

ONE

PARK PLACE  
DUBLIN

ONE PARK PLACE, HATCH ST. UPPER, DUBLIN 2

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WWW.ONEPARKPLACE.COM

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# WELCOME TO ONE

## PARK PLACE DUBLIN

- > A landmark headquarter office building
- > 500m from St. Stephen's Green
- > 1st and 7th floors from 11,504 sq. ft. to 41,334 sq. ft.
- > A feature, full height glazed atrium
- > Two stylish receptions and fully upgraded offices
- > Premium quality, highly sustainable office space
- > Panoramic views overlooking the Iveagh Gardens
- > Fitted with 180 work stations at first floor level (including sit-stand desks, chairs and pedestals).
- > 19 new showers with changing and welfare facilities
- > 340 bicycle spaces and ample car parking spaces
- > Available immediately







**AN ICONIC OFFICE HQ,  
IN DUBLIN'S CBD,  
OVERLOOKING THE  
IVEAGH GARDENS**





**AN IMPRESSIVE FULL  
HEIGHT GLAZED ATRIUM  
WITH TWO STYLISH  
RECEPTIONS**







**THE IVEAGH GARDENS  
ON YOUR DOORSTEP.  
A NATURAL AMENITY  
FOR YOUR STAFF**





**HIGHLY EFFICIENT, ADAPTABLE  
AND FLEXIBLE FLOOR PLATES**





# A GREEN BUILDING



BREEAM  
Good



## > Awards

- BREEAM Award: Performance Score of 10 out of 10; highest score possible
- Leading M&E design – Winner of ACEI, Presidents Design Excellence Award 2008

## > Highly Efficient Envelope – Fabric first is the most efficient way to reduce energy usage and carbon footprint. The levels below are at the highest level

- Very Low U Values - External Walls at 0.27 W/m<sup>2</sup>K and Floors at 0.45 W/m<sup>2</sup>K
- Solar reflecting low 'K' Glass - U-Value: 1.1 W/m<sup>2</sup>K
- Excellent Air tightness at 1.49 m<sup>3</sup>/ (m<sup>2</sup>h) @ 50pa

## > Thermal Ice Banks in the basement reducing electricity usage, day-time loads and cooling costs

## > LED efficient lighting

## > Green Label Plus certified sustainable Carpet Tiles with recycled components
















# TRANSPORT

With the Luas Green Line station at your door step on Harcourt Street, numerous Dublin Bike hubs and a vibrant network of Dublin Bus routes serving the immediate area, One Park Place benefits from unrivalled transport connections.

	Luas Green Line	1 min walk
	Luas Red Line	10 min commute
	Dublin Bus	1 min walk
	Dublin Bikes	On your doorstep
	Irish Rail & DART	15 min walk
	Taxi Rank	On your doorstep
	Aircoach	5 min walk
	Port Tunnel	15 min drive
	Proposed Metrolink (Future)	8 min walk





# NEIGHBOURS

SURROUND YOURSELF IN GREAT COMPANY



- |                                |  |
|--------------------------------|--|
| 1. Convention Centre Dublin    | 23. MetLife  |
| 2. TikTok                      | 24. Deloitte   |
| 3. Facebook (Meta)             | 25. The Dean Hotel   |
| 4. Google                      | 26. IDA Ireland<br>Deloitte<br>CNP Santander   |
| 5. Trinity College             | 27. L'Oréal<br>CarGurus  |
| 6. The Shelbourne Hotel        | 28. Bank of America Merrill Lynch<br>Dropbox<br>LinkedIn<br>Pepper<br>Clancourt<br>KPMG<br>Monument<br>Gartner<br>2K games |
| 7. Government Buildings        | 29. Prudential   |
| 8. Qualtrics                   | 30. EY<br>Fidelis  |
| 9. Toast                       | 31. Nuance<br>Bloomberg  |
| 10. Permanent TSB              | 32. EY   |
| 11. LinkedIn                   | 33. Camden Court Hotel   |
| 12. KPMG                       | 34. Mazars   |
| 13. Byrne Wallace              | 35. WeWork   |
| 14. Standard Life              | 36. Intercom   |
| 15. Maples                     |  |
| 16. AerCap                     |  |
| 17. Horizon Pharma             |  |
| 18. National Concert Hall      |  |
| 19. Conrad Hotel               |  |
| 20. Arthur Cox                 |  |
| 21. BioMarin<br>Dechert<br>W&W |  |
| 22. Eversheds                  |  |





# LIFESTYLE & ENTERTAINMENT

ONE PARK PLACE: CREATING THE RIGHT WORK/LIFE BALANCE



Be at the centre of city life in Dublin. St. Stephen's Green and Grafton Street are a short walk away. Concert venues, museums, galleries, parks, universities and colleges are all close by, with a wide range of exclusive hotels, restaurants, cafés and bars on your doorstep.

