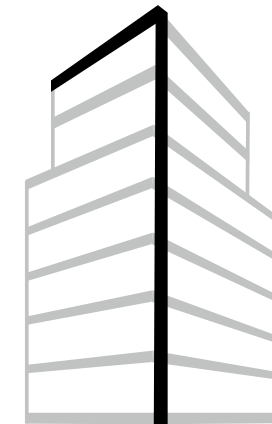


NUMBER ONE
BALLSBRIDGE

Building Two



Building Two

3,836 sq m (41,298 sq ft) of superb office space
at Dublin's most prestigious address.

Four floors of the highest quality
offices fronting Shelbourne Plaza at the
entrance to Number One Ballsbridge.





LOCATION

Dublin is a thriving European capital city,
and Ballsbridge is recognised as its number one address.

Ballsbridge offers something for everyone,
with all amenities within walking distance.













Transport and Amenities

Local Amenities

-  Restaurants
-  Pubs
-  Hotels

Transport Options

301 cycle bays	 On site
220 basement car parking spaces	 On site
Lansdowne rail and DART station	 3 min. (on foot)
Bus stop	 2 min. (on foot)
Charlemont Luas stop	 20 min. (on foot)
Dublin Bikes station	 15 min. (on foot)
Shelbourne Road taxi rank	 2 min. (on foot)
Dublin Port Tunnel	 10 min. (by car)
Dublin International Airport (via Port Tunnel)	 20 min. (by car)
Courtesy Coach	 On site

Transport Links

-  4, 7, 8 AND 18 BUS ROUTES
-  46A, 7B AND 84 BUS ROUTE
-  AIRCOACH TO AIRPORT
-  LUAS GREEN LINE
-  DART TRAIN LINE
-  DUBLIN BIKE LANE
-  LOCAL TAXI RANKS
-  DUBLIN BIKES



Timeless high-performance triple-glazed Schüco façade that allows for enhanced thermal, acoustic and glare performance while not compromising visibility.



Building Two provides a dedicated impressive double height entrance lobby, which will be finished to a high standard, with stone cladding together with a feature wall incorporating illuminated back painted glass.

LED lighting feature in façade will create an impressive Head Quarter building.

Flexible floor plate design
allowing for maximum efficiency.

Full-height glazing providing
superb natural light.

Designed to achieve
LEED Gold standard.



BER A3 B1





Generous floor to ceiling
height from 2.8m.

Highest quality specification
in landlord common areas.

Four-pipe fan coil air-conditioning.

Occupancy ratios of 1:8 sq m.



The offices overlook a stunning garden area to the rear with the highest quality landscaping incorporating a unique double height water feature, architectural lighting, mature planting and a granite feature wall.

Beautifully designed terraced events area on the tenth floor of Building Two extending to a generous 8,000 sq ft with spectacular views of the city, perfect for corporate entertainment.

Unrivalled Tenant Facilities On Site



85,000 sq ft

total basement space
over two levels



Up to
4.5 m

X2 height at basement
level -2 to allow for
potential car stackers



6 male
6 female

showers and lockers
for Building Two



11

retail units



8,000 sq ft

spectacular 10th floor
roof space



109

commercial car spaces



42

bicycle spaces
for Building Two in a
dedicated enclosure



On-site
courtesy coach



20

wheelchair spaces



15,250 sq ft

spa and lesiure that will be
independently operated

ON-SITE TENANT AMENITIES



Six male and six
female showers with
separate changing
facilities finished to
5-star standards.



On-site courtesy
coach operated by
the management
company for the
benefit of office
and residential
occupiers.

