

Prime office space
TO LET



AIRSIDE GREEN

AIRSIDE BUSINESS PARK CO. DUBLIN

Welcome to
AIRSIDE **GREEN**

Dublin's new generation of
contemporary work space.

Building on the success of
Airside Business Park,
Airside Green is the newest
addition to North Dublin's
global business district.





Standing tall at six storeys high.

Airside Green provides spacious, inspiring, light filled work spaces with panoramic views of meadows, Dublin Airport, the Irish sea and surrounding nature areas.

This is your opportunity to move to an unbeatable business environment, where your team has the freedom and space to breath and grow.

Airside Green offers easy access to Dublin Airport, M1, M50, Dublin Port Tunnel and City Centre, with ample parking and bus connections. It is also beside the proposed Metro North station.

2 minutes to M1 | **4 minutes** to Dublin Airport | **5 minutes** to M50
6 minutes to Port Tunnel & Dublin City Centre by frequent **bus connections on-site.**





25 e-charging points



200 covered bicycles spaces



Rooftop running track



Terrace and relaxation area

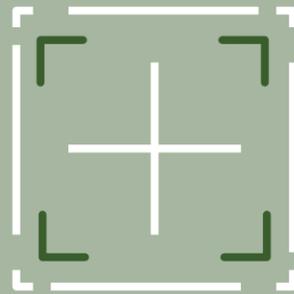


Be a part of the future.

Airside Green is built with sustainability in mind. With a mix of retail, entertainment and leisure amenities in the area.



Recycling centre

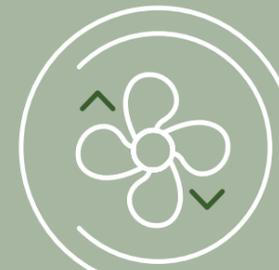
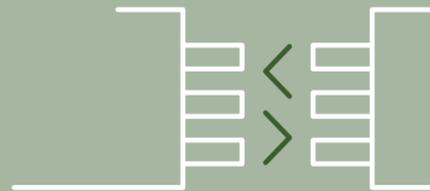


Flexible floor plates for maximum configuration



43 showers

Standby generator



Air conditioning throughout

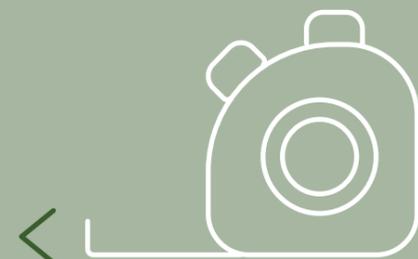


Locker facilities

3x13 passenger lifts



2.7m Finished floor to ceiling height



200 car parking spaces



BER Target Rating A3

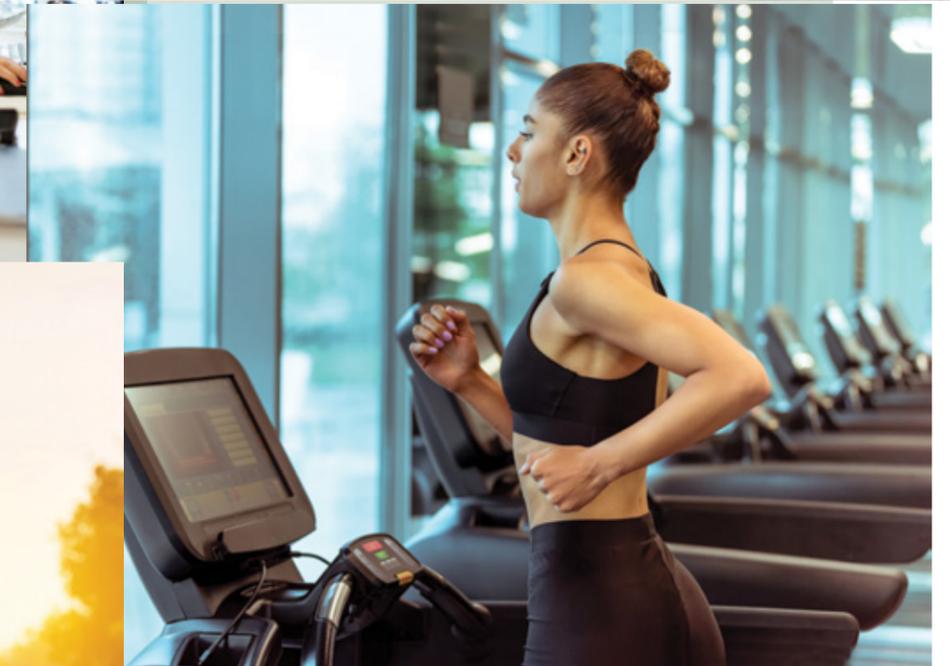
The company you keep.

