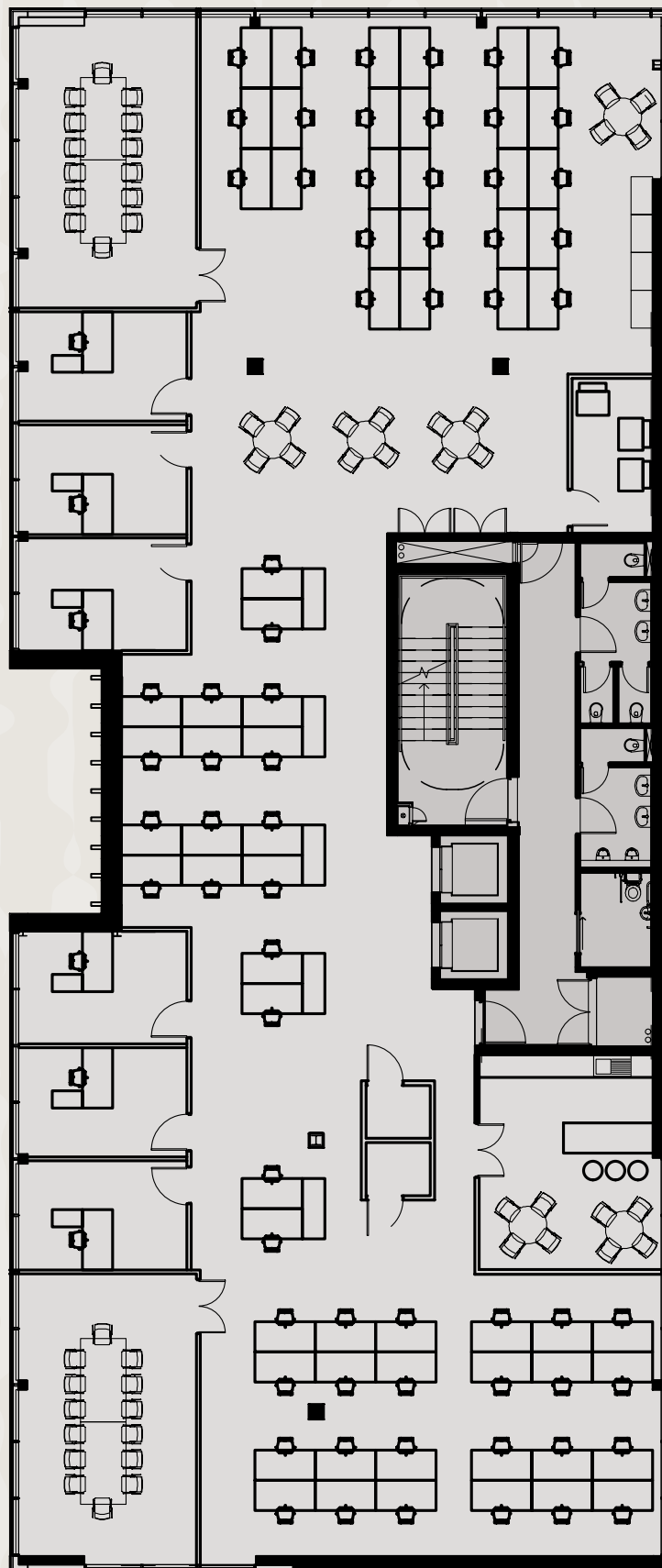
#### TYPICAL FLOOR

**8 sq m per person**

6,307 SQ FT / 586 SQ M

- 68 x Work Stations
- 6 x Single Offices
- 1 x Quiet Room
- 2 x Meeting Room / Teleconference
- 1 x Informal Meeting Area
- 1 x Canteen
- 1 x Comms Room
- 1 x Stationary upboard