Grab your morning coffee in Café Nero or The Art of Coffee. Enjoy a tasty lunch “al fresco” with a take away sandwich from Mortons or else sit in for a burrito in Zambrero. After a hard day's work, treat yourself to a meal in Pickle or Delahunt, followed by a pint in Cassidy's or a cocktail in Sophie's rooftop restaurant.





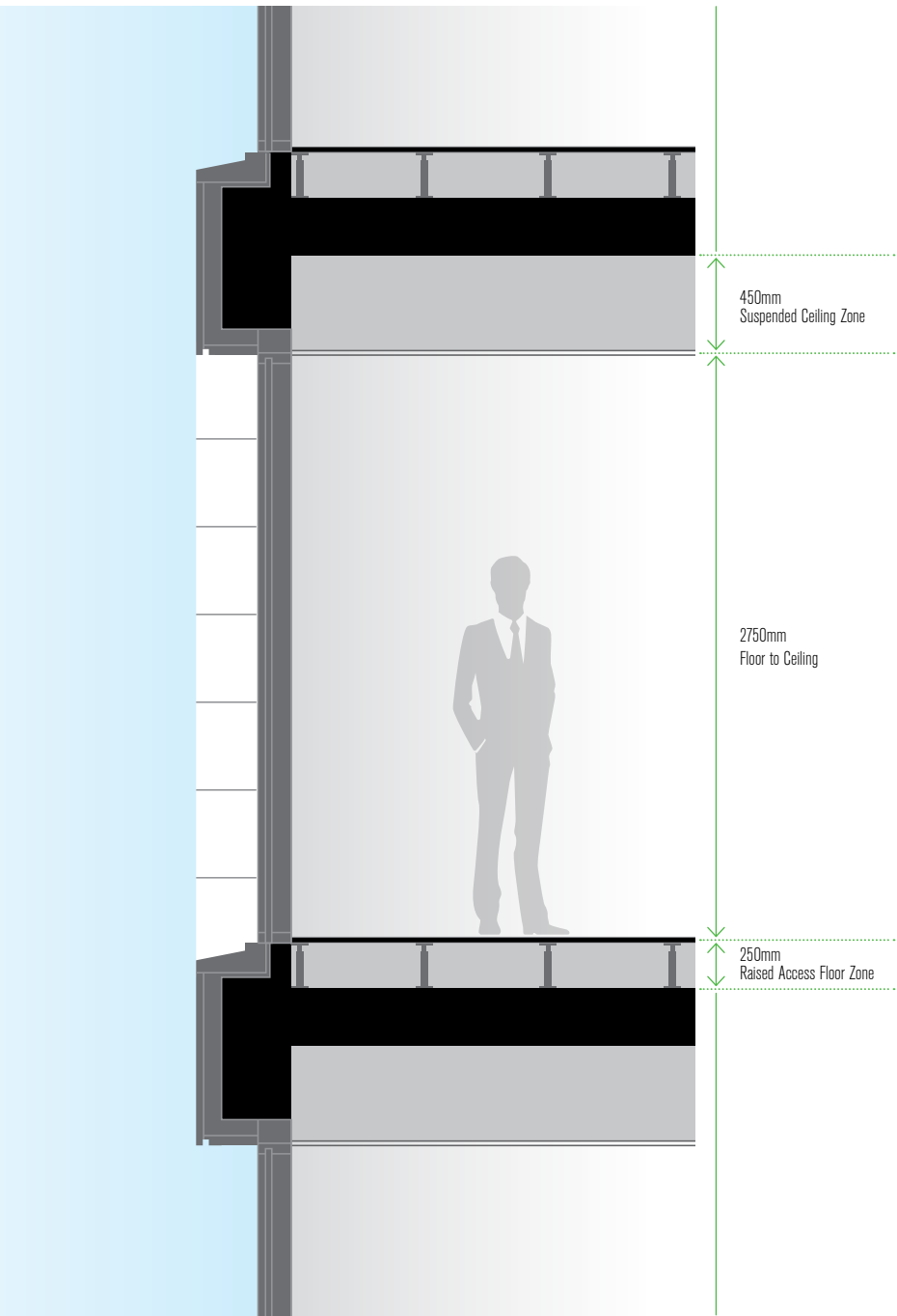






# FLOOR PLANS

## CROSS-SECTION



## OUTLINE SPECIFICATION

- > HQ office building
- > Full Grade A specification
- > Highly efficient and flexible floor plates
- > Two fully upgraded stylish receptions
- > Highly sustainable workspace
- > Receptions, lobbies, toilets and shower facilities finished to the highest corporate standard
- > 17 new showers with changing facilities and drying room
- > 2 additional showers dedicated to the 7th floor
- > Full height feature atrium ensuring excellent natural light to all floors
- > Perforated metal ceiling tiles
- > Highly Efficient LED lighting with efficient LMS
- > 4 pipe air conditioning system with ice bank storage bank (occupancy density 1:8m<sup>2</sup>)