Airside

Airside is located in the heart of North Dublin close to Dublin Airport, enjoying well-connected transport links including easy access to Dublin City Centre and Dublin International Airport.

Airside Retail Park adjoining Airside Green, includes a mix of lifestyle, retail, entertainment and leisure amenities. Ideal for promoting a healthy work-life balance.

2 minute walk to Pavilions Shopping Centre, the largest shopping mall in North Dublin with over 100 stores.



COSTA

TESCO



FIVE GUYS



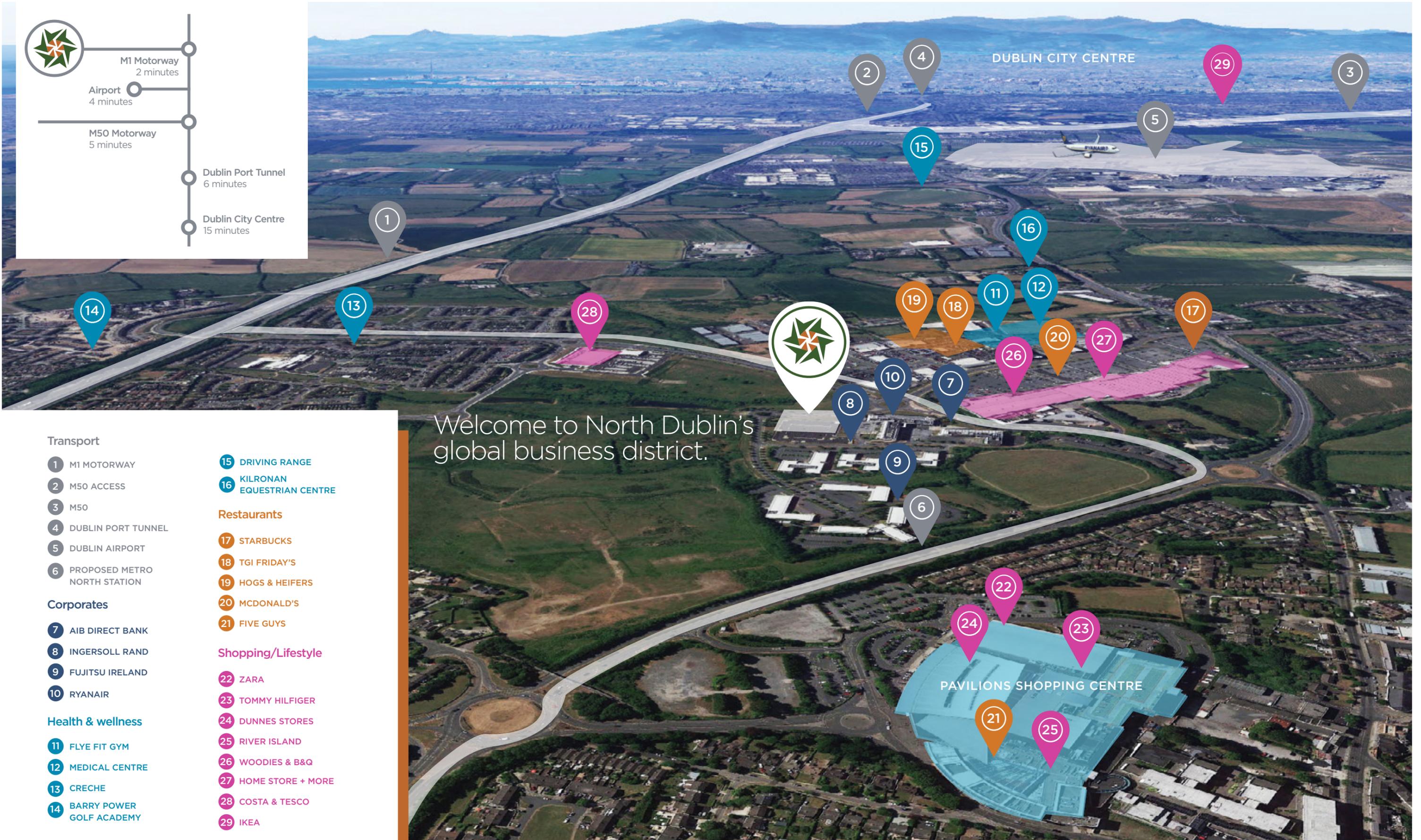
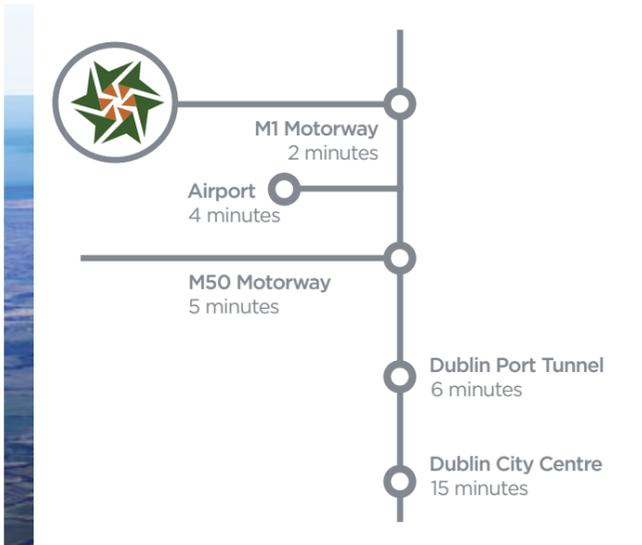
Harvey Norman