- OFFICES
- COMMON AREA



# TECHNOLOGY LAYOUT

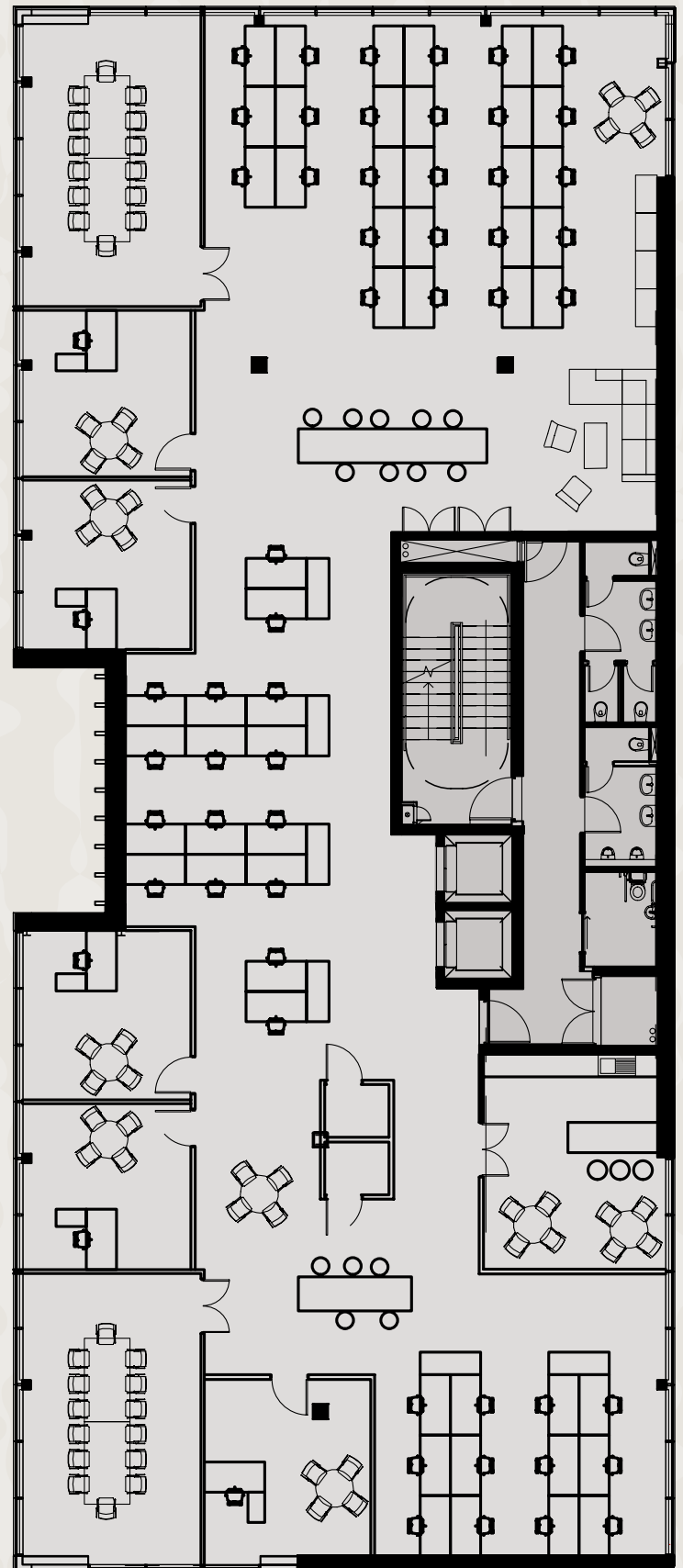
## TYPICAL FLOOR

**10 sq m per person**

6,307 SQ FT / 586 SQ M

- 54 x Work Stations
- 5 x Single Offices
- 2 x Meeting Room / Teleconference
- 4 x Informal Meeting Area
- 1 x Canteen
- 1 x Comms Room
- 1x Stationary cupboard