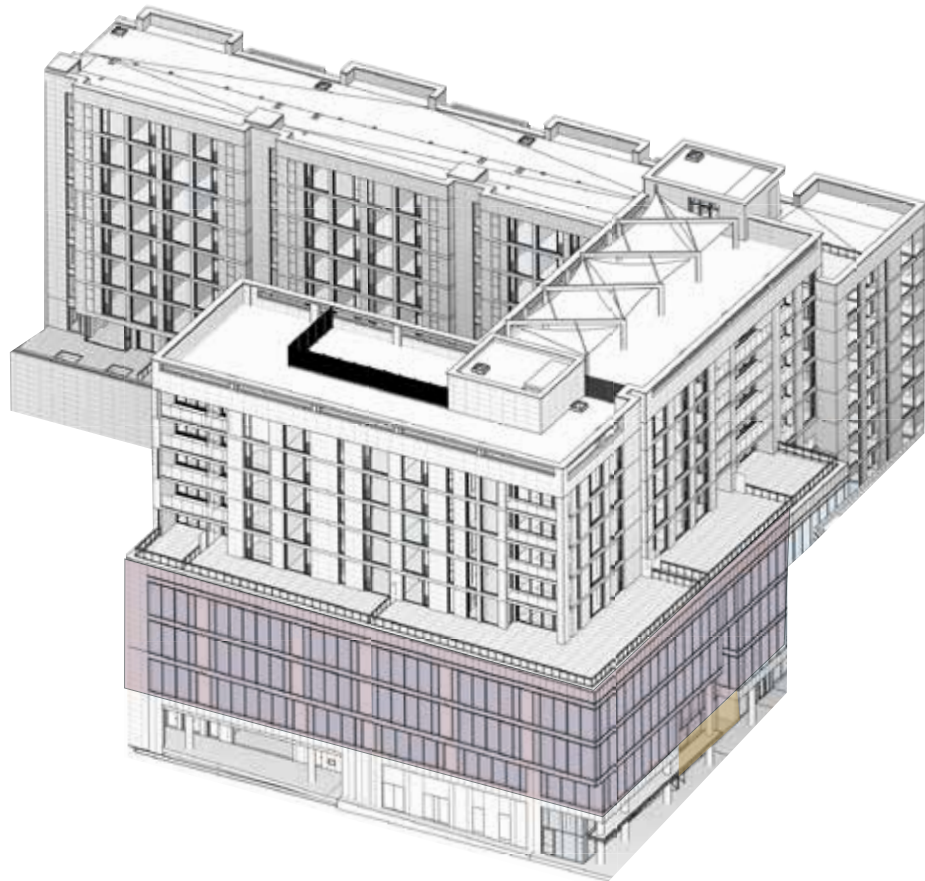


One of the unique features of Number One Ballsbridge is the on-site leisure complex to include an independently operated gym, spa and pool area which will all be finished to a 5-star standard.

At the entrance to Dublin's most prestigious development, Building Two fronts Shelbourne Plaza and New Pembroke Street East in an area that will include first-class restaurants, coffee shop/lifestyle store and a high-end convenience store.