Premier Inn



RYANAIR **eshopworld** **FUJITSU**



Welcome to North Dublin's global business district.

Transport

- 1 M1 MOTORWAY
- 2 M50 ACCESS
- 3 M50
- 4 DUBLIN PORT TUNNEL
- 5 DUBLIN AIRPORT
- 6 PROPOSED METRO NORTH STATION

Corporates

- 7 AIB DIRECT BANK
- 8 INGERSOLL RAND
- 9 FUJITSU IRELAND
- 10 RYANAIR

Health & wellness

- 11 FLYE FIT GYM
- 12 MEDICAL CENTRE
- 13 CRECHE
- 14 BARRY POWER GOLF ACADEMY

- 15 DRIVING RANGE
- 16 KILRONAN EQUESTRIAN CENTRE

Restaurants

- 17 STARBUCKS
- 18 TGI FRIDAY'S
- 19 HOGS & HEIFERS
- 20 MCDONALD'S
- 21 FIVE GUYS

Shopping/Lifestyle

- 22 ZARA
- 23 TOMMY HILFIGER
- 24 DUNNES STORES
- 25 RIVER ISLAND
- 26 WOODIES & B&Q
- 27 HOME STORE + MORE
- 28 COSTA & TESCO
- 29 IKEA

Floorplans

1st to 4th Floor - Empty layout

Size	m ²	ft ²
GROUND FLOOR	1,890	20,344
FIRST FLOOR	1,788	19,246
SECOND FLOOR	1,788	19,246
THIRD FLOOR	1,788	19,246
FOURTH FLOOR	1,788	19,246
FIFTH FLOOR	1,686	18,148
TOTAL	10,728	115,476