- > 8 high speed lifts
- > 1 Goods Lift
- > Raised access floor void 250mm
- > Suspended ceiling void 450mm
- > Floor to ceiling height of 2.75m
- > Standby generator

Not to scale: for indicative purposes only.

Not to scale: for indicative purposes only.

## SCHEDULE OF ACCOMMODATION

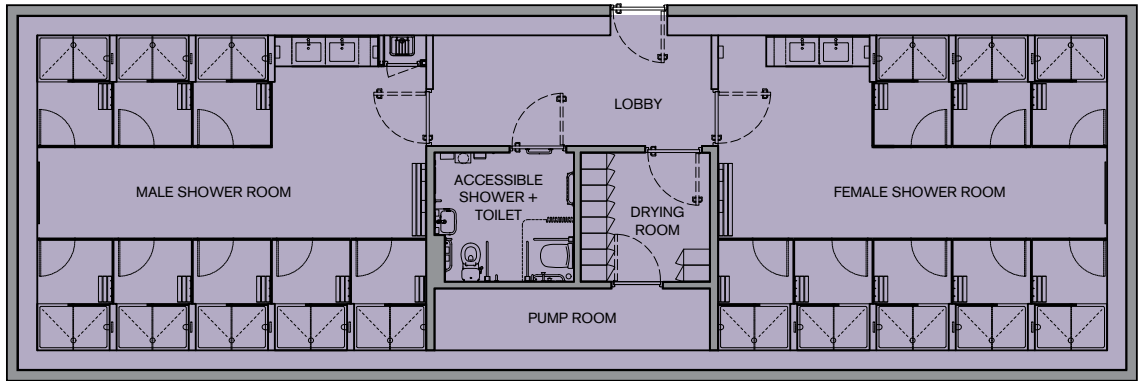
### Areas

FLOOR	BLOCK A	BLOCK C	SUBTOTAL
First	7,350 sq.ft.	11,504 sq.ft.	18,854 sq.ft.
Seventh	10,374 sq.ft.	12,106 sq.ft.	22,480 sq.ft.
TOTAL			41,334 SQ.FT

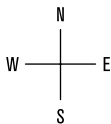
The above areas are approximate and are subject to final measurement

9 car spaces with the 1st floor  
10 car spaces with the 7th floor

## END OF TRIP FACILITIES (BASEMENT LEVEL)



19 SHOWERS (2 ON 7TH FLOOR)







# FLOOR PLANS



**FIRST FLOOR**  
1,752 SQ.M | 18,854 SQ.FT

Not to scale: for indicative purposes only.



**SEVENTH FLOOR**  
2,088 SQ.M | 22,480 SQ.FT

Not to scale: for indicative purposes only.





- > Indicative Floor Area: 1,752 sq. m. (18,854 sq. ft.)
- > Workstations: 192
- > 1 Workstation per 9.1 sq. m.