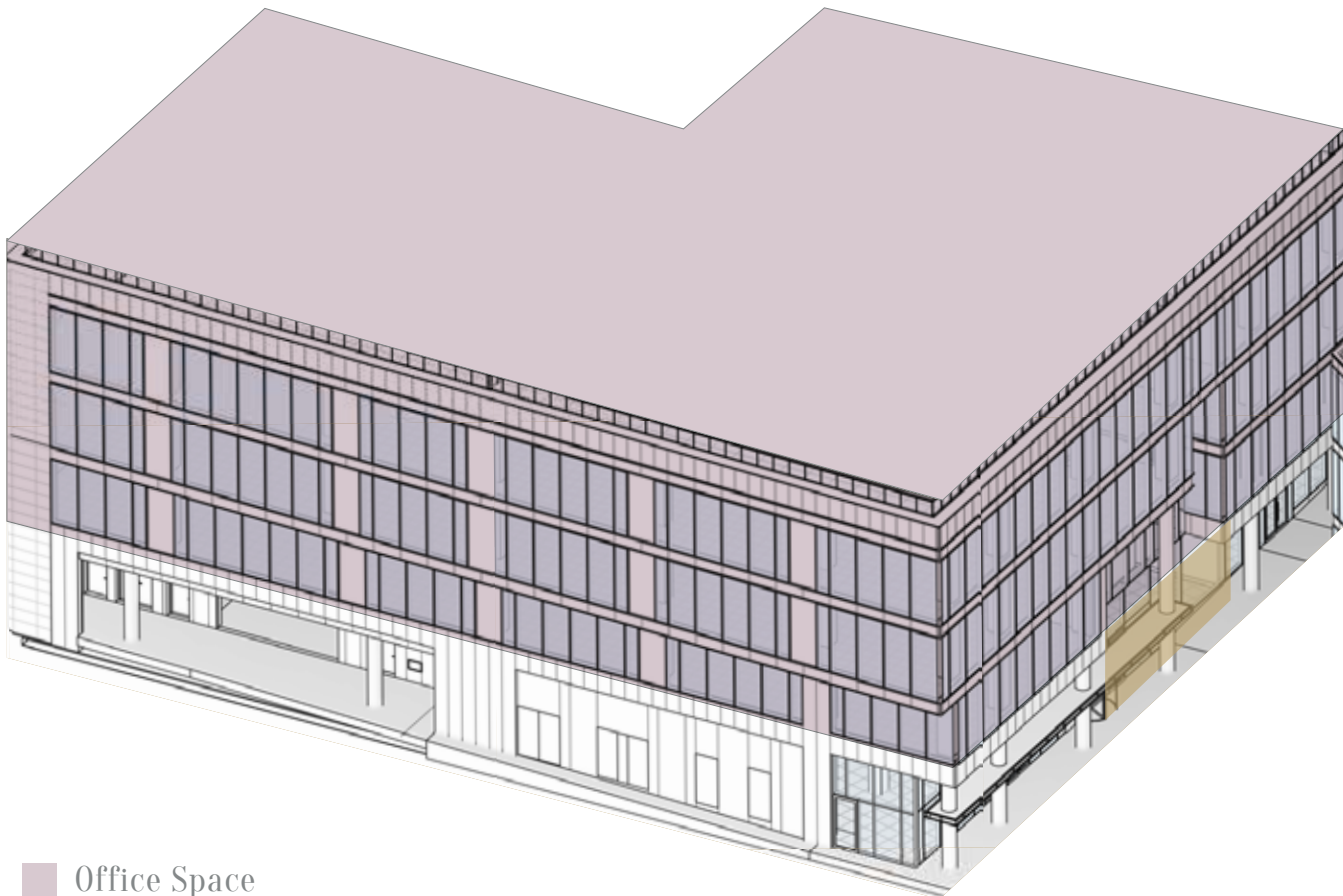


Building Two



- Office Space
- Reception Area

Not to scale, for indicative purposes only.



- Office Space
- Reception Area

Not to scale, for indicative purposes only.

- Third Floor
- Second Floor
- First Floor
- Ground Floor

Schedule of Areas NIA

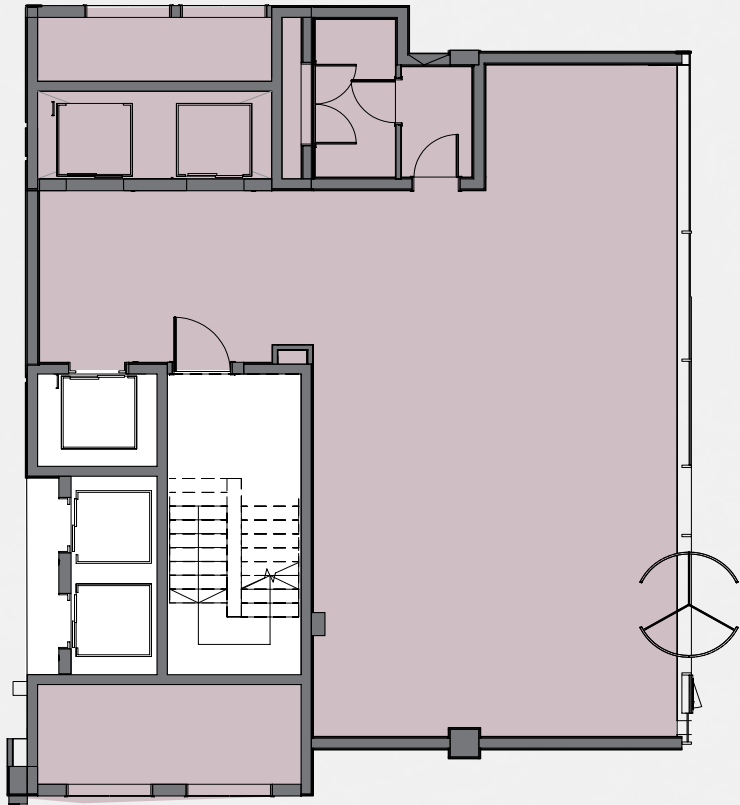
Third Floor	1,221 sq m	13,148 sq ft
Second Floor	1,221 sq m	13,148 sq ft
First Floor	1,141 sq m	12,281 sq ft
Ground Floor	253 sq m	2,721 sq ft
Total	3,836 sq m	41,298 sq ft



Designed to be capable of linking with Building One via a sky-bridge for a combined office area of 10,756 sq m (115,777 sq ft).

Entrance Lobby

253 sq m/2,721 sq ft



NEW PEMBROKE STREET EAST

SHELBOURNE PLAZA

Reception
Not to scale, for indicative purposes only.