- OFFICES
- COMMON AREA





## ACCOMMODATION

# PROFESSIONAL SERVICES LAYOUT

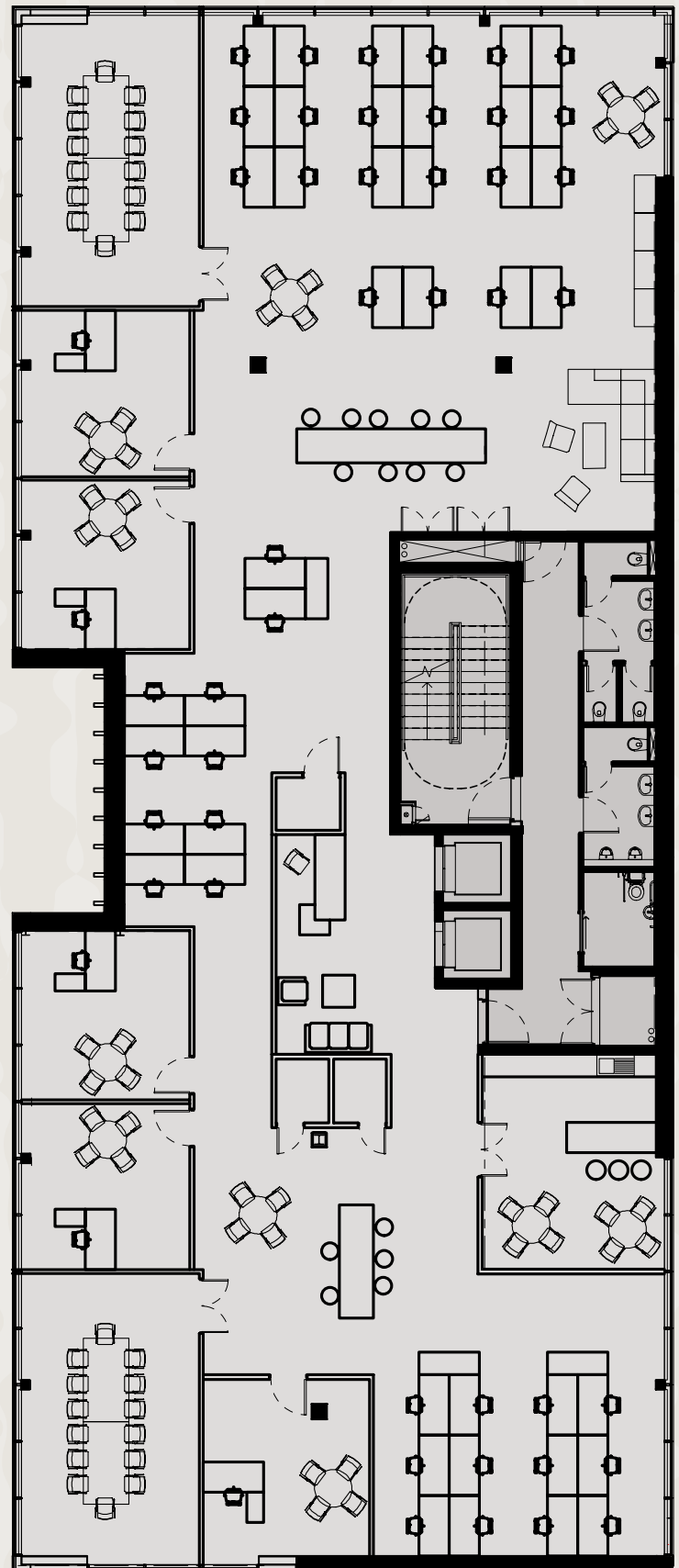
## TYPICAL FLOOR

**12 sq m per person**

6,307 SQ FT / 586 SQ M

- 44 x Work stations
- 5 x Single Offices
- 1 x Reception
- 2 x Meeting Room / Teleconference
- 4 x Informal Meeting Area
- 1 x Canteen
- 1 x Comms Room
- 1 x Stationary Cupboard
- 1 x Paper Store

