



GLENCAR HOUSE

Ballsbridge, Dublin 4.

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Inspired by Nature

Glencar House is a prestigious new 6-storey over lower ground floor and basement Grade A Office Headquarters, extending to 75,000 sq. ft. (6,968 sq.m.) It is located on Merrion Road in one of the most sought-after Dublin addresses, and is part of a growing commercial enclave that is home to some of the most distinguished of tenants, including Facebook and Google.

Inspired by the natural beauty of Glencar Waterfall in County Leitrim, it looks to leave as light an imprint as possible on our planet, and to reflect the desire of corporations and staff alike for a work environment that is sustainable and eco-friendly.

Dublin 4 reimaged

Sitting on a high-profile corner site fronting onto **Merrion Road** **opposite the RDS**, Glencar House is ready to take its place among the landmark buildings in Dublin. Its location offers a cachet that few other addresses can match – perfect for ambitious companies that want to attract and retain the very best talent.

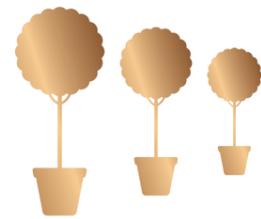
It is also perfectly located for a workforce who are tired of the wearisome daily commute, and want an alternative that's rich in transport links, along with offering superb opportunities for socialising, shopping and lifestyle.



At a glance

A premium office

6 storey over lower ground floor and basement level car park. **75,000 sq.ft. NIA** (6,968 sq.m.)

 **3,529 sq.ft.** (328 sq.m.) of terrace space



Target LEED v4 Platinum certification

A generous floor to ceiling height

2.8m



In-house fitness studio, showers, drying room and changing rooms

Flexible floor plates



Car parking for 41, all enabled for electric charging

Target Cycling Score Platinum: 128 bike parking spots, with a dedicated bike lift

WELLv2™

Target WELL v2 Core Platinum Certified

Target Wired Score Platinum



Nearly Zero Energy Building

Advanced air conditioning



5 

minutes from Lansdowne DART station



Eastern Plaza, Merrion Road.

Welcome to the neighbourhood



Merrion Road is home to a wide array of social amenities, effortlessly blurring the lines between work and social lives. From gastro pubs to great cafes and restaurants, the area is a bustling hive of activity from dawn to dusk.

There are also a number of excellent hotels nearby – perfect for accommodating company visitors. You can leave work on Friday evening for a well-earned catch-up with friends and take in the four-times European rugby champions, Leinster, in action across the road. Or perhaps a walk in Herbert Park, a riverside stroll, or taking in an exhibition or event in the RDS.

Main Entrance, Ballsbridge Park.

Meet the neighbours

Occupiers

- 1 Facebook HQ
- 2 Zurich Life Assurance
- 3 Goodbody Stockbrokers
- 4 Wipro
- 5 Regus
- 6 ORIX Aviation
- 7 WeWork
- 8 IKEA
- 9 Avalon Aviation
- 10 Mongo DB
- 11 Coca Cola
- 12 US Embassy
- 13 Bank of Ireland
- 14 Accenture
- 15 BT Communications
- 16 Google HQ
- 17 Embassy House

Amenities

- 18 RDS
- 19 The Bridge
- 20 Sprout & Co.
- 21 Roly's Bistro
- 22 Herbert Park Hotel
- 23 Herbert Park
- 24 Herbert Park Tennis
- 25 The Art of Coffee
- 26 Eden One
- 27 Avoca
- 28 Butlers Chocolate Café
- 29 Lansdowne DART Station
- 30 Aviva Stadium



Seriously social



VILLAGE VIBE

There's a real village feel to Ballsbridge, and you'll spot it right away in the wealth of cafes, restaurants and artisan businesses that are right on your doorstep.



COFFEE HEAVEN

You'll find no shortage of great spots, from Art of Coffee to the big multi-national brands – or maybe outdoors in Herbert Park.



FINE DINING

For entertaining clients or special office occasions, some of the finest restaurants are nearby, from Roly's to Shelbourne Social, French Paradox or The Lobster Pot.



JUST REWARDS

When you've been working flat-out, round off the week with lunch in the Old Spot or Ballsbridge Pizza Company.



HEALTHY CHOICES

When you prefer your food fresh and unprocessed, then Chopped and Sprout serve it up to you as fresh as when it was taken from the soil.



AL FRESCO

For great food outdoors, enjoy a healthy signature salad at Lolly and Cooks, or maybe a gourmet soup, mouth-watering cake, or fabulous ready- to-go meals.

It's all kicking off



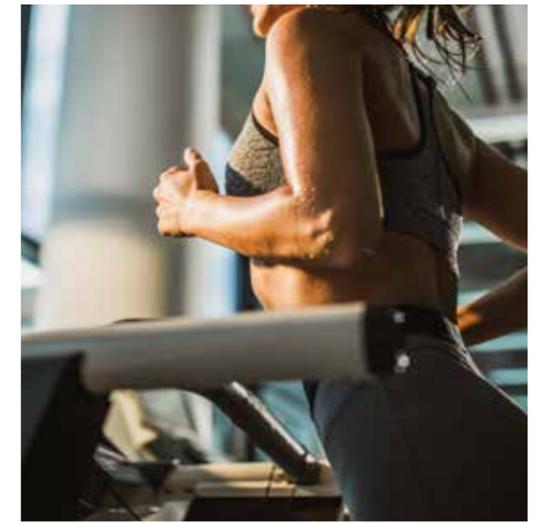
C'MON IRELAND

For the biggest international soccer and rugby games and the best of concerts by global entertainers, you'll catch all the action at the Aviva.



TABLE FOR 2

Who said lunch has to be eaten indoors? Pick up a coffee and a sandwich and 'eat out' in Herbert Park.



FITNESS UNLIMITED

For fitness enthusiasts who love the healthy life, raise a sweat in Eden One, Gym Plus, or Headon Boxing.



GAME ON

Nothing says summer like a game of tennis in Herbert Park, or a game of hockey at Pembroke Hockey Club.



THE FAN ZONE

The RDS is home to Leinster Rugby, and nothing beats a Friday night after work cheering on the four-time European champions.



ELECTRIC PICNICS

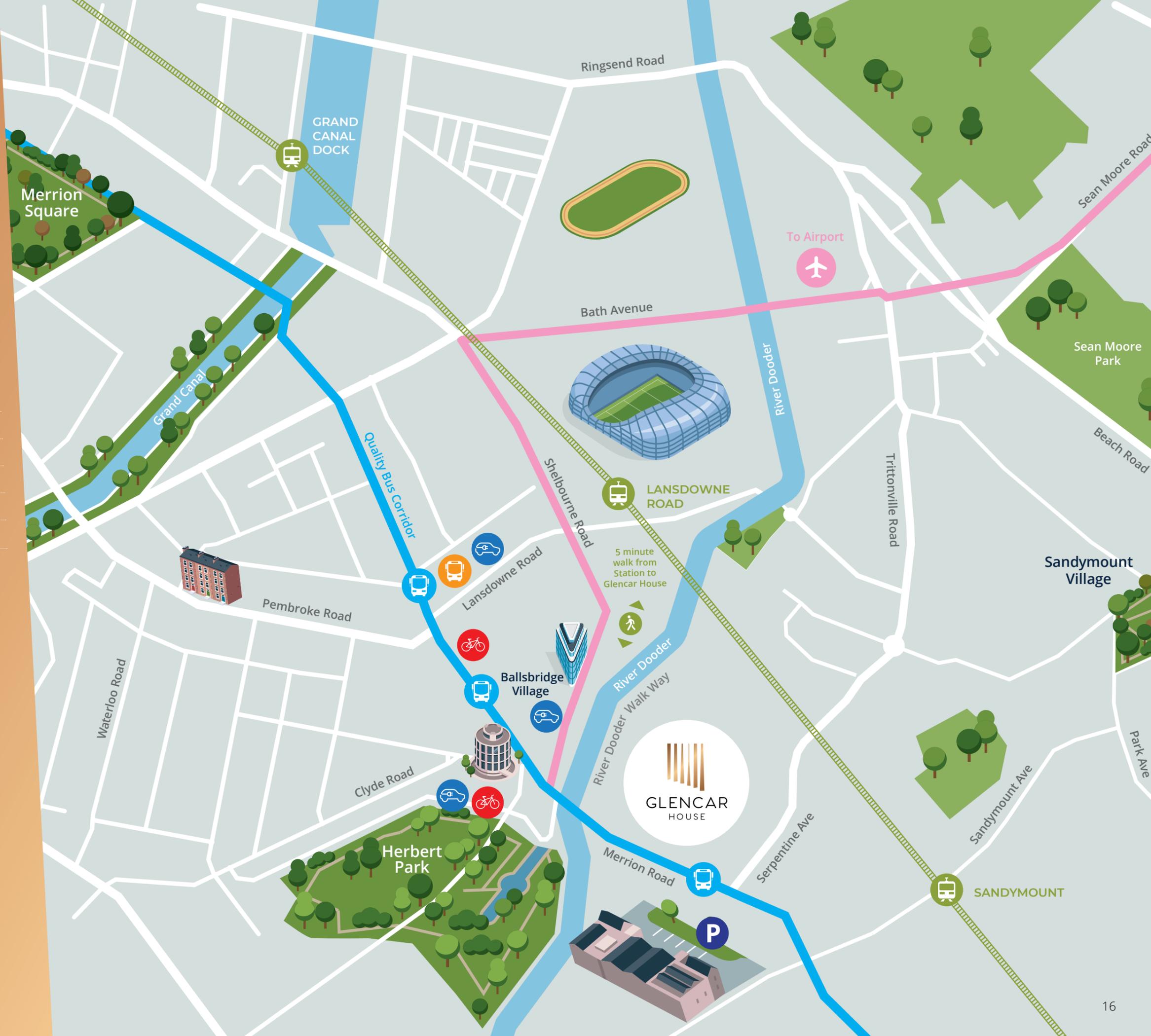
You're never far from greenery, whether it's for a stroll or a jog at lunchtime in Herbert Park, or perhaps an office picnic. And the RDS just across the road is home to international show-jumping competitions, concerts, and national conferences and events.