First Floor

First Floor
1,141 sq m/12,281 sq ft



NEW PEMBROKE STREET EAST

SHELBOURNE PLAZA

Office Space
Not to scale, for indicative purposes only.

Second Floor

Second Floor
1,221 sq m/13,148 sq ft

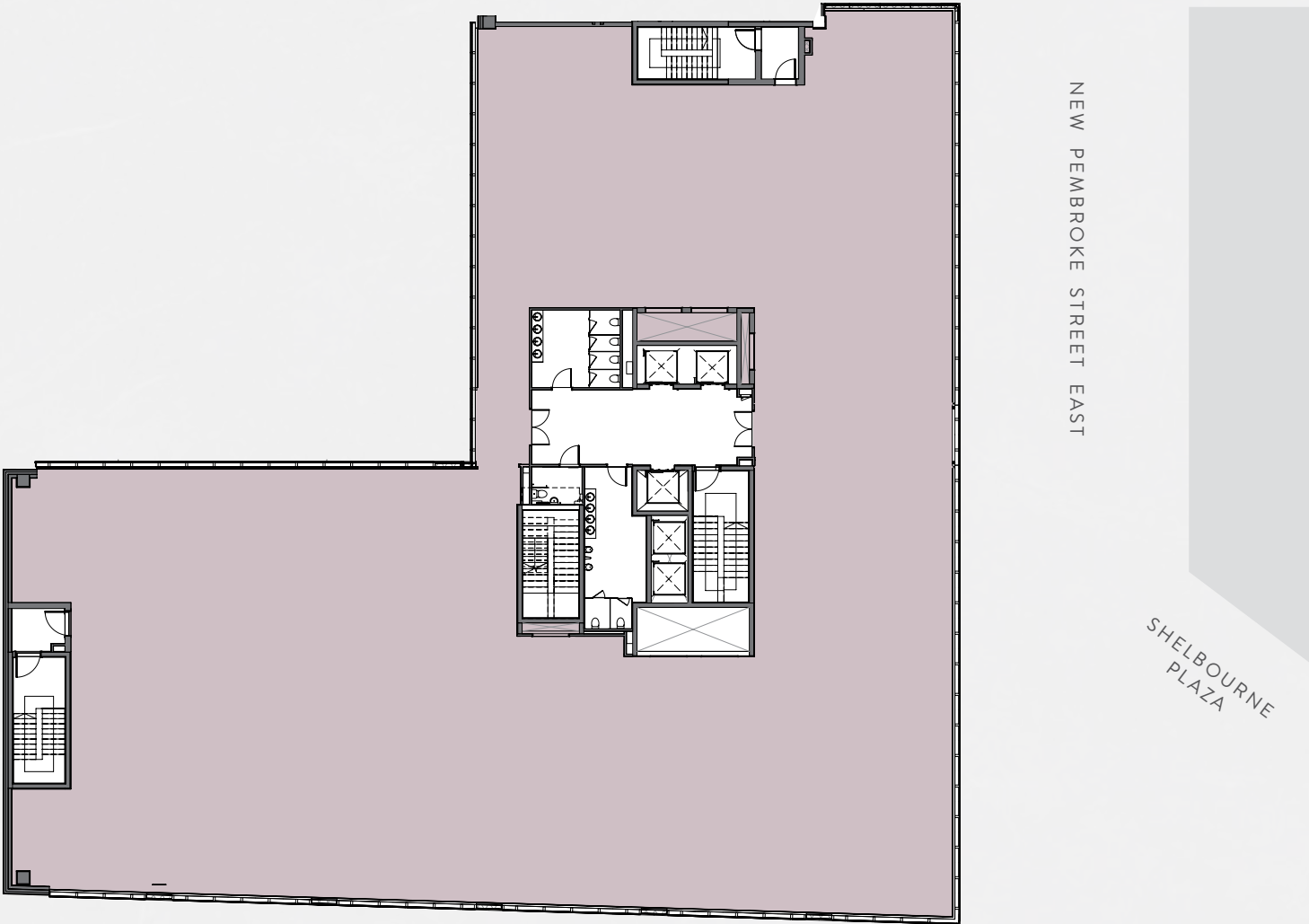
Office Space
Not to scale, for indicative purposes only.



