

Subject to Contract/Without Prejudice

To Let



|  |   |                   |                   |                   |
|--|---|-------------------|-------------------|-------------------|
| <b>Address</b>   | <b>The Sidings, Grand Canal, Dublin 2</b>   |                   |                   |                   |
| <b>Floor Area</b>  | <b>SQ M</b>   | <b>SQ FT</b>      | <b>Car Spaces</b> | <b>Cycle Bays</b> |
| Ground Floor (office)  | 279   | 3,002             | 25                | 199               |
| Ground Floor (Café/Reception)  | 337   | 3,628             |                   |                   |
| Mezzanine  | 1,041   | 11,207            |                   |                   |
| First Floor  | 1,863   | 20,055            |                   |                   |
| Second Floor   | 2,001   | 21,535            |                   |                   |
| Third Floor  | 2,001   | 21,534            |                   |                   |
| Fourth Floor   | 2,006   | 21,587            |                   |                   |
| <del>Fifth Floor</del>   | <del>1,870</del>  | <del>20,133</del> | (Reserved)        |                   |
| <del>Sixth Floor</del>   | <del>1,757</del>  | <del>18,915</del> | (Reserved)        |                   |
| Seventh Floor  | 913   | 9,827             |                   |                   |
| Eight Floor  | 591   | 6,362             |                   |                   |
| <b>Total (NIA)</b>   | <b>14,659</b>   | <b>157,785</b>    |                   |                   |
| <b>PC Date</b>   | Target <b>Oct/Nov 2024</b>  |                   |                   |                   |
| <b>LEED<br/>BER Certificate<br/>Wired Score<br/>NZEB<br/>Cycle Score</b> | Platinum (Target)<br>A3 (Target)<br>Platinum (Target)<br>NZEB (Target)<br>Platinum  |                   |                   |                   |
| <b>Description</b>   | <p>The Sidings will sit in a unique position within the Docks and will comprise a ten-storey over basement office building, extending to an area of over 161,179 sq. ft. Net Area (14,974 sq.m. Net Area).</p> <p>The building will feature setbacks at the 5th and 7<sup>th</sup>-floor levels and an external terrace area at the 5th, 6<sup>th</sup>, and 7<sup>th</sup>-floor levels, offering panoramic views across Dublin Bay.</p> <p>Typical floorplates will extend to 21,872 sq. ft. (2,032 sq.m.) and the development will benefit from 25 underground car parking spaces and 199 bike spaces with associated staff facilities. The Sidings will be designed for single or multiple tenancies, constructed and finished to the highest standard, featuring LEED Platinum accreditation and A3 BER Certification. The construction of the landmark building is due for completion in Q2 2024.</p> |                   |                   |                   |
| <b>Landlord Specification</b>  | <ul style="list-style-type: none"> <li>• Raised access floors with floor boxes 1 per 10 sq m</li> <li>• Carpet tiles/allowance</li> <li>• Metal suspended ceiling tile</li> <li>• Recessed light fittings</li> <li>• Air conditioning (Four pipe fan coil)</li> <li>• Plastered and painted walls</li> <li>• Completed core areas including basement showers and changing area</li> </ul>   |                   |                   |                   |
| <b>Quoting Rent / Service Charge / Rates</b>                             | TBC   |                   |                   |                   |