Perfectly connected

-  Dublin Bus
-  DART (5 min walk)
-  Air Coach (3 min walk)
-  Bleper Bikes (2 min walk)
-  Car sharing (2 min walk)
-  Airport route (30 min drive)
-  Public parking (2 min walk)

Whether it's coming to work along a Quality Bus Corridor, on the DART, on a dedicated cycle lane or on foot, our strategic southside location is a dream for today's commuters who want to leave a lighter footprint while also enjoying a stress-free journey each day.

Cycling and pedestrian staff will enjoy plentiful onsite storage and changing facilities, along with 128 dedicated bike parking spaces. The commute to work can be easily transformed into a daily workout, exchanging transport pollution for physical exercise.





Sustainability built-in

Glencar House is targeting LEED v4 Platinum certification and has a targeted BER rating of A3, representing the ultimate in energy and environmental design. We believe that better buildings equal better lives, and Glencar House has been designed with today's highly selective workforce in mind.

Offering a healthier indoor environment, better employee performance, heightened Corporate Social Responsibility credentials and savings on utility costs and waste handling. Glencar House walks the walk when it comes to the cleaner, greener working environment that discerning workforces demand.



Eastern Plaza, Merrion Road



Key sustainability features

- Optimised glazing to wall ratio allows **excellent daylight and high-quality** views for occupants.
- **A green roof**, incorporating native and adaptive plant species.
- Building water consumption **reduced by 35% over the targeted LEED baseline**.
- The building will surpass **Part L NZEB** compliance and has a target **BER of A3**.
- **Excellent levels of fresh air for ventilation**, and internal finishes specified with low VOC (volatile organic compounds) content for a healthier indoor environment.
- Dedicated parking provided for **green and fuel-efficient vehicles**.
- **Native and adaptive vegetation** with no permanent irrigation requirements.
- Construction materials procured on basis of **recycled content and regional priority**.





A building WELL lived in

Glencar House has been designed to the highly coveted **WELL v2 and Core Platinum Certification**, which provides a consistent framework to measure, evaluate, verify and monitor building features and their impact on people's health and wellbeing.

Glencar Waterfall is echoed by the beautiful bronze fins which grace the building, while other natural materials such as Connemara marble, wood, stone and natural fabrics all contribute to a sense of harmony with nature.



Key wellness features

- Full filtration systems ensure **exceptional levels of indoor air quality**.
- The lower ground level offers an **in-house fitness studio** for a future occupant to fit-out.
- **An outdoor greenspace and terrace area** of 3,529 sq.ft (328 sq.m) have also been included – along with two open plazas – to encourage occupants to venture outside for some fresh air, helping them to de-stress and return to work with a clearer frame of mind.
- Ample space for **indoor restorative area**.
- **Located within proximity to supermarkets and grocery stores** with access to healthy foods options.
- **Herbert Park** food market is just a few minutes' walk away, offering a taste of great local food and the restorative blue and green spaces of the park.

A healthier and safer building



As a society, we have learned much in recent times about how to minimise the risk of infection, and how to stop illness spreading easily in the workforce.

In response to this, we have included a number of important measures within the landlord-controlled areas which we believe will make Glencar House a healthier and safer building



- Automated opening doors.
- HVAC systems incorporate automatic temperature settings.
- HEPA filtering the recirculating air.
- UVC lighting to destroy harmful bacteria in lifts.
- Anti-microbial hand lift rails.
- Full height cubicles to negate potential spread of virus/bacteria.