- OFFICES
- COMMON AREA



## SUMMARY SPECIFICATION



4 pipe fan  
coil air-conditioning



2.7m  
floor to ceiling height



Unique walled  
garden



Located beside  
Herbert Park



36 bicycle  
parking spaces



Open plan flexible  
floor plates



17 car parking  
spaces



Adjacent to Herbert  
Park Hotel



4 individual  
shower rooms





### **CARPARK**

17 no. car parking spaces including 1 no. disabled. 1 no. motor cycle space and 36 no. bicycle spaces. Concrete RC slab to Engineer's specification laid to falls and drained. Painted floor finish with natural ventilation, plant areas and bin stores.

### **FLOORS**

Raised access floors to all office areas with carpet tile.

### **INTERNAL WALLS**

Generally skimmed plasterboard finish to all internal walls with exception of sanitary areas where selected wall tiles to finish.

### **DOORS**

Oak veneer finished door leaf with matching reveals. All ironmongery to be stainless steel.

### **EXTERNAL WALLS**

Masonry block wall with externally rendered insulation boards finished to selected colour all to meet the requirements of Part L of the Building Regulations.

### **ROOF**

Sedum green roof incorporating Bauder or similar approved waterproofing membrane on insulated roof deck with vapour barrier on steelwork and concrete to Engineer's specification.

## CEILINGS

Metal suspended grid ceiling tile 1200 x 300mm with painted skimmed plaster board edge boarder typically 2.7m in height.

## TOILETS

Fully fitted and finished toilet blocks to cores, with tiled floors and part tiled walls with skimmed plaster finish to wall board on ceilings.

## GLAZING

Schuco Unitized curtain wall system with Polyester powder coated extruded thermally broken frame systems with glazing and selected stone infill panels.

Glazing panels to be low iron / ultraclear to Architect's approval.

Stone panel sections to be 40mm limestone sections with square edges and open joints with flexible sealant to match.

Double glazed, thermally broken, hermetically sealed units. System to provide thermal insulation values to comply with the current Building Regulations for retail buildings.

Perimeter blinds to all glazed wall elements.

## LANDSCAPING

Selected paving to podium level with selected metal planters. Podium access stairs clad with limestone to match external unitized system. Various planting as per Landscape Architects specification.

Vertical green wall system to part north west façade stretching from podium level to roof level.

## COLUMNS

All internal columns to be encased with metal stud and skimmed plasterboard finish.

## STRUCTURES

Structure of building - a lower ground floor is constructed in concrete frame to ground level, with a reinforced ground and lower ground slab. The 3 upper floors are constructed with a Comflor system (metal deck with concrete) and a Comflor structural roof. The frame of the upper floor is all in structural steel.

Floor loading - All office areas are to BS EN 1991-1-1, Section 6 - Imposed loading on Buildings, is 3.0kN/m<sup>2</sup> with a Super Imposed Dead Load of 1.0kN/m<sup>2</sup> allowance made for services, finishes & partitions. All lobby areas to be 4kN/m<sup>2</sup>. All roof areas 1.5 / 0.6kN/m<sup>2</sup>.

## PASSENGER LIFTS

Lift Sizes:

Office Building = 2 No. 800kg;

Lift Speeds:

1m/s

Waiting Time:

Passenger lift average waiting time is less than 25 seconds. This means that the buildings lift installation will meet the British Council of Offices (BCO) compliant solution and also the CIBSE Guide D - 6 Star Rating.



## DETAILED SPECIFICATION

### ELECTRICAL INSTALLATION

#### Design Parameters

Based on one person per 8 sq m

Lighting:	10W per sq m
General Services:	25W per sq m
Misc. Small Power:	10W per sq m
Mechanical Plant:	35W per sq m

#### Lighting

Offices:	Energy efficient LED modular recessed dimmable luminaires to comply with design intent of CIBSE Lighting Guide 7 (LG7).
Reception:	Lighting design to reflect high quality reception area.
Toilets:	Low energy lighting scheme provided.