Floorplans

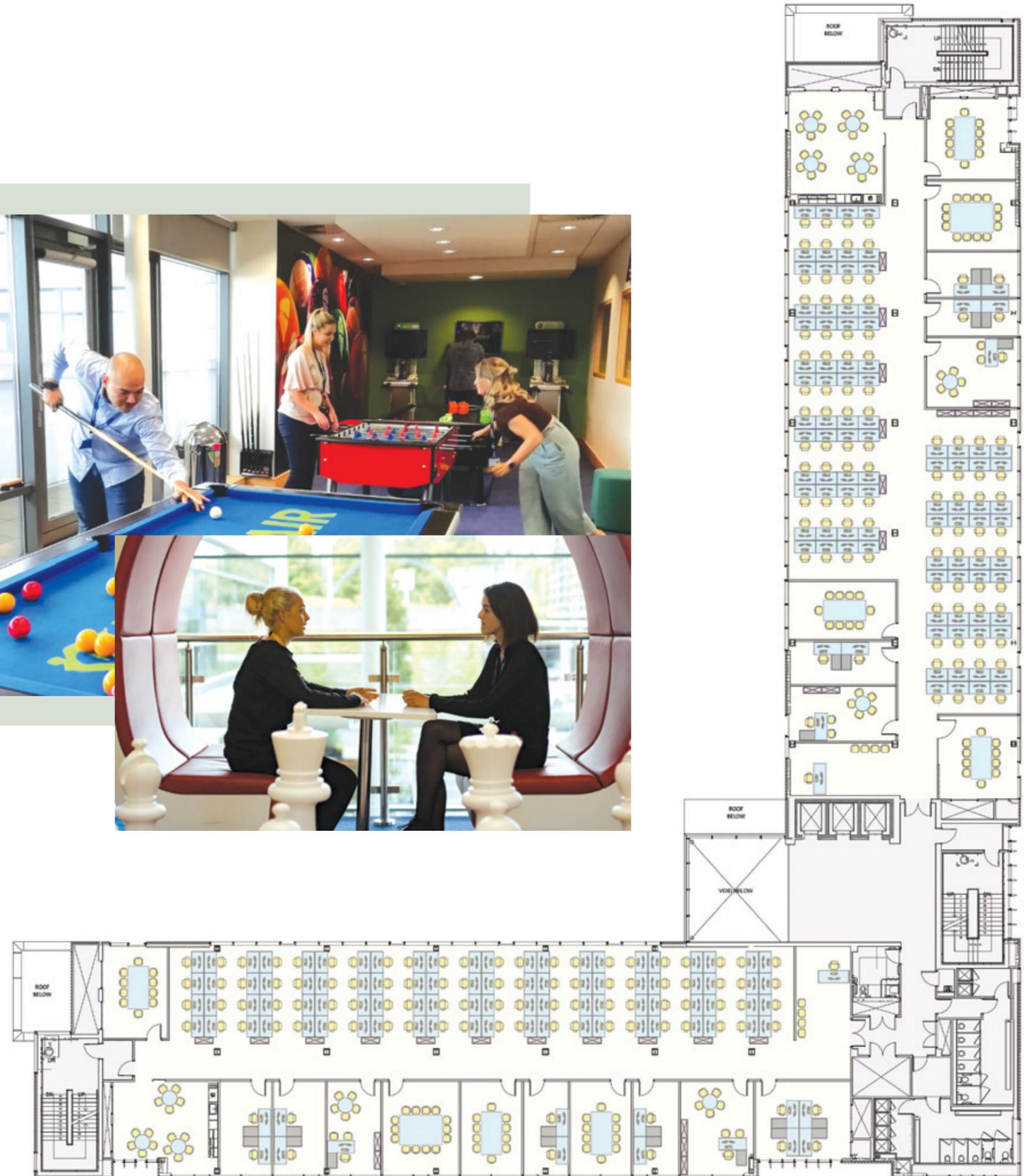
1st to 4th Floor - Corp. layout

North Block (N)