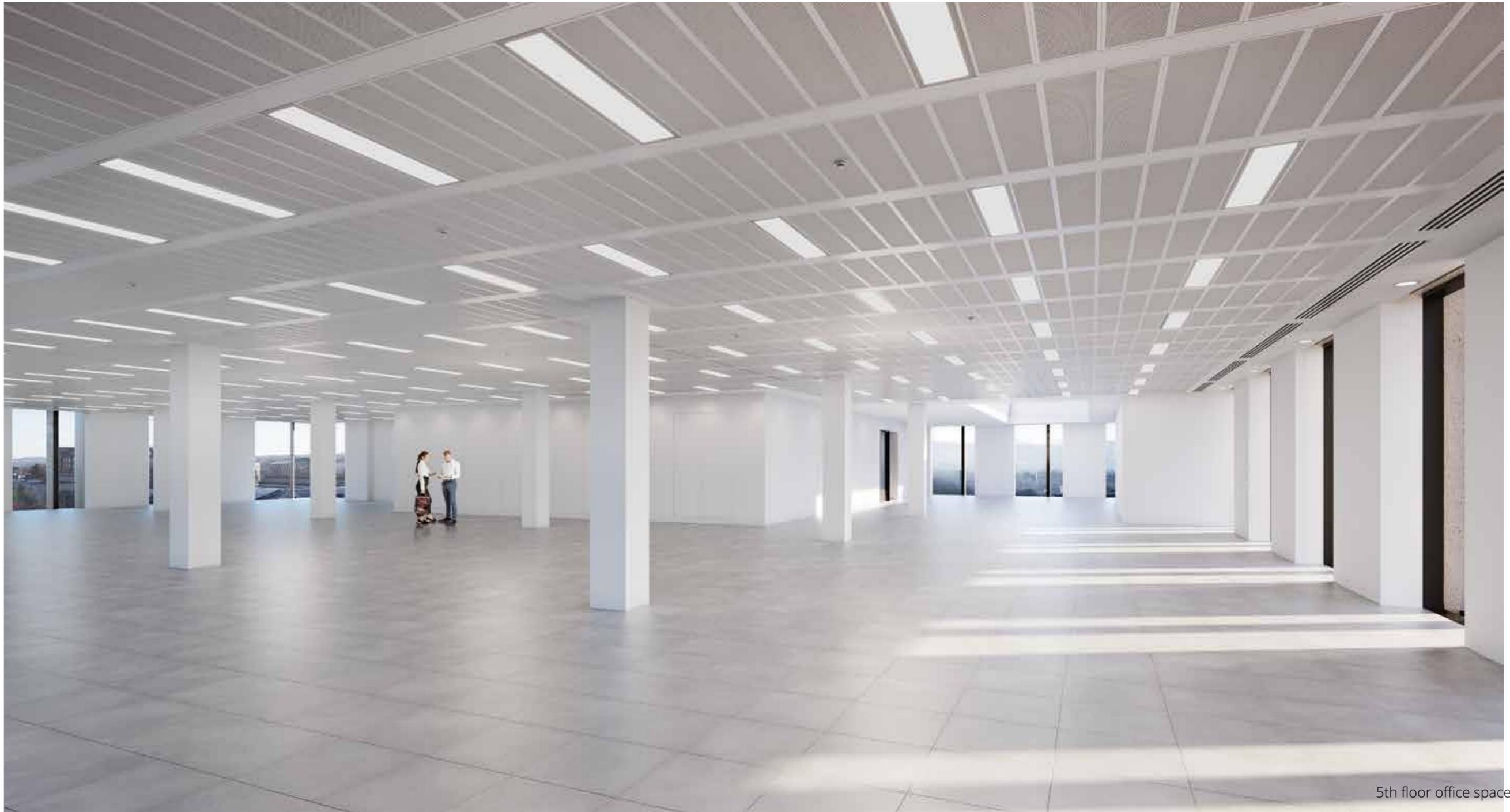


Making a grand entrance

The front exterior of Glencar House will be adorned by a beautiful sculpture by leading Irish artist, **Rachel Joynt**. Standing four metres high, 'Síol' (the Irish word for seed) is a magnificent cast bronze maple seed that will be balanced, as if by magic, like a sail on the water. It will be a literal and symbolic linking of sky, earth and water, and supports the design rationale of this beautiful, contemporary building, which is **'Inspired by Nature'**.



Main Entrance, Ballsbridge Park.



5th floor office space

A highly flexible workplace

However you wish to configure your space, you are guaranteed a light-filled work environment, with exceptional indoor air quality and a strong focus on the health and wellbeing of your employees.





Floor plans

Follow the flow



Schedule of Accommodation

	sq.ft NIA	sq.m NIA		
Fifth	8,878	825		
Fourth	8,859	823	Terrace	3,529 sq.ft
Third	12,575	1,168		
Second	11,891	1,105		
First	11,891	1,105		
Ground	8,977	834	Café/Restaurant	1,758 sq.ft
Lower Ground	11,693	1,086	Fitness Area	966 sq.ft
Total	74,764	6,946		

All floor areas are subject to final measurement post completion.

Specification

THE BUILDING

- White Precast concrete panels with polish etch finish
- Triple height glazed screen entrance with boon Edam Revolving Doors
- Premium quality common area finishes
- 41 car parking spaces (electrical enabled) 128 bicycle spaces
- High speed 4 x 13 person passenger lifts with destination control
- Building management system
- Life safety system generator

OFFICES

- Raised access floors with power
- Suspended ceilings with perforated metal acoustic ceiling tiles
- Efficient regular floor plates
- PIR energy efficient LED light fittings
- Plastered and painted walls
- 2.8m floor-to-ceiling height
- 4 pipe fan coil Air Conditioning
- Generous shower facilities with changing rooms

SUSTAINABILITY/PERFORMANCE

- Wired Certification (V2) Core Platinum targeted
- LEED 'Platinum' (V4) rating targeted
- BER A-3 rating targeted
- NZEB Compliant
- Cycling Score Platinum targeted
- Wired Score Platinum targeted



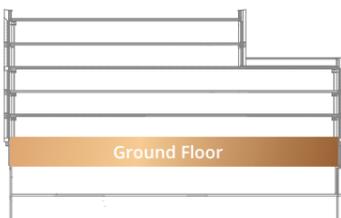
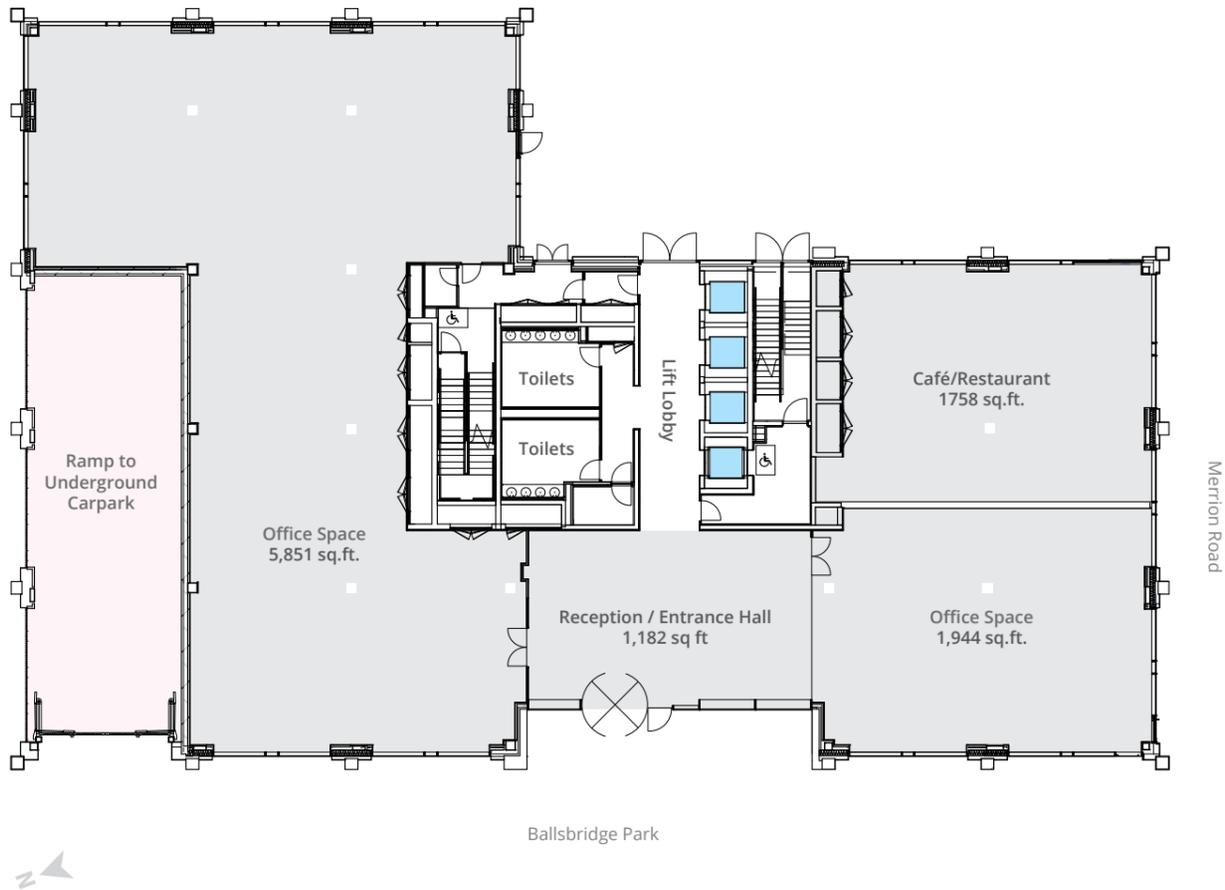
128
Spaces