- > Open Plan Office Area
- > x 5 Breakout Areas
- > x 2 Meeting Rooms
- > x 2 Individual Offices
- > Reception / Waiting Area
- > 14 person Boardroom
- > Town Hall / Event Space
- > Tea Station



Not to scale: for indicative purposes only.





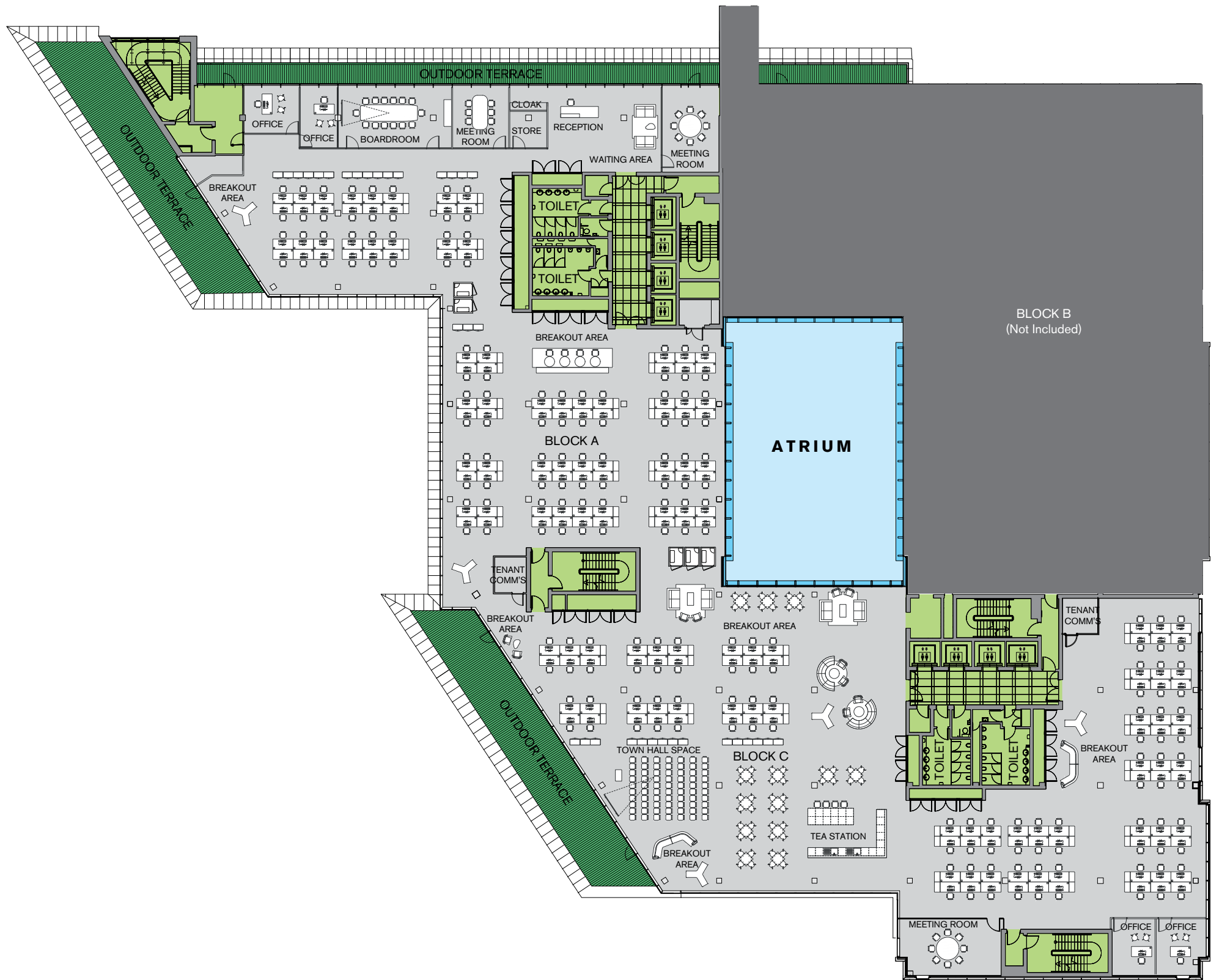
# TEST FIT-OUT

## INDICATIVE DENSITY

- > Indicative Floor Area: 2,088 sq. m. (22,480 sq. ft.)
- > Workstations: 190
- > 1 Workstation per 10 sq. m.