- 92 OPEN PLAN WORK SPACES
- 8 CELLULAR OFFICES
- 3 10 PERSON MEETING ROOMS
- 1 14 PERSON MEETING ROOM
- 1 CANTEEN AREA
- 1 RECEPTION/GUEST WELCOME

South Block (S)

- 88 OPEN PLAN WORK SPACES
- 13 CELLULAR OFFICES
- 3 10 PERSON MEETING ROOMS
- 1 14 PERSON MEETING ROOM
- 1 CANTEEN AREA
- 1 RECEPTION/GUEST WELCOME



Floorplans

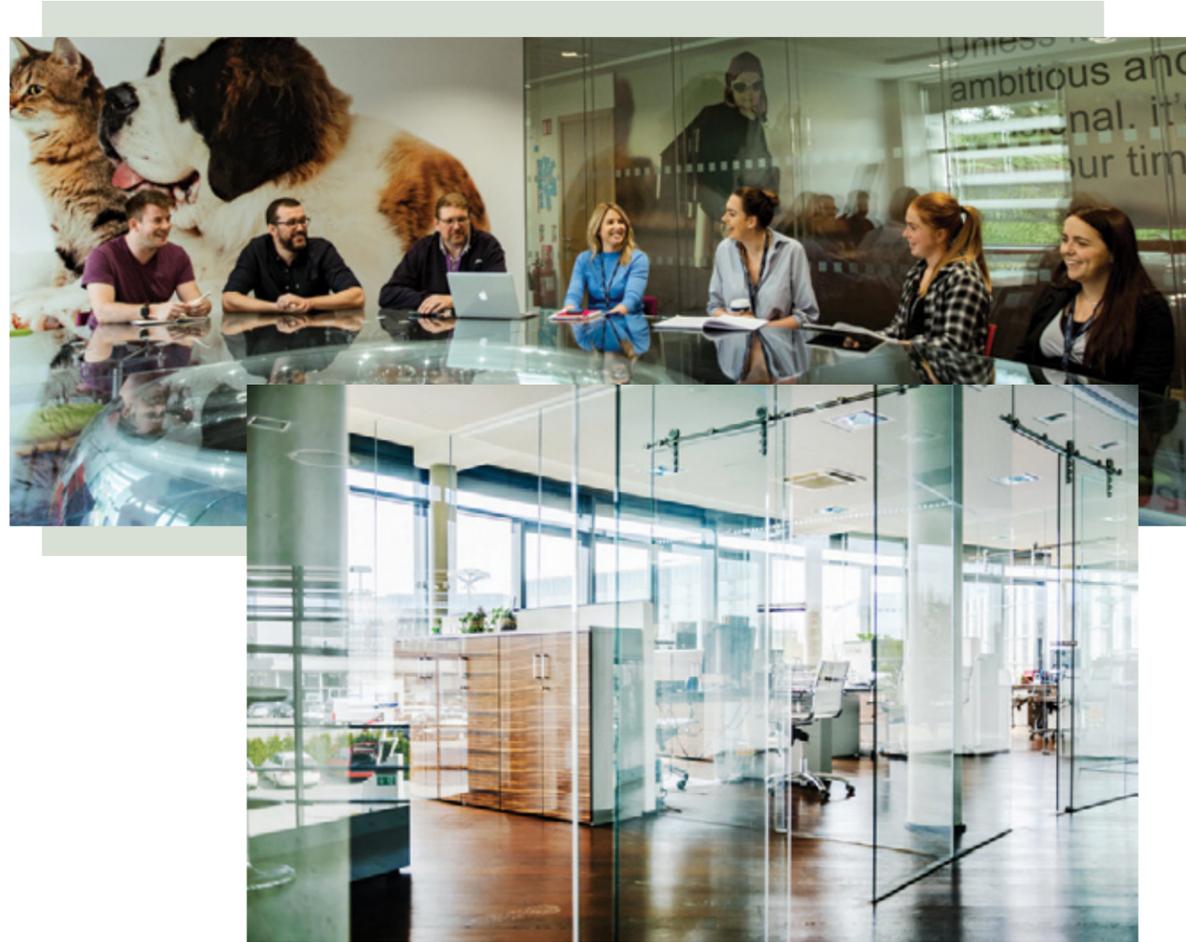
1st to 4th Floor - Tech layout

North Block (N)

- 124 OPEN PLAN WORK SPACES
- 8 3 PERSON MEETING STATIONS