41
Spaces

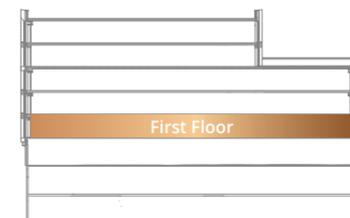
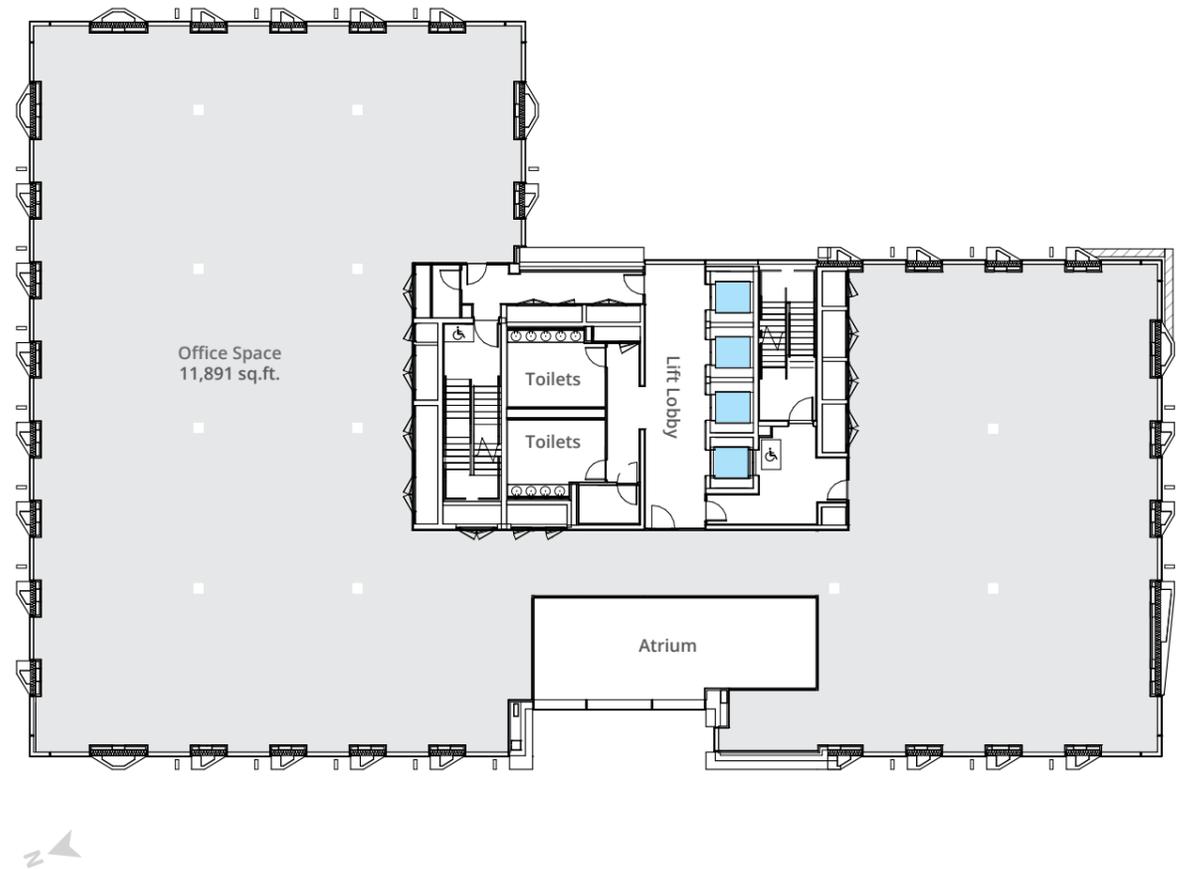
Ground Floor

8,977 sq.ft. (834 sq.m.)



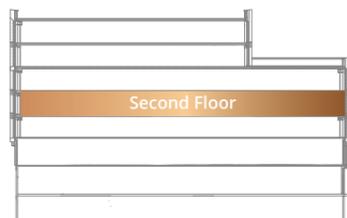
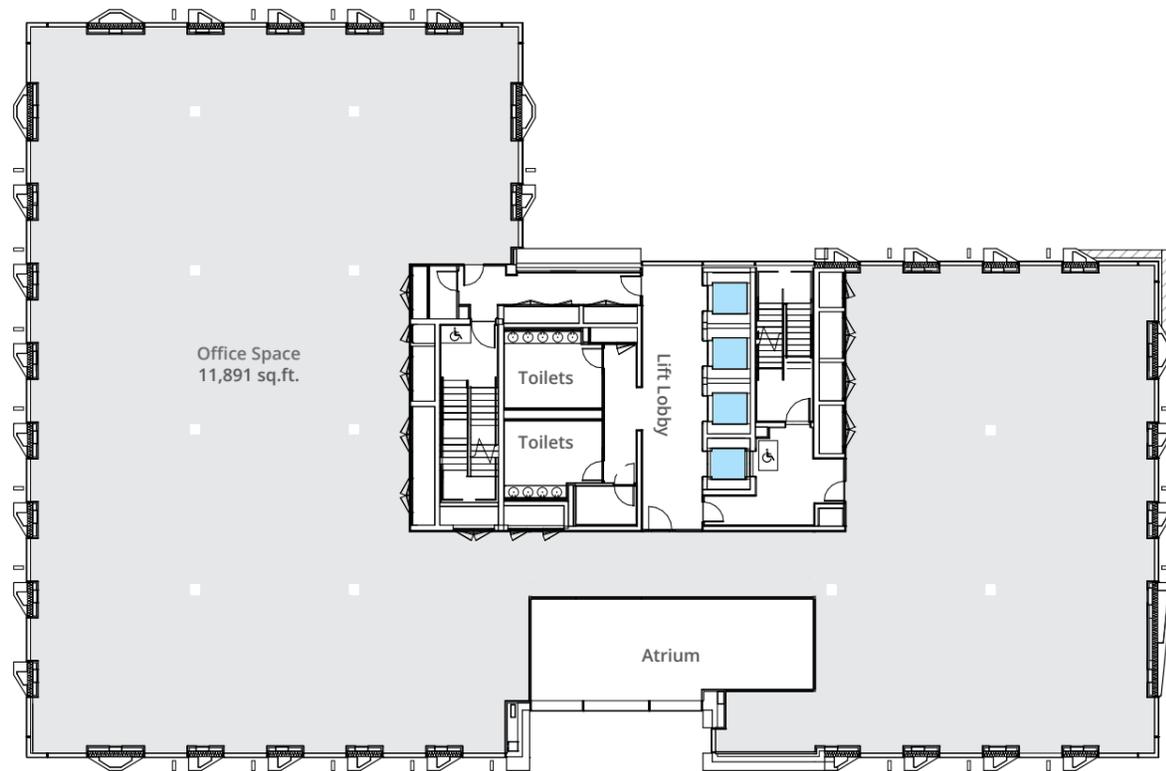
First Floor

11,891 sq.ft. (1,105 sq.m.)



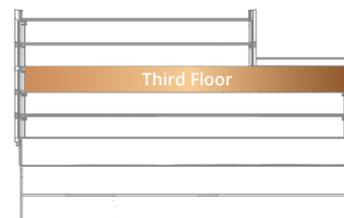
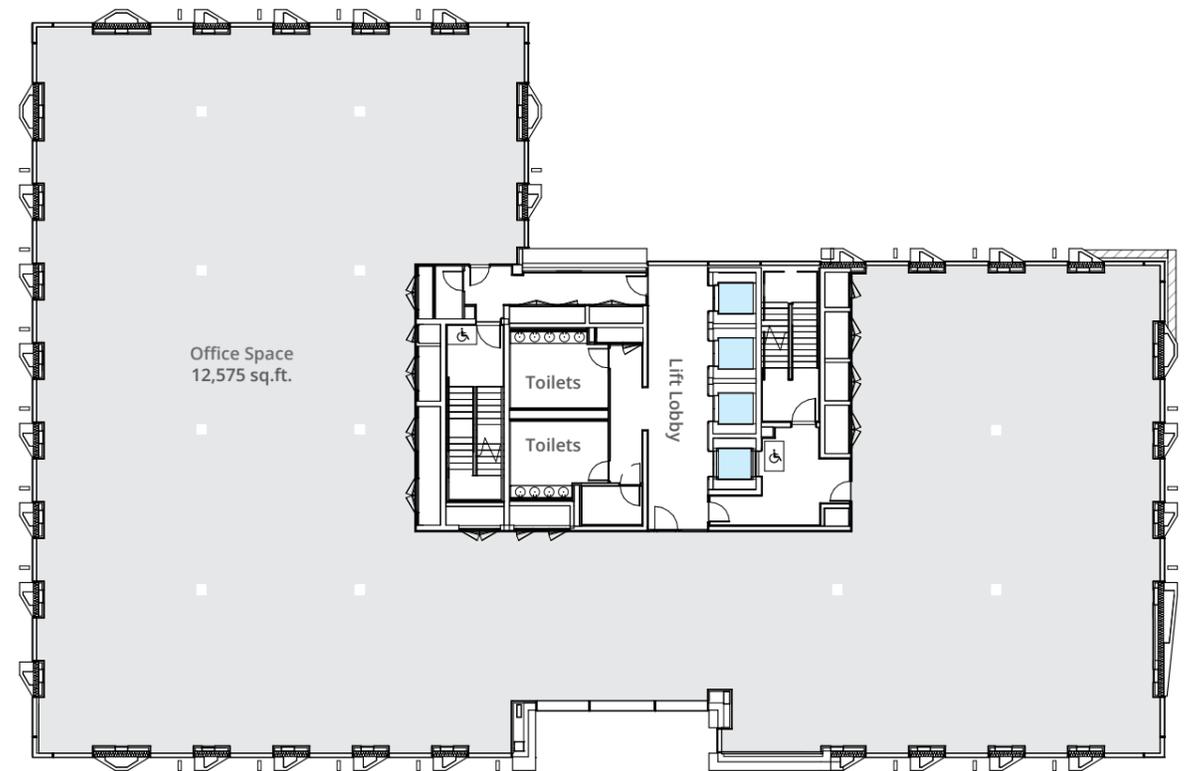
Second Floor

11,891 sq.ft. (1,105 sq.m.)



