



KILDARE STREET
DUBLIN 2

SUMMARY SPECIFICATIONS

GENERAL

Fully restored brick, natural stone and rendered period facade

Unitised double-glazed system with aluminium insulated panels

Triple height glazed atrium/reception

Building Energy Management System

Landlord life safety generator

Full sprinkler protection to building with automatic operating vents to stair core and glazed side walls

Fire safety design 1 person per 6sqm

Adequate plant space for tenant fit out

FLEXIBILITY

Work space : 1 person per 8sqm

Mechanical: 1 person per 8sqm

3.94m slab to slab height

Floor void 150mm

Ceiling void 640mm

Capacity for floor subdivision

Efficient floor plates to cater for open plan and cellular accommodation

Limited number of columns

BUILDING

Grade A building finishes and specification

Maximisation of natural light

Target of BER A3

NZEB Compliant

Target of LEED platinum standard

Target of WELL Silver standard

Target of WIREDScore Platinum standard

The ability to operate 24/7

OFFICE

Floor to ceiling heights 2.85m (2.75m on Sixth Floor)

Suspended perforated metal ceiling tiles 600mm x 600mm

Energy Efficient LED lighting throughout with automatic daylight lighting control (automatic dimming) c/w combined PIR detection

High efficiency four pipe air source units serving water side control fan coil units

Painted proprietary plaster board partitions

Medium duty proprietary raised access floor

Typical office floor plates are based on a 1.5m design grid with a 9.9m x 9.9m structural grid providing large column free open spaces

Fresh air requirement min 12 l/s per person @ 1 person per 8m²

Heat Recovery in heating and cooling mode, variable speed driven roof mounted AHUs

COMMON AREAS

Impressive feature reception

Light filled triple height glazed atrium

4 x 14 person destination controlled passenger lifts

Fully completed lift lobbies with high quality floor and wall finishes

Fully completed w/c areas (based on occupancy 1 person per 8 sqm) with high quality floor and wall finishes

84 secure bicycle parking spaces

13 basement car parking spaces (all electrical car charge points)

High quality end of trip shower/changing and drying room facilities

2 x external landscaped courtyards

6th floor stone paved terrace