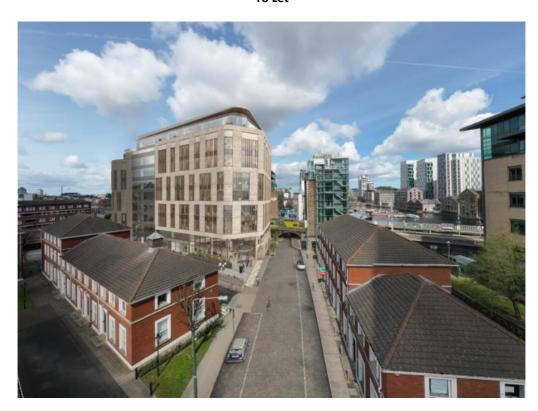


Subject to Contract/Without Prejudice

To Let





www.cushmanwakefield.ie 01 639 9300



Address	The Sidings, Grand Canal, Dublin 2			
Floor Area	SQ M	SQ FT	Car Spaces	Cycle Bays
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		
Fifth Floor	1870 	20,133	(Reserved)	
Sixth Floor	1,757	18,915	(Reserved)	
Seventh Floor	913	9,827		
Eight Floor	591	6,362		
Total (NIA)	14,659	157,785		
PC Date	Target Oct/Nov 2024			
LEED	Platinum (Targ	ret)		
BER Certificate	A3 (Target)			
Wired Score	Platinum (Target)			
NZEB	NZEB (Target)			
Cycle Score	Platinum			
Description	The Sidings will sit in a unique position within the Docks and will comprise a tenstorey over basement office building, extending to an area of over 161,179 sq. ft. Net Area (14,974 sq.m. Net Area). The building will feature setbacks at the 5th and 7th-floor levels and an external			
	terrace area at the 5th, 6 th , and 7 th -floor levels, offering panoramic views across Dublin Bay.			
	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.			
Landlord Specification	 Raised access floors with floor boxes 1 per 10 sq m Carpet tiles/allowance Metal suspended ceiling tile Recessed light fittings Air conditioning (Four pipe fan coil) Plastered and painted walls Completed core areas including basement showers and changing area 			
Quoting Rent / Service Charge / Rates	ТВС			