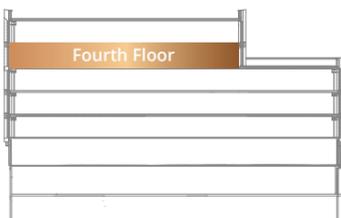
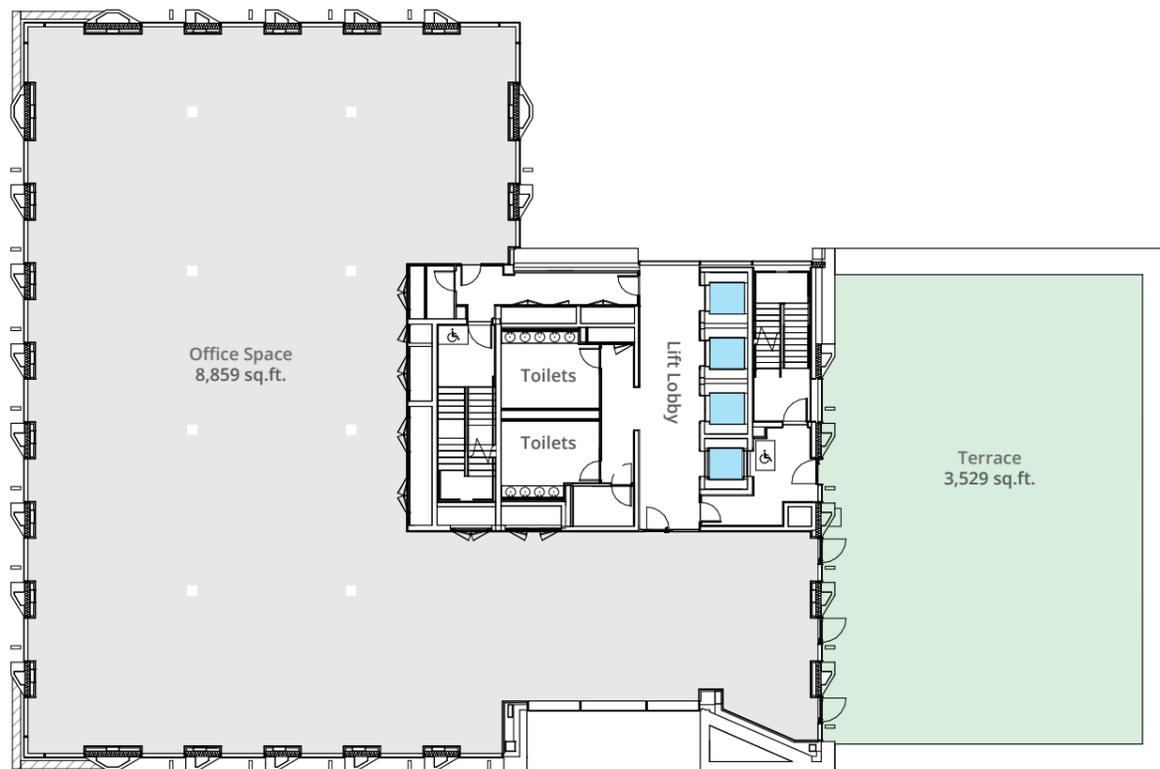
Third Floor

12,575 sq.ft. (1,168 sq.m.)



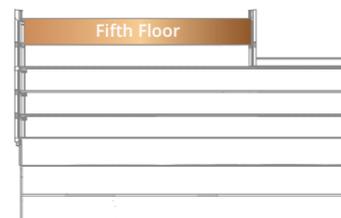
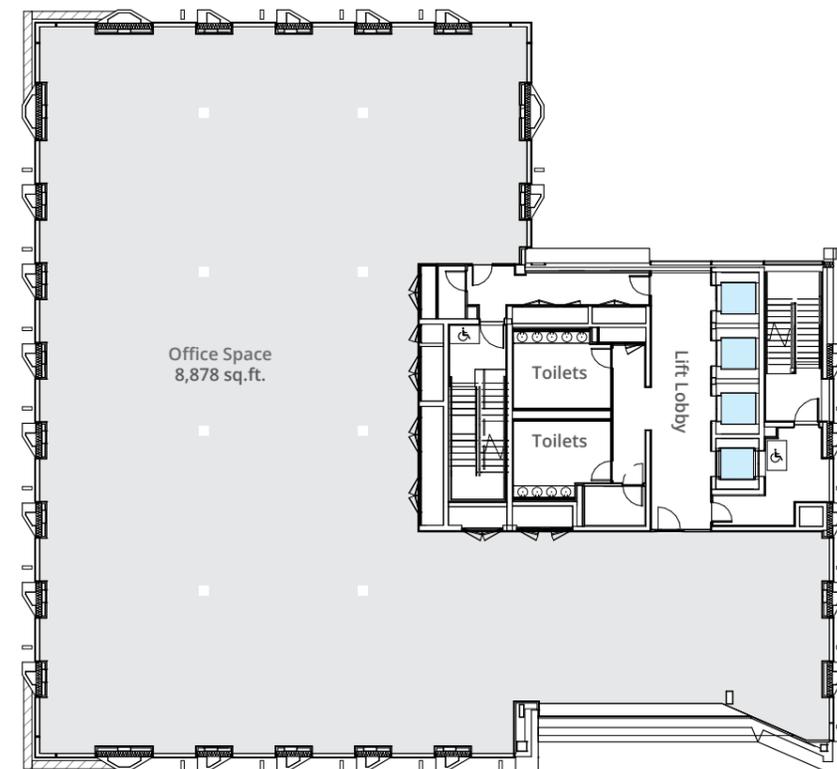
Fourth Floor

8,859 sq.ft. (823 sq.m.)



