

THE DISTILLERS PENTHOUSE

SMITHFIELD



THE
DISTILLERS PENTHOUSE
Smithfield, Dublin 7

A NEW COMMERCIAL
BUILDING OF THE HIGHEST
ARCHITECTURAL QUALITY
IN CENTRAL DUBLIN

A distinctive penthouse office suite overlooking Dublin city.

Flagship Grade A office space ext. to approx. 9,800 sq.ft.

LEED Gold and BER A3 Sustainability Credentials.

Strategically located on Smithfield Plaza at the centre of Dublin 7.

Approx. 9,800 sq.ft office space

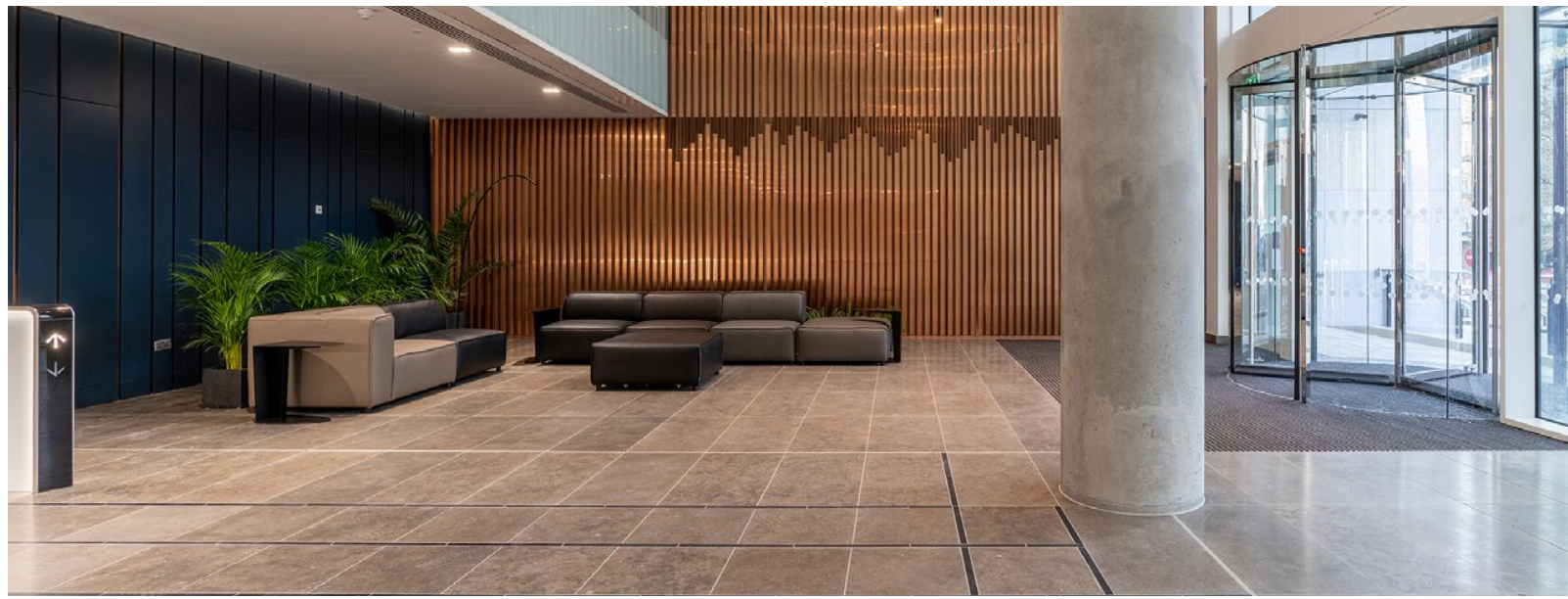


INTRODUCING THE DISTILLERS PENTHOUSE

	<p>APPROX. 9,800 SQ.FT OFFICE SPACE</p>		<p>HIGHLY SUSTAINABLE</p>		<p>LUAS LIGHT RAIL</p>	
<p>WRAP AROUND FLOOR TO CEILING GLAZING</p>		<p>MULTIPLE TERRACES</p>	<p>FEATURE RECEPTION AREA</p>	<p>10 SECURE CAR AND 30 BIKE SPACES</p>		
	<p>2.8M FLOOR TO CEILING HEIGHT</p>	<p>OVERLOOKING SMITHFIELD PLAZA</p>		<p>STATE OF THE ART END-OF-TRIP FACILITIES</p>		