Third Floor

Third Floor
1,221 sq m/13,148 sq ft

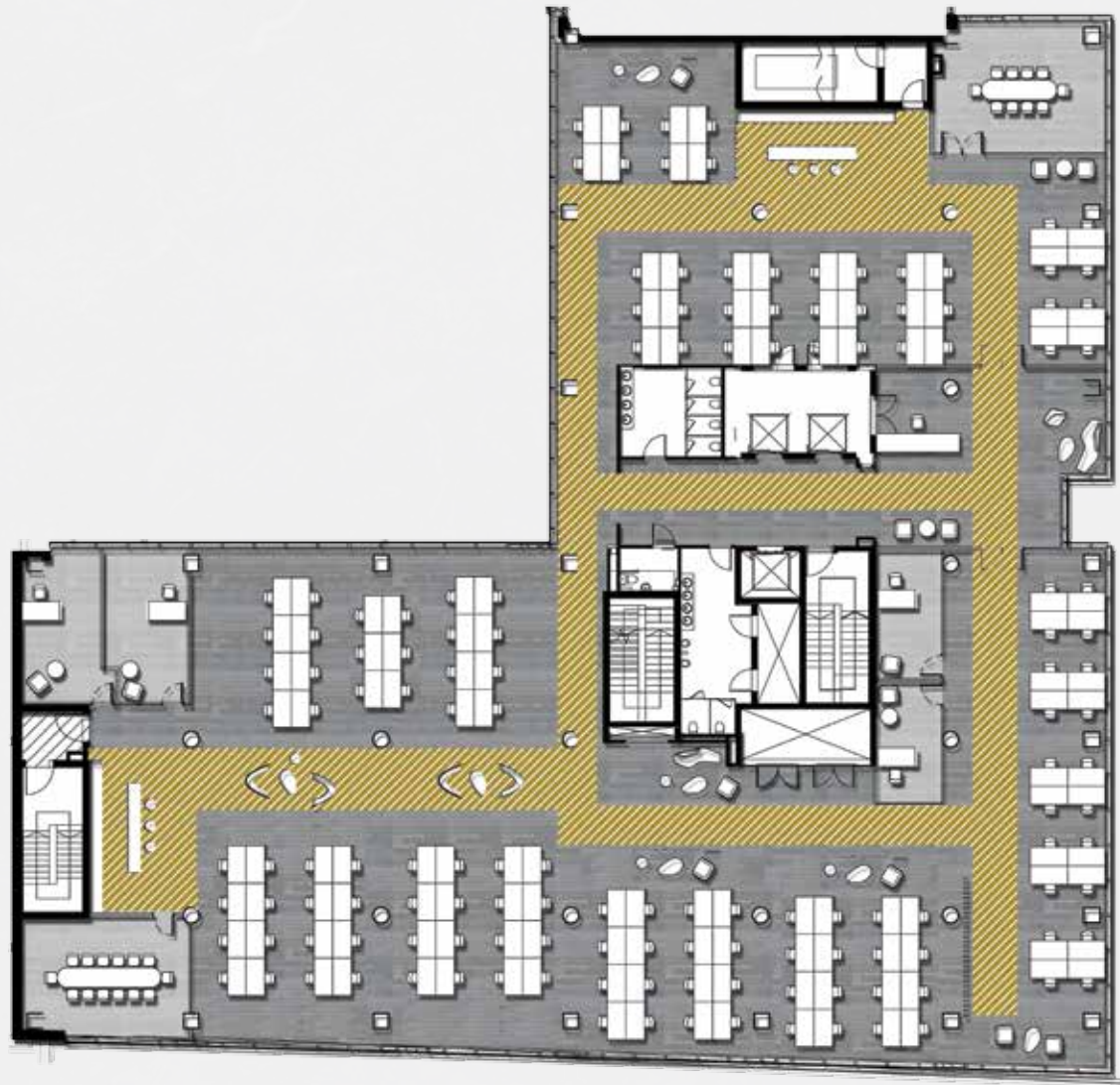
Office Space
Not to scale, for indicative purposes only.



Building Two

Open Plan Tech Layout 1 in 6.5 occupancy
1:6.5 sq m

Open Plan Work Stations:	184
Cellular Office:	4
No. of Meeting Rooms:	2
Other Facilities:	Reception, Tea-Station(x2)
Total Floor Plate Occupancy Shown:	188



Not to scale, for indicative purposes only.

Building Two

Partial Cellular Layout 1 in 8 occupancy
1:8 sq m

Open Plan Work Stations:	26
Cellular Office:	25
No. of Meeting Rooms:	6
Other Facilities:	Reception, Tea-Station
Total Floor Plate Occupancy Shown:	152



Not to scale, for indicative purposes only.