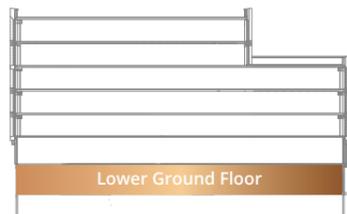
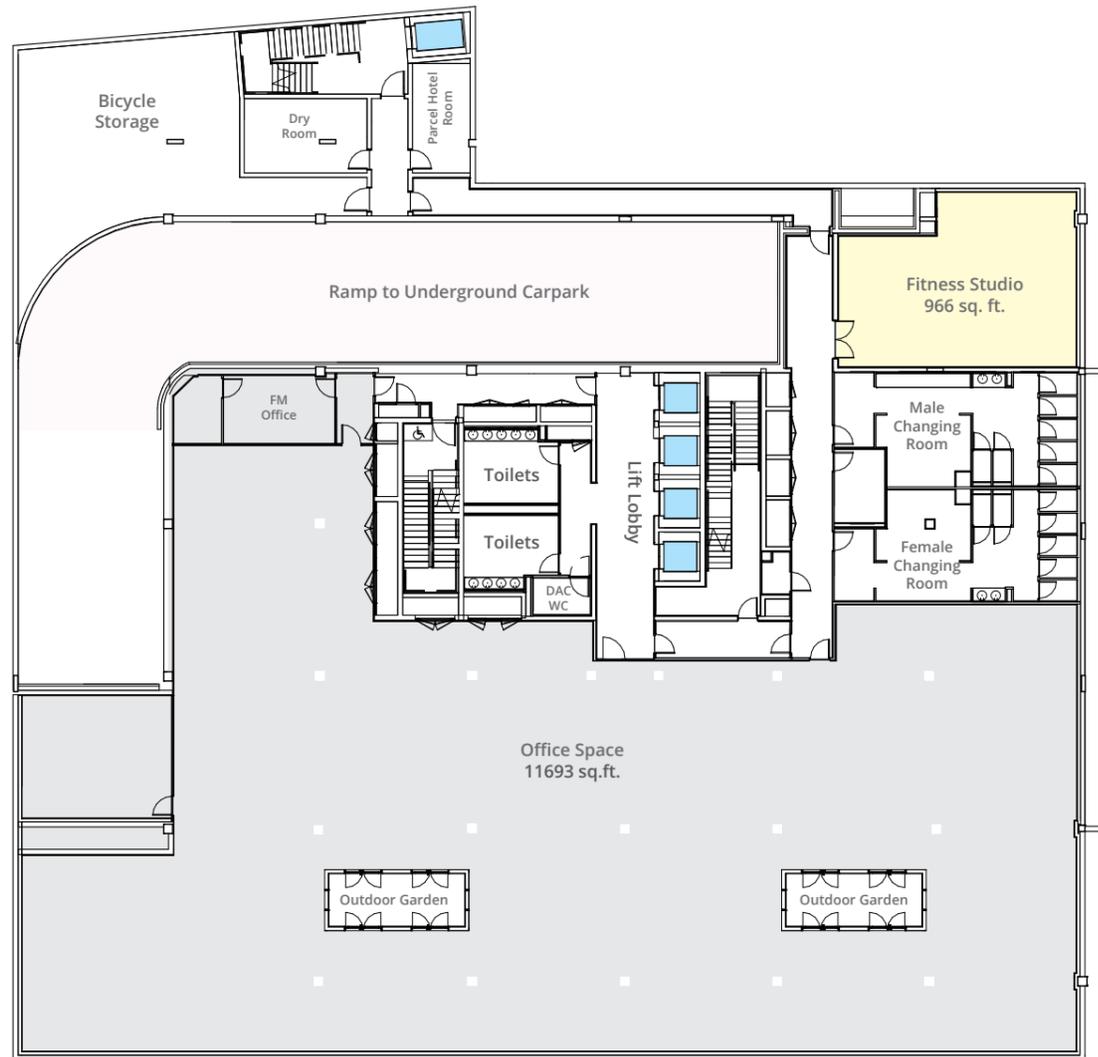
Fifth Floor

8,878 sq.ft. (825 sq.m.)

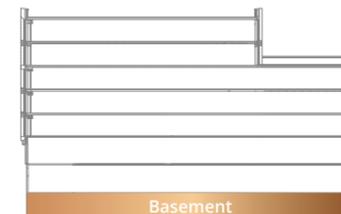
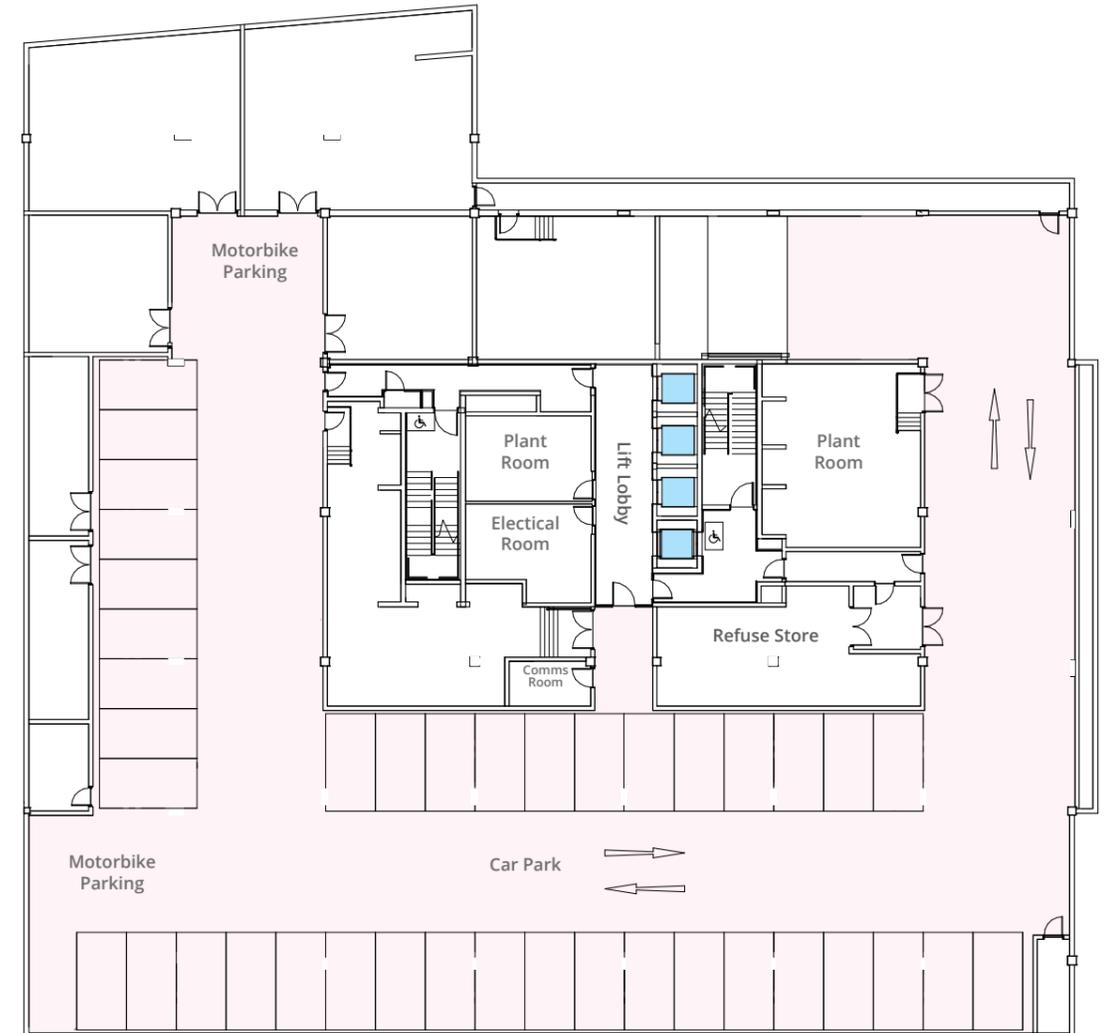


Lower Ground Floor

11,693 sq.ft. (1,086 sq.m.)



Basement



Typical space plan

Professional

Accommodation Schedule:

- 1 5-person Meeting Room ●
- 3 6-person Meeting Rooms ●
- 1 10-person Meeting Room ●
- 6 3-person Private Offices ●
- 2 4-person Directors' Bays ●
- 3 Open Plan Desk Spaces (for 96) ●
- 3 Breakout Spaces (for 55) ●
- 1 Multi-function Rooms (for 14) ●
- 2 Print/Tea/Locker Areas ●
- 4 Booths ●