## INDICATIVE LAYOUT

- > Open Plan Office Area
- > x 6 breakout areas
- > x 3 Meeting Rooms
- > x 4 Individual Offices
- > Reception / Waiting Room
- > 14 Person Boardroom
- > Town Hall / Event Space
- > Tea Station



### Seventh Floor

Not to scale: for indicative purposes only.





# ARCHITECTURAL SPECIFICATION

## SUBSTRUCTURES

- Sub-basement for Ice Bank & Storage.
- Basement including associated drainage.
- Ground floor slab 300mm thick reinforced concrete flat slab.

## STRUCTURE

- Concrete frame with A-Symetric beams.
- Concrete flat Floor Slab System.
- Precast concrete stairs and landings.
- Structural steel frames to roof structure with metal infill panel.
- Reinforced in-situ concrete walls to stairwells and lift core areas.
- Facing stone work finish to concrete columns at ground floor and framework facing Platform Building.

## EXTERNAL AND INTERNAL WALLS

- Honed/edge precast reconstituted concrete panels.
- Insulated metal stud partitions with plasterboard and skim (generally) behind precast.
- Reinforced insitu concrete stair core and lift wall core walls.
- 215mm thick blockwork walls to toilet cores/ or metal stud partitions.
- Metal stud partitions, fire rated as necessary.
- 215 blockwork to all rising ducts and shafts.

## EXTERNAL WALL COMPLETIONS

- Modular Curtain Walling system, with incorporated louvre panels.
- Glazed main entrance door sets.
- Stone cladding to precast concrete panels and concrete frame edges.
- Honed or etched reconstructed stone Precast Concrete Panels.
- 40mm foil backed high density insulation to back of precast concrete Panel.
- Aluminium Louvre Panels to Roof Plant.
- Stone cladding to ground/first columns all sides.
- Re-using existing stone to western elevation on ground and first floor to significant panel.

## GLAZED WINDOWS

- Type 1 – Structural silicone.
- Type 2 – Strip windows in Precast Concrete.
- Type 3 – Standard curtain walling with spandrel + louvres.
- Type 4 – Strip windows with Precast Concrete cill and overband.
- Revolving entrance doors automated.
- Window cleaning equipment and absailing fixing and safety system.
- Automated doors and grilles to vent atrium.
- Incorporating clear, thermal insulating and solar control range of glasses in double glazed systems.

## JOINERY

- Solid doors faced with selected Hardwood to core areas, fire rated as necessary and with 1 hour fire doors to vertical risers.
- Powdered Coated Aluminium & Porcelain/ Stone Skirting to cores.
- Feature brushed stainless steel plates to doors.

## INTERNAL DOORS

- Solid core doors to core areas, fire rated as necessary with associated frames and ironmongery.
- Solid core 1 hour fire doors to vertical risers with associated frames and ironmongery and door closures

## IRONMONGERY

- Brushed stainless steel ironmongery.
- All stair and lobby core doors to be wired for access control.

## STAIR COMPLETIONS

- Stainless steel handrails and timber balustrades will be provided to all staircases.
- Hardwood timber edge trim to stair strings and landings.
- Carpet' with proprietary nosing's to main core staircase with other stairs in rubber floor finish.

## ENTRANCE LOBBY FINISH

- Porcelain/stone finish to walls and floors incorporating back painted glass panelled walls in selected areas.
- Insitu concrete screed on insulation to make up levels.
- Porcelain/stone flooring to entrance lobby floors and skirting.
- Underfloor heating throughout lobby floors and atrium.
- MF plasterboard ceiling system.

## FLOOR FINISHES

- Access floors (screw down type) to all office areas. Floor void depth to be 200mm with dust sealant on floor slabs.
- Feature porcelain/stone flooring to reception area.
- Green Label Plus certified sustainable Carpet Tiles with recycled components.
- Concrete floor screeds on insulation in lift cores.
- Porcelain/stone selected honed tiling to lift cores.
- Selected honed/semi matt tile to toilet area.