MODERN OFFICE ENVIRONMENT

Feature reception



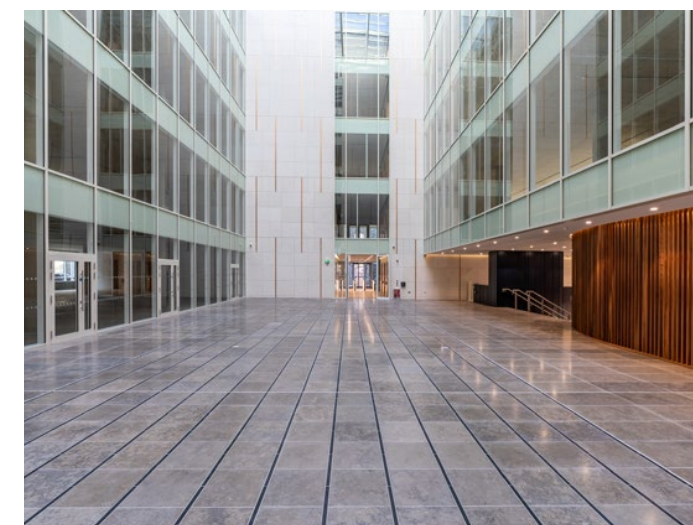
Lift lobby



Stand out office architecture



Double height reception



Centrally located atrium

Designed with sensitivity to its historic surroundings, The Distillers Building has retained part of its original two-storey limestone walls. From these rise a contemporary design.

The Distillers Penthouse comprises a fully glazed penthouse suite set back within 180,000 sq. ft of Grade A office space, complemented by three retail offerings at ground level.

Retail space



View onto Smithfield



Penthouse office floor



Penthouse office floor



Penthouse office floor

Penthouse terrace



Outdoor terrace areas offer breathtaking views of the Dublin skyline including Four Courts, Christchurch, The Guinness Quarter and the Dublin Mountains in the distance.