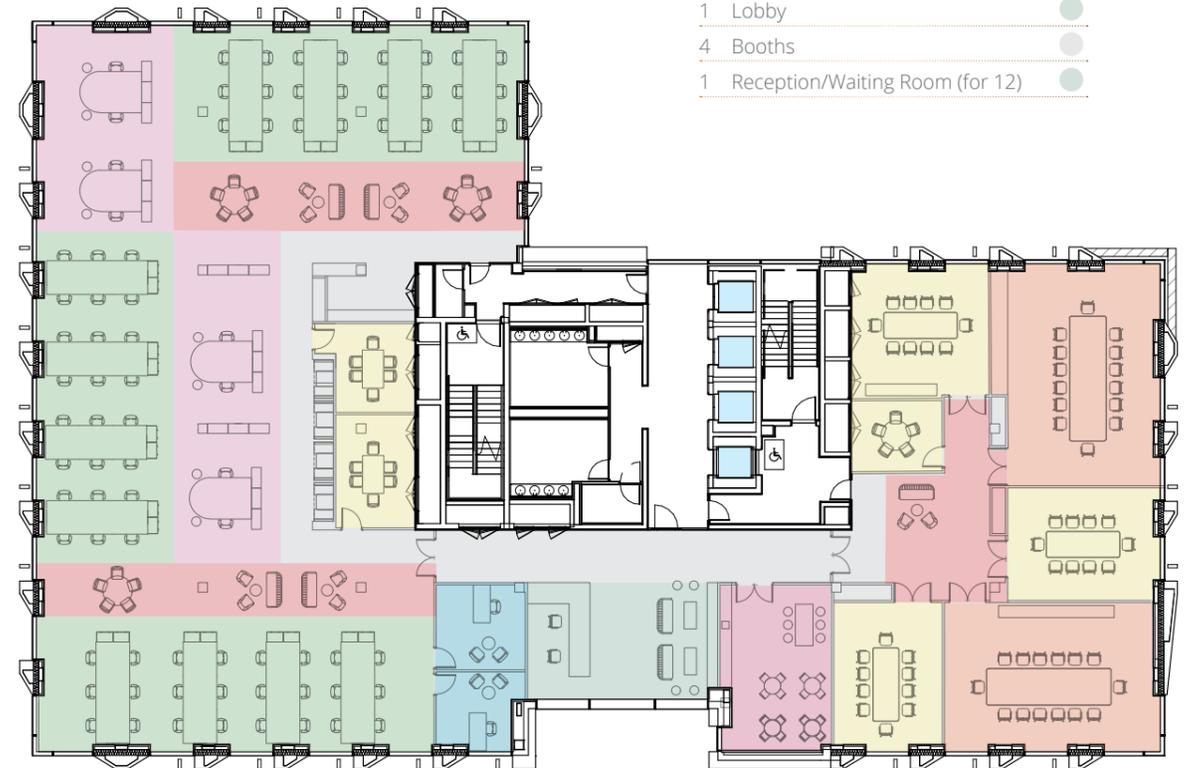


Typical space plan

Technology

Accommodation Schedule:

- 1 5-person Meeting Room ●
- 2 6-person Meeting Rooms ●
- 3 10-person Meeting Room ●
- 2 3-person Private Offices ●
- 2 8-person Directors' Bays ●
- 3 Open Plan Desk Spaces (for 72) ●
- 3 Breakout Spaces (for 40) ●
- 2 Multi-function Rooms (for 30 total) ●
- 1 Print/Tea/Locker Area ●
- 1 Lobby ●
- 4 Booths ●
- 1 Reception/Waiting Room (for 12) ●





Eastern Plaza, Merrion Road.

Specifications



LEED: Targeting LEED V4 Platinum certification.

ENERGY CENTRE: The primary energy source to heat and cool the building is from water to water heat pumps located at basement -2 level with dry air coolers located at roof level. LPHW (low pressure hot water) and CHW (chilled water) is circulated and distributed up throughout the building by risers from basement -2 to the top floors.

Heating and cooling to all tenant areas is provided by 4-pipe fan coil units (FCU's). The energy centre also serves heat emitters throughout the landlord areas and the air handling units (AHU's). These have independent, dedicated secondary circuits, connected to a low loss header.

ABOVE GROUND SOILS AND WASTES: The above ground soils and waste installation is designed in general as a primary ventilated Type I system, as defined in IS EN 12056- 2:2000 and shall comply with local/national codes and regulations.



RAINWATER HARVESTING / IRRIGATION:

A rainwater harvesting systems is included and consists of a network of uPVC pipework appropriately labelled, rainwater collection tank, filtration system, booster pumping system, integrated controls with links to the BMS for fault monitoring and water usage all designed in accordance with BS8515: 2009 + A1 2013. The rainwater collected is reused in the irrigation system and internal WC's and urinals.

MAINS WATER: Mains is provided from the incoming mains which runs to the basement of the site. The mains water supply shall serve drinking outlets throughout the buildings by way of a break tank and booster pump(s). Each office tenant is provided with an individual valve connection. This is linked to the BMS system for future billing purposes. The gym and restaurant/café units are provided with metered capped mains water connections.

COLD WATER: The main cold water tank is located at basement -2 level. The capacity of the tank will be equivalent to 24 hours interruption to supply and will be served from the incoming mains water in line with Irish Water and Dublin City Council (DCC) requirements (45L per person). Boosted cold water is distributed throughout the building by way of dedicated booster pump to be installed adjacent to the storage tank. Water storage capacity is based on 1 person/10 square meter.

HOT WATER: Hot water generation is provided by the water to water heat pumps and a roof mounted ASHP (air source heat pump) with centralised high efficiency calorifiers located at basement -2. This is distributed with a flow and return pipe of 60°C and 55°C respectively.



LIGHTING:

Offices:
300 lux maintained illuminance at working place. Additional lighting required for any paper based tasks.

Main stairs:
100 lux maintained illuminance on all treads.

Secondary stairs:
100 lux maintained illuminance on all treads.

Toilets:
150 lux maintained illuminance at floor level.

SPACE HEATING/COOLING SERVICES: Heating and chilled water will be provided by water source heat pumps located at basement -2 level with dry air coolers located at roof level. The water to water heat pumps will have associated headers, duty/standby pumping circuits, buffer vessels, pressurisation & expansion equipment, etc.

Heating and chilled water is distributed via a network of insulated pipework throughout the building to serve ceiling mounted water side 4-pipe fan coil units. These shall be controlled via 2-port differential pressure control valves with local temperature sensors. Chilled water is generated at 6.0 °C and returned at 12.0 °C and heating water is generated at 45 °C and returned at 40 °C.



AIR CONDITIONING AND VENTILATION SERVICES:

A system of forced mechanical ventilation with waterside 4-Pipe Fan Coil Units is provided to serve all occupied areas of the office buildings in accordance with CIBSE guidelines, TGD part F and in accordance with the Sustainability credential of the development.

General office spaces are served by two Heat-Recovery AHU's located in Basement-2 with one serving the tenants on the north side floors and the other serving the south side floors.

Fresh air will be supplied at a rate of 12.0 (dm³/s) per person and at an occupancy of 1 person per 10m² to the general office spaces with a 10% design margin to allow for meeting rooms/conference rooms etc.

Supply and Return air insulated ductwork are brought to each floor delivering fresh air to the rear of the FCU's and removing stale air via a return air ceiling plenum with return air grilles in the ceiling grid.

4 pipe waterside FCU's provide heating and cooling of the offices facilitating optimum zoning and comfort conditions. The zoning of the FCU system will be in accordance with the BCO standard of 1 nr. FCU/27 sq. floor area in perimeter zones, while internal zones will be provided by FCU's at a range between 50 – 70 sq. per zone. The average ratio of FCU's would be circa. 1/45sq.m.

Sanitary accommodation is supplied at a rate of 8 AC/hr and will be extracted at a rate of 10 AC/hr by a roof mounted supply and extract air handling unit.



ELECTRICAL DISTRIBUTION SYSTEM: The Electrical Distribution System in the offices shall be divided between Landlord and Tenant Services with the Landlord system serving all primary plant and common areas. The tenant supplies will serve only the services in the tenant's demise and any dedicated air conditioning systems installed by the tenant for IT rooms.

The landlord system will be derived from the ESB Networks MV system and be metered at LV for the entire landlord areas within the building. A LV Tenant Switchboard will be provided to serve the individual tenants. ESB metering both whole current (WC) and space for CT will be located in the LV Tenant Switch room housing the LV Tenant Switchboard.

Main LV Switchboards shall comply with EN 60439 for a Form 4 type tested switchboard of sheet steel cubicle construction with powder coated finish. Sub Distribution boards shall be of similar specification but Type Form 3 with separate sections for Lighting, General Services and Power. Small panels and mcb boards shall be Type Form 2. Switchboards will come complete with 25% spare capacity in the form of additional circuit breakers and spare space. Facilities for the future installation of power factor correction equipment shall be provided on the Main Landlord LV switchboard.

The main switchboard, and outgoing ways to distribution centre switchboards, and plant control panels will be supplied complete with power metering to provide information on kW/KVA/P.F/A per phase. The meter will have a keypad with backlit LCD Display for operator interface. The meters shall be supplied and fitted by the switchgear assemblers and will be complete with BMS compatible communications interface. Surge protection devices will be provided on the main incomer of each Main LV switchboard and sub distribution board.