Landlord Area Specification and Tenant Floorplates

The Building Two offices at Number One Ballsbridge have been designed in accordance with the British Council of Offices Guide to Design and Specification (2005) at planning stage and fully updated to incorporate requirements of BCO 2009 and BCO 2011.

Grid Planning

Building Grid Planning has been undertaken in accordance with BCO recommendations and achieve the following:

- Structural Grid: 7.5m / 8.1m / 9m
- Space Planning Grid: 1.5m
- Component Grid: 600mm, 500mm, 300mm
- Façade Grid: 1.5m

Core Planning

Building Two core planning has been undertaken to building occupancy levels setout in the BCO recommendations. All office areas are accordingly provided with:

- 3 Passenger Lifts
- Access Stair (Part M ambulant compliant)
- Male WCs
- Female WCs
- Disabled User WC
- Landlord Riser space
- Separate Tenant Riser space

Floor Plate Section

The typical office level floor section has been designed within a dimension of 3.8m floor to floor. It is provided with the following build-up:

- 300mm RC Slab
- 200mm Raised Floor Zone (including floor)
- 2800mm Clear Ceiling Height
- 500mm suspended ceiling zone (including ceiling)

Design of Facades

The façade is a unitized façade system, fabricated in controlled factory conditions and delivered to site as a pre-assembled item. Office areas are provided with a floor-to-ceiling aluminium façade by German façade system manufacturer Schuco, employing their UCC 65 SG façade with high-performance triple-glazed units structurally bonded to the frames. The triple glazed specification allows for enhanced thermal, acoustic and glare performance while loosing little visibility from inside the office space.

The floor plates in Building Two enjoy façade aspect to the new pedestrian streets and squares within the development and also to the internal courtyard garden. Flanking acoustic reduction between floors at façade interface is min. 45dB, in line with BCO Guidelines.

Reception

Floor and Skirting

- Floor and Skirting
- Natural stone flooring with flush satin
- stainless steel skirtings

Walls

- Stone tile clad with feature walls in illuminated back painted glass cladding panels
- Matt emulsion paint finish to walls and ceilings

Ceiling

- MF plasterboard with stepped details at edges with hidden edge illumination and metal access panels
- Feature ceiling panels in receptions in solid hardwood

Joinery

- Feature Reception desk to later design by Developer team
- Flush solid core veneered timber doors with recessed frames
- Architraves, Skirting and Timberwork in satin painted Waterproof MDF

Ironmongery

- Brushed stainless steel

Furniture

Reception furniture including lounge seating, coffee tables, feature lighting and TV screens to be provided by Landlord.

The Entrance

Building Two enjoys an impressive double height entry space, aligned in its length across the frontage of the new pedestrian street and fronting Shelbourne Plaza. It is a highly visible entrance from Shelbourne Road and complimented by external canopies, lighting and the proposed new high-quality public realm environment.

The Courtyard

Building Two enjoys a southern aspect into the new landscaped courtyard garden and orangery space on ground level. This fully landscaped green space will include mature trees, extensive planting beds and contemporary hard landscape elements. An architectural lighting scheme has been developed to maximise nighttime impact of the garden.

The Lifts

The lifts are supplied by Kone from their Monospace range. The lifts are fitted out to premium finish within the Kone bespoke range, with natural stone floors and feature illuminated ceilings.

Tenant Field Office Areas

- Sealed power floated concrete slab
- Recessed timber skirtings and drylined plasterboard skimmed and painted finish to core walls
- Flush solid core veneered timber doors with recessed frames to exit points
- Flush solid core veneered timber or paint grade doors with recessed frames to riser doors
- Fully complete external cladding system to include mullions ready to receive partitions.
- Sealed underside of concrete slab or underside of metal deck

- SAS 330 perforated metal suspended ceiling tile within plasterboard bulkhead to perimeter;
- Medium grade screw down raised access floor tile, by Kingspan
- Carpet tile to be provided as the finished raised access floor surface, by Interface Equilibrium

Air-Conditioning System

- Four-pipe fan coil air conditioning system

Office WCs

Floor and Skirting

Ceramic tile finish to floors to R10 slip resistance.

Walls

Ceramic tile finish, full height to walls. Feature mirror over WHBs to one wall of WC.

Ceiling

MF plasterboard with metal access panels and concealed feature lighting and ventilation service elements.

Vanity Counters

Vanity Counters are supplied as a bespoke feature basin, to the full length of the washroom, they are formed in Corian, including splashbacks, with inset WHB's.