- 1 10 PERSON MEETING ROOM
- 1 14 PERSON MEETING ROOM
- 1 CANTEEN AREA
- 1 RECEPTION/GUEST WELCOME

South Block (S)

- 139 OPEN PLAN WORK SPACES
- 8 3 PERSON MEETING STATIONS
- 2 10 PERSON MEETING ROOMS
- 1 CANTEEN AREA
- 1 RECEPTION/GUEST WELCOME



Floorplans

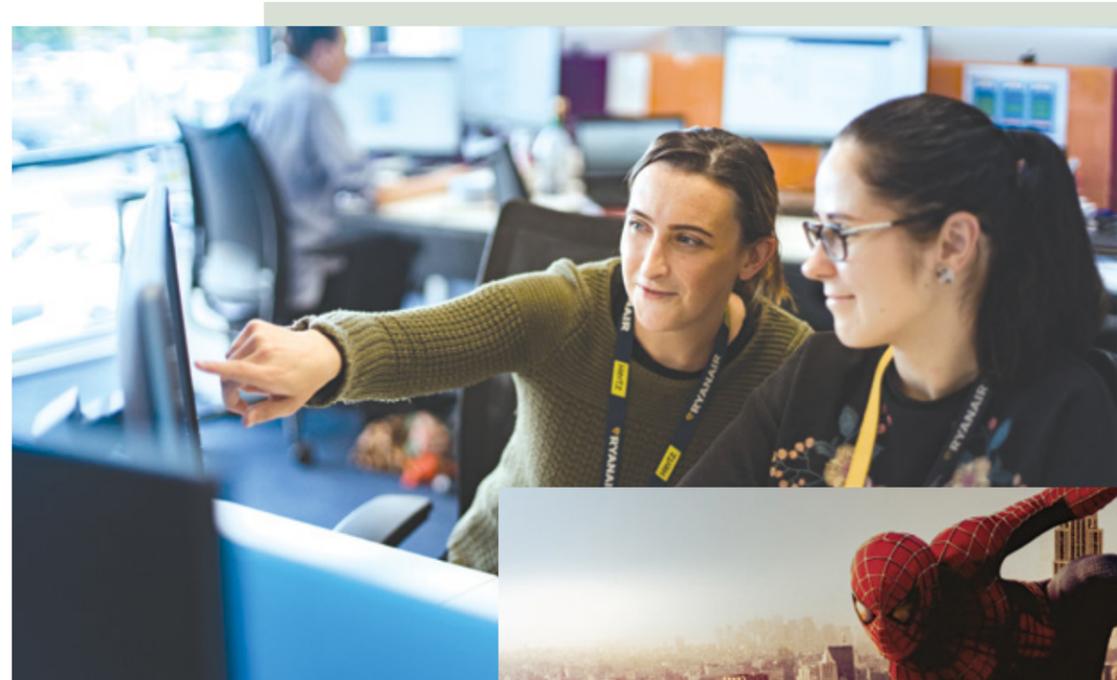
1st to 4th Floor - FS layout

North Block (N)

- 88 OPEN PLAN WORK SPACES
- 2 CELLULAR OFFICES
- 2 10 PERSON MEETING ROOMS
- 2 14 PERSON MEETING ROOMS
- 1 CANTEEN AREA
- 1 RECEPTION/GUEST WELCOME