#### Lighting Control

The main tenant lighting control system will utilise lighting control modules connected on a communication network to allow occupancy control. The system will be programmable for any reasonable future fit-out requirement. Landlord areas will be provided with standalone presence / lighting control sensors.

### PROTECTIVE INSTALLATION

#### Fire Alarm

A fire detection and alarm networked system in accordance with IS3218 and designed to an L1 standard installed throughout the building.

There are individual fire alarm loops to each tenant area.

#### Emergency Lighting

An emergency lighting system in accordance with IS3217 installed throughout the building.

#### Security System

An IP based CCTV system will monitor all Landlord core areas, reception, entrance foyer and all external areas.

Base access control systems / security systems are designed to allow for future tenant interface.

The systems shall be designed to IS EN 50131 standards and the PSA Code of Practice.

### Communications

An incoming telecommunication room will be served by different Telecom duct networks to allow for diverse connections to the building. Each of these communication rooms has spare duct capacity in addition to the Telecom service to the street for future connections to other providers. Cable tray distribution will be provided from the telecommunication room to IT riser which services the office floors.

### MECHANICAL INSTALLATION

#### Ventilation & Comfort Cooling

Fresh air is provided by new high efficiency thermal wheel heat recovery air handling units. The fresh air will be filtered and tempered with heating as required. 4-Pipe Fan Coil Unit (FCU) comfort heating and cooling system will be provided in the ceiling voids.

#### Heating

High efficiency gas fired condensing boilers provide heating for the following applications;

- FCUs in open plan offices and reception.
- Radiators in stair cores and back of house areas.
- Air Handling Unit (AHU) heating coils.
- Domestic hot water cylinder heating coils.

#### Cooling

The offices will be served by chilled water circuits from the central landlord chiller plant for the following applications;

- FCUs in open plan offices & reception

#### Domestic Water Services

Mains, cold and hot water will be piped to the various outlets and sanitary facilities to be provided in the office development. Hot water storage cylinders will be provided in the basement heating energy centre to meet the requirements of the sanitary facilities, future fit-out tea stations and cleaning facilities.

#### Building Management System

A complete Building Management System (BMS) will control all primary mechanical plant and environmental systems on each floor. The system will be open network to all interface with other systems.

#### External Design Conditions

Location:	Dublin, Ireland
Summer:	26°C db/ 20°C wb
Winter:	-5°C db (100% saturated)

### INTERNAL DESIGN CONDITIONS

Area	Winter Temp. db°C	Summer Temp. db°C	RH %
Open Plan Office	21°C - 23°C	22°C - 25°C	No Control
Toilet Areas	19°C - 21°C	Not controlled	No Control
General/Circulation	19°C - 21°C	Not controlled	No Control

### VENTILATION & COMFORT COOLING

Offices:	10 litres / second person at 1 person per 8m <sup>2</sup>
Toilets:	10 air changes per hour extract
Cleaners Stores:	10 air changes per hour extract

### NOISE CRITERIA

Open Plan Office:	NR 35
Toilet Areas:	NR 40
Plant Rooms:	NR 50

### ENERGY & SUSTAINABILITY

#### LEED & BER

The building is targeting LEED Gold accreditation and Building energy Rating (BER) of B1.





## PROFESSIONAL TEAM

Developer:	Pembroke Place Developments
Contractor:	John Sisk & Son
Project Manager/PSDP/ Quantity Surveyor:	Turner & Townsend
Architect:	O'Mahony Pike
Civil & Structural Engineer:	EirEng Consulting Engineers
Fire Safety & Access Consultant:	Maurice Johnson & Partners
M&E & Sustainability Consultant:	Ethos Engineering
M&E Contractor:	Leo Lynch Engineering Contractors
Landscape Architect:	Dermot Foley
Interior Designer:	GOTHAM

## AGENTS



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### Targeting



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Branding & Marketing by Begley Hutton