Joinery

Veneered timber cubicles and doors system by Thrislington, with laminated / veneered access duct wall behind WCs.

Sanitaryware

Inset porcelain / stainless steel WHB's, back to wall

hung WC's and concealed cisterns. All sanitary ware is supplied by the Swiss porcelainware manufacturer Laufen and complies with the sustainable water usage requirements of LEED Gold standard.

New Streets, Places and Spaces

The offices of the Number One Ballsbridge development will sit in a public realm landscape that is high quality and planned to offer a new and comfortable urban environment.

- Shelbourne Road is to be redefined as a widened, tree lined frontage with full provision of taxi drop-off and public realm lighting
- Shelbourne Plaza is a new south facing plaza at the entry to Number One Ballsbridge
- A comprehensive plan of mature tree planting will offer a green and sheltered ground level experience
- All office entries are provided with illuminated canopy shelters over entry points, to mitigate inclement conditions and the effect of façade downdraft
- Inset feature lighting and lamp standards by Hess GmbH and Iguzzini are provided
- Escofet SA street furniture elements are provided
- The new public realm is capable of receiving vehicle traffic, however is restricted in use (by retractable bollards at entry points) to emergency vehicles and maintenance vehicles. The public realm is therefore a pedestrian priority environment.

Car parking and Basement Storage

All floor surfaces painted with coloured coded vehicle grade floor paint, identifying and differentiating between circulation areas, pedestrian routes, parking zones, directional markings and signage.

- Self-finished walls and soffits

Technical Basis of Design Compliance

Support Areas

– Core or Below Grade

- Safety vinyl flooring
- Coved vinyl skirtings
- Painted plasterboard or blockwork to walls
- Proprietary factory-finished metal doors
- Plasterboard ceilings, metal access tile if required
- Galvanised powder coated metal guards to all wall bases, all openings and fittings, and all parking bays and ramps
- Proprietary factory-finished metal doors
- Illuminated directional signage
- Mirrors to corners and dead ends to allow safe parking
- Reflective inserts to elements of structure, walls, corners to allow safe parking
- High-quality ambient and directional lighting

Office Tenant

Basement Facilities

Below ground, Number One Ballsbridge offers a comprehensive and well-planned range of tenant support facilities, including:

- Dedicated and secure bicycle storage area, including use of the bicycle service and repair area
- Shower facilities, for both cycle users and general office use. Shower facilities are provided individually for each office building in a secure and private manner. Shower facilities are gender segregated and allow locker storage and full WC facilities. Wheelchair users are accommodated with dedicated facilities

Furthermore, the wider Number One Ballsbridge facilities management team can offer office tenants use of the wider development facilities:

- The exclusive independently operated gym, pool and spa facility
- Electric Car charge points
- A generous provision of wheelchair accessible car parking spaces

Design/Construction

- British Standards (BS)
- Euro Norm (EN)
- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)BCO 2009

Utility/Traffic/Waste Design

As defined by above standards and the Local Authority requirements.

Sustainability

LEED Gold.

Security

'Security by Design' philosophy.

Health and Safety

Irish Construction, Employment and HSW at Work Regulations.

Signage

UK Disability Discrimination Act.

Mechanical Engineering Services Installation

Air Condition & Mechanical systems Fresh air is provided by high efficiency thermal wheel heat recovery air handling unit located at basement level. The fresh air will be filtered and tempered with both heating and cooling as required. Local Air-conditioning has been designed on basis of four pipe coil air conditioning system.

Heating

There are high efficiency gas fired condensing boilers installed at basement level to generate low temperature hot water (LTHW) to provide heating for the following applications.

- FCU's in open plan office & reception areas.
- Radiators in cores and back of house areas
- Air handling unit heating coil
- Hot Water Calorifer

Cooling

The offices will be served by chilled water circuit served from a landlord central chiller. High efficiency air cooled chillers shall be installed to generate chilled water (CHW) to provide cooling for the following applications:

- FCU in open plan office and reception area
- Air handling unit cooling coil

Water Services

Mains, cold and hot water will be piped to the toilet core on each level with a valved and capped supply for tenant tea station.

A hot water storage cylinder, served from the condensing boilers, located in the basement plantroom, to meet the requirements of the sanitary facilities, future fit-out tea stations, and cleaning facilities.