Sub main cabling will be distributed from the Main switchboards to Sub distribution boards located in tenant and landlord areas. Sub main cabling will comprise steel wire armoured cables with cross linked polyethylene insulation (XLPE) insulation which has a higher current rating than poly vinyl chloride (pvc) and, and an outer low smoke zero halogen (LSZH) sheath.

Primary and secondary power supplies serving fire safety systems shall comprise fire resistant cables to BS7846.

Submain cabling will be run on a system of galvanised metal cable tray and ladder.

EMERGENCY LIGHTING: An addressable emergency lighting installation will be provided to all areas to identify emergency escape routes in the event of loss of mains power. The system will operate for a 3-hour period. The emergency lighting installation will be designed to comply with the IS3217:2013 Standard for Emergency Lighting and the E.U Signs Directive 1996. Emergency lighting will be provided by a fully addressable system comprising self-contained LED luminaires incorporating battery packs, and self-contained exit signage as appropriate and required. Prior agreement is required with the fire consultant if emergency lighting is to be provided for BCAR purposes to restaurant/café units.

POWER AND GENERAL SERVICES DISTRIBUTION:

A complete system of general services and power will be provided as part of the office fit out and will be installed in compliance with ETCI 4th Edition on the National Rules on Electrical Installations ET101:2008. An underfloor busbar system will provide greater flexibility for tenants. This resolves the issue of trying to pre-determine fixed desk layouts prior to a future tenant's occupancy. Each future desk will be serviced by a desk top power/data module (supplied by tenant) – the busbar, grommets, and associated cable lead connections will be provided.

Cleaner's sockets will be installed at regular intervals in landlord core areas. Power supplies will be provided for ancillary electrical systems like access control, motorised doors, security systems, hand dryers, disable refuge system, disable toilet alarm, etc. Blade type hand dryers which can dry hands in approximately 15 seconds will be provided in all toilets.

20% charging points for electric cars will be provided in the car park with capacity in the ESB infrastructure to expand to 100% in the future. Electric car charge facilities can be installed in the future via Basement car park. The external ground floor spaces will have electric chargers installed. Power and control wiring will be provided for the mechanical services installation and landlord BMS system.

ACCESS CONTROL SYSTEM: The system will be designed and shall be installed to provide cover to the main core, main entrances, basement car park, tenant main entrance doors to floor space and entrance points to the building at ground floor level .

Access Controlled Doors shall be deemed to include and shall incorporate the following equipment; Proximity Card Reader Electro Magnetic Lock or Strike Press to Release Button, Emergency Break Glass Unit Magnetic Read Contacts.

Access controlled doors on emergency escape routes will be interfaced with the Fire Alarm system to fail-safe open. The control panels associated with the system shall be networked such that all programming and system management can take place via PC supervisor station at the ground floor reception.



CCTV SYSTEM: The system will be designed and shall be installed to provide cover to all main cores, main entrances, car park and entrance points to each building at ground level. Cameras will also be installed in the lift lobbies on every level.

The system provided is to be installed tested commissioned and certified to ensure the system and its respective components are in full compliance with, but not limited to the following standards:

IS EN 50132-7: 1998 CCTV Surveillance Systems for use in Security Applications.

CIBSE AM4: 1991 Security Engineering Applications Manual. The cameras shall operate on a dedicated network using POE with central monitoring and network recording equipment located in the comms room. The basement and site CCTV will be networked back to a central security office at lower ground floor.



DISABLED REFUGE/DISABLED TOILET ALARMS:

A disabled refuge communication system shall be provided on each level to facilitate the fire brigade can communicate with a disabled person at a refuge point in an emergency situation. The disabled refuge panel shall be located adjacent to the fire alarm panel at the Reception/Entrance. The panel must remain operational during a fire scenario, so will come complete with integral batteries. The main panel shall be capable of indicating when any refuge is occupied, as well as providing two-way communication to each refuge. Each disabled toilet will be fitted with a disabled alarm system in accordance with Part M of the building regulations. A remote monitoring panel shall be located at the ground floor reception area.

ICT SYSTEM: The installation of a structured ICT cabling system will be carried out by individual tenants within their demise. Cable containment systems will be provided in the vertical risers to link each tenant floor to the basement comms room. Phone lines will be provide for the remote emergency monitoring of the lifts, the landlord fire alarm and intruder links to an ARC, and the remote link for the BMS system. Phone lines will also be provided for the Reception desk.

LIGHTNING PROTECTION: The system provided is to be installed, tested, commissioned and certified to ensure the system and its respective components are in full compliance with the following;

EN 62305: 2006 Protection of Structures against Lightning. Electrically continuous, reinforced concrete structural elements of the building shall serve as down conductors for the lightning protection system.

FRESH AIR SUPPLY:

Offices

12 litres/second/person based on 1 person per 10m2 net office area.

Toilets:

10 air changes/hr extract 8/air changes/hr supply, mechanically ventilated.



STRUCTURE: The building structure consists of an in-situ reinforced concrete frame with a 275mm deep RC flat slab floor plate at each level, including the roof, supported off concrete columns, 450x450mm square typically, on a 7.5 x 7.5m grid. This grid arrangement changes at the atrium of the building to suit the proposed Architectural intent. A single column has been included within the face of the atrium to break up the structural spans and to assist transfer structure. This column is transferred below ground floor slab via a series of RC beams.

No columns have been included at the corners of the blocks to cater for fully open corners. To maintain a 275mm flat slab additional facade column have been included behind the facade to reduce the slab cantilever. These intermediate facade columns are supported on 200mm wide plate girders located under the first floor slab to maintain the ground floor layouts. Plate girders were chosen so as to fit within the inner leaf of the facade at this level.

Upstand and downstand beams are provided locally in a number locations in the concrete floor slabs to provide for additional support. Stair core & lift cores are formed with 250mm reinforced concrete walls, with concrete stairs and landings.



ACOUSTIC LEVELS:

Office:	NR 35
Toilets:	NR 50

LIFTS: Four 13-person passenger lifts are being installed complete with a destination control system. These lifts will travel from Basement level to the top floor. One of the passenger lifts is also a fire-fighting lift backed up by the lift safety generator. One 13-person bike lift is also being installed. This lift travels from Ground level to Basement, at the bike, store and locker station.

RNAL FINISHES:

Facade:

White Precast concrete panels with polish and etch finish

Roof:

Part sedum roof, part paved roof with insulation, Blu-Roof & pebble ballast.

Main:

Triple height glazed screen entrance.

Doors:

Boon Edam Revolving Doors Entrance

FUEL GAS SERVICES: Incoming natural gas is connected off the external GNI main to the internal gas meter located in the Basement. Piped natural gas services are provided via medium grade steel pipework in accordance with IS820 through the basement car park to the building complete with a gas detection system with slam shut valves, sensors and emergency shut off buttons. Provisions are made in the incoming gas mains to allow office tenants to provide their own dedicated meter for kitchen cooking services should they be required.

ESB SERVICES: Two ESB Medium Voltage (MV) Substations will be provided to serve Glencar House. It is proposed to locate the ESB Substations at ground level with Customer switch rooms located directly on top of the substations. There shall be one landlord CT (LV) ESN Meter which will feed landlord distribution boards on several levels for the core areas and multiple Low Voltage (LV) supplies for the tenants.

The Landlord supply will serve the primary mechanical plant, lifts, plantrooms, toilet and core areas on each level and the ground floor reception. ESB metered LV supplies via Whole Current (WC) meters will be provided on the basis of two tenants per level with the exception of the fourth and fifth floor. There will also be individually metered ESB supply provided for the potential restaurant/café.

TELECOMS: A system of underground ducting and cable tray will be provided from a Comms room to be located in the basement of the building to the perimeter of the site to facilitate the provision of voice and data services by multiple service providers to each level. Two separate entry points will be provided to the building so that the service providers can facilitate diverse routing for the tenants.

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Killeen Properties Ltd.

Main Contractor
Walls Construction

Architects
Reddy Architecture + Urbanism

Mechanical & Electrical
O'Connor Sutton Cronin Engineers

Civil & Structural
O'Connor Sutton Cronin Engineers

Project Managers and Quantity Surveyors
Mitchell McDermott





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