South Block (S)

- 95 OPEN PLAN WORK SPACES
- 2 CELLULAR OFFICES
- 2 10 PERSON MEETING ROOMS
- 2 14 PERSON MEETING ROOMS
- 1 CANTEEN AREA
- 1 RECEPTION/GUEST WELCOME



Specifications

Summary

FLOOR HEIGHTS:

Office slab to slab: 3.90m
Raised floor zone: 180mm
(Top of structural slab to top of finished floor level)
Proposed floor to ceiling 2.700m

EXTERNAL FINISHES

Architectural panelised façade system to external walls, colour coded flashing & capping.
Factory fabricated curtain walling system with anodised finish - thermally broken with expressed perimeter cover cap detail.
Automatic access controlled electrically-operated sliding door to Entrance / Reception Atrium area.
Anodized extruded aluminium vertical & horizontal fins to external glazing.

ROOF FINISHES

Full stairs access to roof with clear access routes provided to all plant.
Designated screened plant areas & plant room at roof level.

RECEPTION / ENTRANCE LOBBY

Wall:
Feature white timber wall panelling with concealed fixings.
Floor:
Porcelain Stoneware floor tile.
Ceiling:
Suspended ceiling system with continuous linear LED recessed light fittings.
Lifts:
High quality brushed stainless-steel finish to lift doors.
Atrium:
Feature pendants lighting to Atrium.

W.C. FACILITIES

Walls:
Glazed Porcelain Stoneware wall tile.
Floors:
Floor tile, honed anti slip.
Ceiling:
Anti-corrosive suspended ceiling system.
Doors:
Full height, high pressure laminate cubicle system.
Sanitaryware:
Bespoke high-quality wash hand basin, integrated soap dispensers & hand dryers. Fully concealed, wall mounted high quality vitreous china sanitaryware.
Showers:
Male / Female / Accessible showers provided on every floor: (43 in total)

ELECTRICAL INSTALLATION

- ESB Networks will install a Medium Voltage supply to the building, complete with MV CT metering, subject to normal ESB agreements.
- The building will be fed from a transformer, housed within a building integrated ESB substation.
- There will be a Low Voltage supply from the substation to the main LV Switchroom located adjacent to the ESB substation.
- The incoming power supply shall have sufficient capacity to increase the load by 25%.
- The LV switch room will be designed to accommodate a main distribution board suitable for multi tenancy metering, have an automatic switchover to standby generator for life safety, have power factor and surge protection equipment and have spare space of 25% for new equipment.

DESIGN CRITERIA

Lighting: 10 w/m²
Small Power: 10 w/m²
General Services: 25 w/m²
Mechanical Plant: 40 w/m²

LUMINAIRES

Reception:
Decorative pendants & Continuous LED recessed strip light fittings flush with ceiling and wall finishes.
Toilets and circulation areas:
LED recessed LED downlights.

PLANT ROOMS

Surface and suspended linear LED luminaire

LIGHTING CONTROL

Reception:
Occupancy sensors with local override.
Internal Landlord Areas:
Occupancy sensor controls.
External Lighting:
Timeclock and Photocells

STANDBY POWER

A Standby diesel generator shall be provided by the Landlord to provide up to 8 hours full back-up to the building. A maintenance changeover facility between normal and generator-backed supplies will provide back-up to the main LV switchboard via an automatic changeover initiated by the generator control panel and automatic transfer switch (ATS).

MECHANICAL INSTALLATION

Ventilation

Fresh air will be provided to all floors of the building via several roof top air handling units incorporating heat recovery. A system of riser ductwork will distribute the air to all levels of the building.

Air Conditioning

Heating of the central core will be provided via a system of low temperature hot water radiators served by high efficiency modular packaged natural Gas Fired Fully Modulating Boilers located at roof top plantroom.