Design Parameters

Winter Temperature	
Outside	-3°C, 100% RH
Internal	21°C +/- 20C

Summer Temperature	
Outside	26°C dry bulb - 19°C wet bulb
Internal	22°C +/- 2°C

Fresh Air Supply	
Offices	12 litres/second/person at 1 per 8sq. m.
Toilets	10 air changes/hr/extract – Supply air via make up air from Office Space.

Acoustics Levels	
Office open plan	NR35
Toilets	NR40
Staircore	NR45
Reception Area	NR40

Electrical Engineering Services Installation

The complex has a dedicated ESB substation, which will provide a new supply for the development at Low Voltage. There is an adjacent client switchroom which will house all tenant metering and switchgear.

A Distribution Board is provided at each floor level for future tenant use.

Design Parameters

One person per 8sq.m	
Lighting	12w per sq. m.
Small power	25w per sq. m.
Misc. small power	20w per sq. m.
Mechanical Plant	25w per sq. m.

Lighting

The Lighting System to the Tenant areas will be designed in compliance with the “Code for Interior Lighting” as issued by the Chartered Institute of Building Services Engineers (CIBSE) and “Lighting Guide LG7, also issued by CIBSE and NSAI IS EN 12461-1.

- Offices – Energy efficient LED Modular Luminaries to comply with the design intent of CIBSE Lighting Guide LG7. Light Fittings to meet the energy requirements required for LEED Gold.
- Reception – Bespoke lighting design to reflect high quality reception area.
- Toilets- Low energy lighting scheme provided.

Lux Levels:	
General Offices	500 Lux
Circulation	200 Lux
Toilets	200 Lux
Plantrooms	150 Lux

Lighting Control

The building shall be provided with an automatic lighting management and control system within the Landlord and Tenant areas to provide flexibility of operation, minimise running costs, and maximise the usage of daylight and account for occupancy patterns.

The system, based on a series of controllers connected together on a data-bus will include passive infrared movement detectors in Staircases, Plant room, Toilets and Corridors and Daylight Level Sensors in General Office Areas.

Building Management System

A complete Building management system will control all primarily Mechanical plant and environmental systems.

The system will be open network to allow interface with other systems.

Protective Installation

Fire Alarm System

Fire Detection and alarm is in accordance with IS 3218 regulations. There are individual loops to each tenant floor.

Security Systems

An IP based CCTV system will monitor Landlord core areas. Base access control systems/security systems are designed to allow for future tenant interface. There are security turnstiles provided adjacent to reception.

Communication

An incoming telecommunication room will be served by two different Telecom duct networks to allow for diverse connections to the building. Each of these communication rooms has spare duct capacity in addition to the telecom service to the street for future connections to other providers. Cable tray distribution will be provided from the telecommunication room to IT riser which services the office floors.

LEED

The building is targeting LEED GOLD.





A new flagship development from award-winning developers, The Comer Group

Number One Ballsbridge is brought to you by The Comer Group, a private luxury property development company founded over 40 years ago by the Comer brothers from Galway.

Today, the Comer Group is one of the United Kingdom's and Ireland's largest and most successful property companies with interests that extend into Europe and the United States.

Throughout its many projects in luxury residential homes, office parks, retail parks, hotels and leisure facilities there is a common theme of quality without compromise and that's something you'll see everywhere you look in Number One Ballsbridge.



Royal Connaught Park, Bushey, London

Award-winning regeneration of Grade 2 listed, period complex comprising 350 residential units, sitting on 100 acres of parkland.



Princess Park Manor, Royal Drive, Friern Barnet, London

Recognised as one of the finest regenerations of period Grade 2 listed buildings ever undertaken in London, comprising 400 residential units. Includes one of London's best leisure centres operated by Virgin Active.



Bradstowe House, Harrow, Middlesex, London

Town-centre development of 180 residential apartments over ten floors.



Die Pyramide, Berlin

This spectacular 23-storey complex is a landmark building located in the heart of the business district in Berlin and comprises 43,800 sq m.



North London Business Park, New Southgate, London

The largest business park in North London set within 16 hectares, comprising 382,000 sq ft of offices, education space and ancillary amenities with 1,300 parking spaces.



Behrens Ufer, Berlin, Germany

An urban regeneration project on the River Spree in south-east Berlin.

A COMER GROUP IRELAND DEVELOPMENT

MAIN CONTRACTOR



PSDP



CONSTRUCTION



PROPERTY CONSULTANT



ARCHITECT



FIRE CONSULTANT



M&E ENGINEERS



STRUCTURAL ENGINEER



FIND OUT MORE

Contact our team today for more information on Number One Ballsbridge.

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