## CEILING FINISHES

- Perforated metal suspended ceiling system to office areas and toilets.
- The ceiling will act as a plenum.
- Feature plaster ceilings / bulkheads to reception.
- Perimeter pelmet plaster bulkheads generally to edges of suspended ceilings.
- Energy efficient Slimline Thorn Omega 32W LED - with long 50,000 - hour life.

## EXTERNAL CEILINGS

- External plaster finish and timber soffit sheet length to external ceilings.
- Timber soffits to concourse along arches.

## INTERNAL WALL FINISHES

- Plaster and paint (eggshell finish) to all internal office walls generally.
- Plaster finish to blockwork/concrete walls.
- Stone cladding to atrium walls and floors.
- Back painted glass with feature aluminium trims.
- Porcelain semi-matt tiles to toilet walls.



## STAIR FINISHES

- Plaster and paint (eggshell finish) to ceilings and walls.
- Oak / Cherry skirting and stair edgings.
- Stainless steel balustrades with Oak / Cherry handrails.
- Gyproc metal stud partition behind Precast Concrete panels.
- Rubber one piece thread and riser to stair with sheet finish to landings.
- Woven sheet carpet to main cores staircases, with proprietary nosings.

## ROOF FINISHES

- Paralon high performance torch on roofing membrane on Celotex insulation at high level with Standard precast concrete paving slabs.
- Insulated uPVC rainwater pipes within building, non-insulated to basement. Cast iron pipework in basement.
- Facility for cleaning cradle and ab-sailing safety harness systems.

- Paralon Ard/HS torch bonded roofing membrane on 70mm thick insulation with associated upstands and flashings.
- Raised plinths for AHU's roof, also for cleaning equipment
- Paralon Ard/HS torch bonded roofing membrane with selected cedar decking slabs on plastic stools to balconies.
- Window cleaning system.
- Handrails to balconies.
- Roof Access System.
- Rainwater Insulation.
- Vanity tops in "Crystal Black" polished granite on stainless steel supports.
- Selected hand dryers.
- Recessed compact downlighters with concealed lighting detail above WHB's.
- Perforated metal suspended ceiling tile with perimeter plaster details.
- Fiandra Graniti Floor and wall tiles.

## BUILDING FITTINGS

- High quality ceramic sanitary fittings – Villeroy & Boch or similar.
- Sissons undercounter stainless steel basin with Kludi monobloc mixer tap.
- Arezzo solid grade laminate cubicle system with stainless steel ironmongery.
- Polished glass mirrors with bevelled edges.





# M&E SPECIFICATION

## MECHANICAL SERVICES

### WINTER DRY BULB

- 21 +- 2oC

### WINTER RH

- Not Controlled

### SUMMER DRY BULB

- 21 +- 2oC

### OCCUPANCY DENSITY

- 1 person / 8m²

### FRESH AIR ALLOWANCE

- Three Air Changes Per Level - Equates to 15 l/s/p

### EXTRACT VENTILATION (TOILETS)

- Mechanical - 10 ACH

### HEATING PLANT

- Four No. high efficiency low emission fully modulating gas fired boilers

### COOLING PLANT

- Roof Mounted Air Cooled Chillers linked to Ice Bank Cooling System

### A.C. SYSTEM

- 4 Pipe FCU with Airside Control (Flexible Modular / Zonal density)

### FCU DENSITY

- 1 FCU / 35 m² Throughout

### FCU FLEXIBILITY

- 1 FCU / 18 m²

### LOAD DENSITY FOR COOLING

- Lighting: 10 W/m²
- Small Power 25 W/m²
- Misc. 4-w/m2 for 20% of NIA
- Occupancy 1 / 8 m²

### WATER STORAGE ALLOWANCE

- 45 Litres / Person

### HOT WATER PROVISION

- Localised Under sink Water Heaters

### TEA STATION ALLOWANCE

- 22mm BMWs & 110mm SVP

### THERMAL STORAGE

- Ice Bank Cooling System - 35% reduction in electrical consumption compared to conventional system