Water Services

Cold water will be stored in format 30 sectional storage tanks at roof level.
Hot water will be generated by means of central hot water direct gas fired generator.

Water Storage

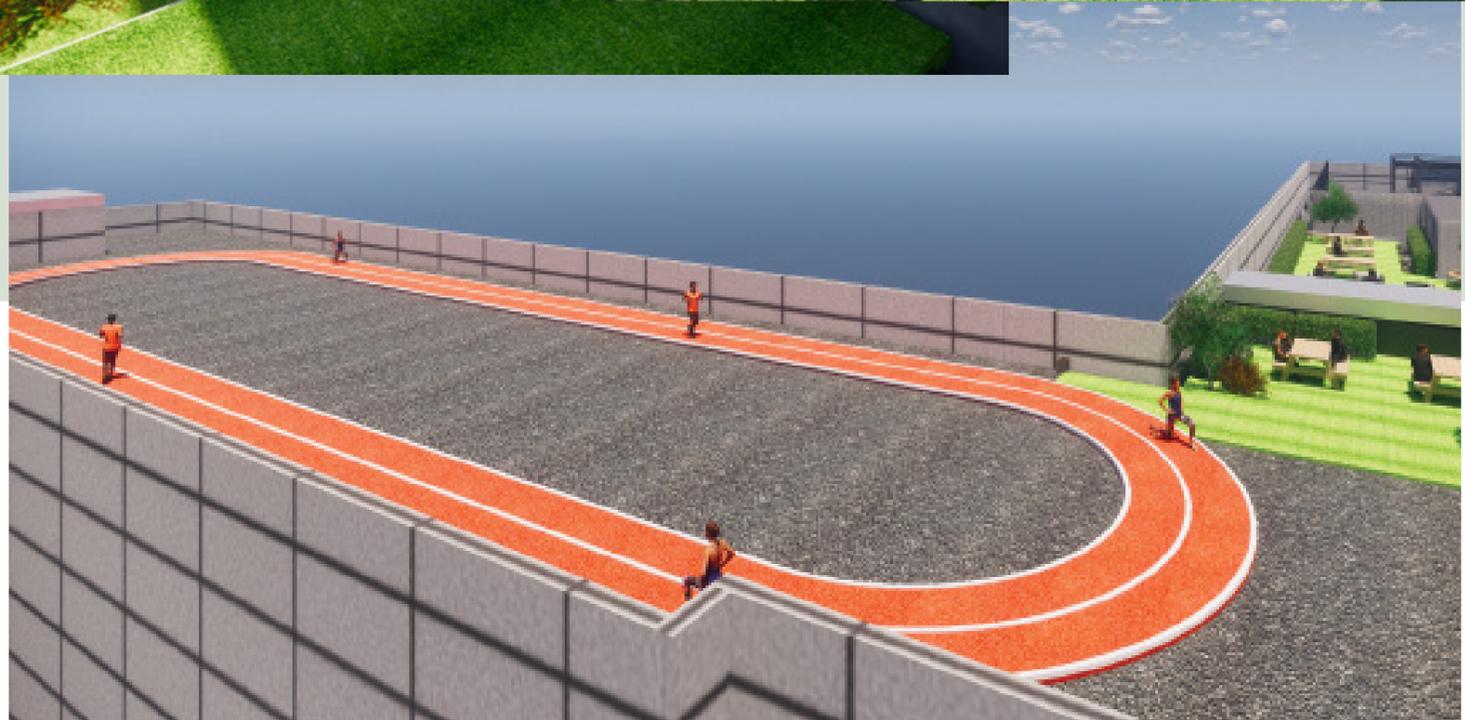
24-hour water storage shall be provided

STRUCTURE

- Steel frame construction
- Composite metal deck floor plates with 140mm concrete and 100mm screed
- Precast concrete stairs and landings
- 150mm thick ground bearing reinforced concrete slab at ground floor
- Exposed circular steel columns in entrance atrium

STRUCTURAL GRID

- 7m x 8m bays generally



Broker



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