### METERING

- All floors capable of being separately metered

### NOISE RATING

- NR 35 Office

### BER RATING

- B1

### BREAAM

- Environmental Assessment Award - Good; Performance Index Score of 10

### ACCREDITATION / AWARDS

- Winner of ACEI Presidents Design Excellence Award 2008

## BUILDING FABRIC

### EXTERNAL WALLS

- Thermal Transmittance Value (U-value) - 0.27 W/m2K

### GLAZING

- Solar reflecting low 'K' Glass - U-Value: 1.1 W/m2K

### FLOORS

- Thermal Transmittance Value - 0.45 W/m2K

### ROOF

- Thermal Transmittance Value - 0.25 W/m2K

### AIR PERMEABILITY

- 1.49 m³/(m²h) @ 50pa

## ELECTRICAL SERVICES

### WORKSTATION ALLOWANCE

- 1 / 8m²

### LIGHTING LEVEL

- Office Areas 500 Lux (Dimmable)

### LIGHTING TYPE

- High Efficiency T5 Lamps / High Efficient LED

### LIGHTING CONTROL MGMT. SYSTEM

- Automatic Lighting Dali System

### FIRE ALARM

- Fully Addressable (Category L1)

### STANDBY GENERATOR

- Life Safety Generator - 200kVa

### ACCESS CONTROL

- Card access control in situ on lift lobby doors to office areas

### DISTRIBUTION

- Sub-distribution boards located in two locations per floor providing fit out flexibility

### INTRUDER ALARM

- Intruder alarm system with IS199 is provided on all external doors at Ground Level, basement carpark

## LIFT SERVICES

### LIFTS

- Main Lobby: 8 No. Passenger Lifts  
6 @ 13 persons & 2 Fire Fighting Lift @ 17 persons
- All Lifts Speed @ 2.5m/s  
Triplex Control Provided in Main Lobby
- Separate Goods Lift at Rear with direct access to all Floors

### LIFT WAITING TIMES (CIBSE Guide D)

- Excellent

### LIFT PERFORMANCE TIME (EXCELLENT SERVICE 8.0 - 9.0S)

- Excellent

### LIFT SERVICE (Excellent 1 Lift / 3 Floors)

- Excellent

## OFFICE / SERVICE ZONES

### FLOOR VOID

- 250mm

### CEILING VOID

- 450mm

### FLOOR TO CEILING HEIGHT

- 2750mm

### BASEMENT / SUB BASEMENT

- Generator / Water Storage / Ice bank / Showers

### ROOF PLANT

- Boiler Plant / Chiller Plant / AHU Plant

### BOILER PLANT

- 4 @ 60% of Load

### CHILLER PLANT

- Centralised Cooling scheme for Park Place Campus has 3 no. chillers (with 3 compressors each) in total providing resilience on the cooling system

### HEAT REJECTION

- Air Cooled Chillers

### AHU LOCATION

- Roof Level

## IT / COMMS FEATURES / BENEFITS

- Existing Comms Room Available
- IT Resilience with Two Diverse Incoming Supplies
- IT Riser from Basement to Roof unimpeded access

### ARCHITECTS



### MAIN CONTRACTOR



### QUANTITY SURVEYORS



### SERVICES ENGINEERS



### FIRE ENGINEERS



### FIT OUT CONTRACTOR







# THE DEVELOPER



  
**CLANCOURT**  
GROUP

CLANCOURT GROUP HAS BEEN  
DEVELOPING AND MANAGING  
PRIME OFFICE BUILDINGS IN DUBLIN  
SINCE THE 1960'S.

As one of Ireland's longest standing and most highly regarded private commercial developers and property managers, Clancourt has an unrivalled reputation in both regards. As a developer, they have an unparalleled reputation for developing buildings of the highest standard. Clancourt Group has attracted a wealth of high profile occupiers. Tenants within Clancourt's portfolio include IDA Ireland, Arthur Cox, Deloitte, DropBox, Gartner, CNP Santander, KPMG, Bank of America, Fidelis, Pepper and EY, to name a few.

As a developer, Clancourt Group encourage occupiers to grow within their property portfolio and have established relationships with a number of occupiers that have lasted in excess of 30 years. In addition to providing Dublin's leading office buildings (in terms of location, specification and finishes), Clancourt manage their own properties, thus ensuring competitive service charges.

Clancourt are currently developing the adjoining Four Park Place and have sites nearby to accommodate future growth.

## OCCUPIERS IN OUR BUILDINGS











# CONTACTS

Viewings strictly by appointment  
through sole agents:



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