STATE OF THE ART END-OF-TRIP FACILITIES

10 secure basement car spaces



21 showers and changing facilities



Dedicated toilets at penthouse and basement level



30 secure bike spaces

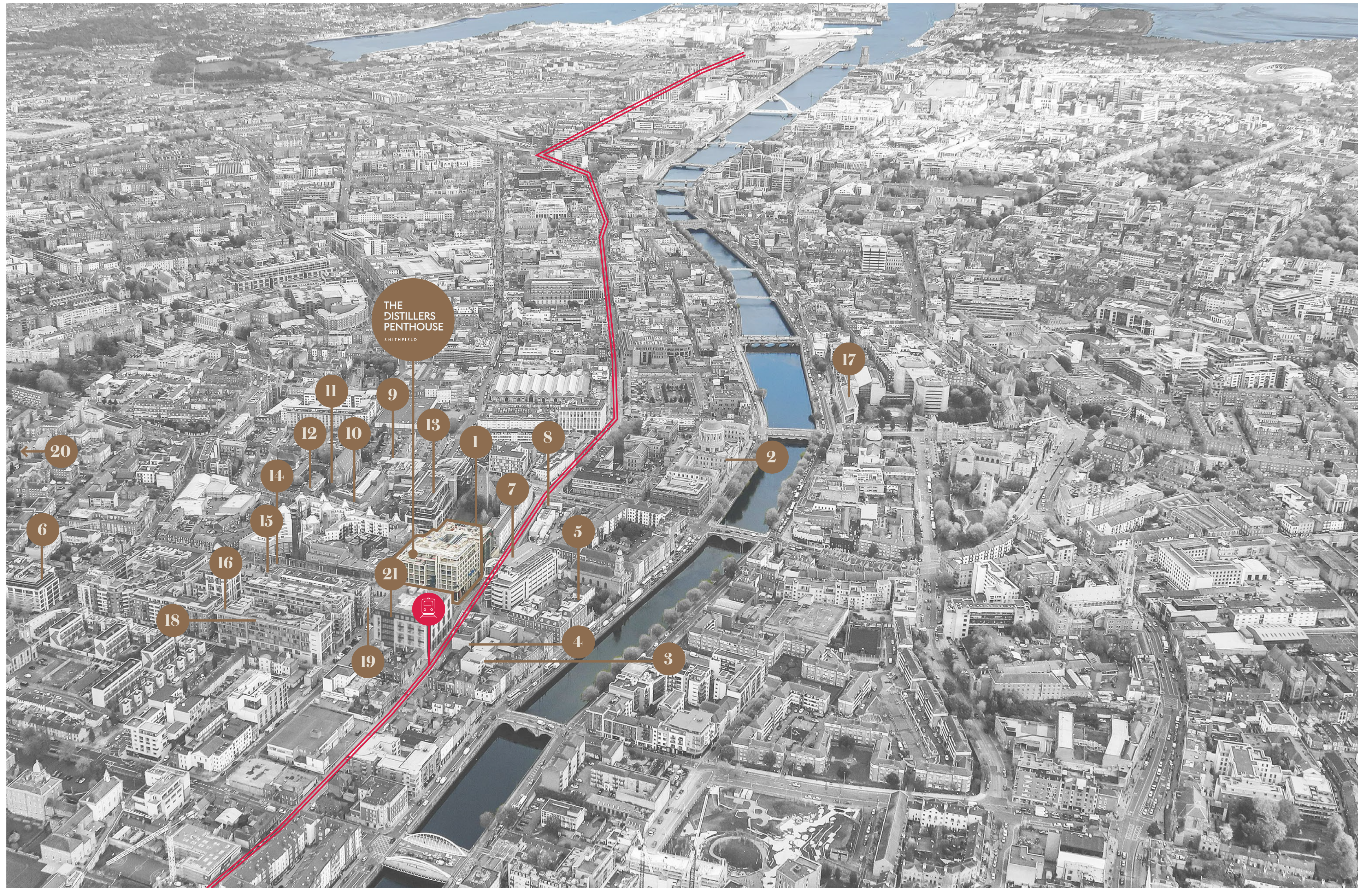


Clubhouse standard locker and drying room facilities

IN GOOD COMPANY

Strategically located, The Distillers Penthouse is surrounded by distinguished international occupiers including government, legal, IT, medical and media sectors.

- 1 Tailte Éireann
- 2 Four Courts
- 3 Brandon Global
- 4 Hayes Higgins Partnership
- 5 Webzen Learnupon
- 6 Health Information & Quality Authority (HIQA)
- 7 Family Court Services
- 8 Family Court Complex (site)
- 9 The Bar Council of Ireland
- 10 The Law Society Library
- 11 Detail Design
- 12 Enovation Solutions
- 13 Workday
- 14 Brown Bag / 9 Story
- 15 Irish Film Classification Office
- 16 Motor Tax Office
- 17 Dublin City Council
- 18 Office of Public Works
- 19 Droga 5 / Accenture
- 20 Grange Gorman University Campus
- 21 National Transport Agency



A VIBRANT HIVE OF GREAT LOCAL AMENITIES, DAY AND NIGHT



Smithfield is steeped in history but also offers a wealth of amenities in a city centre location including bars, restaurants, convenience stores, cinema and more.

SPOILT FOR CHOICE

An established residential hub, Smithfield offers a wide array of local amenities, including restaurants, bars, cinema, health clubs and convenience stores.



Hotels, Restaurants, Bars

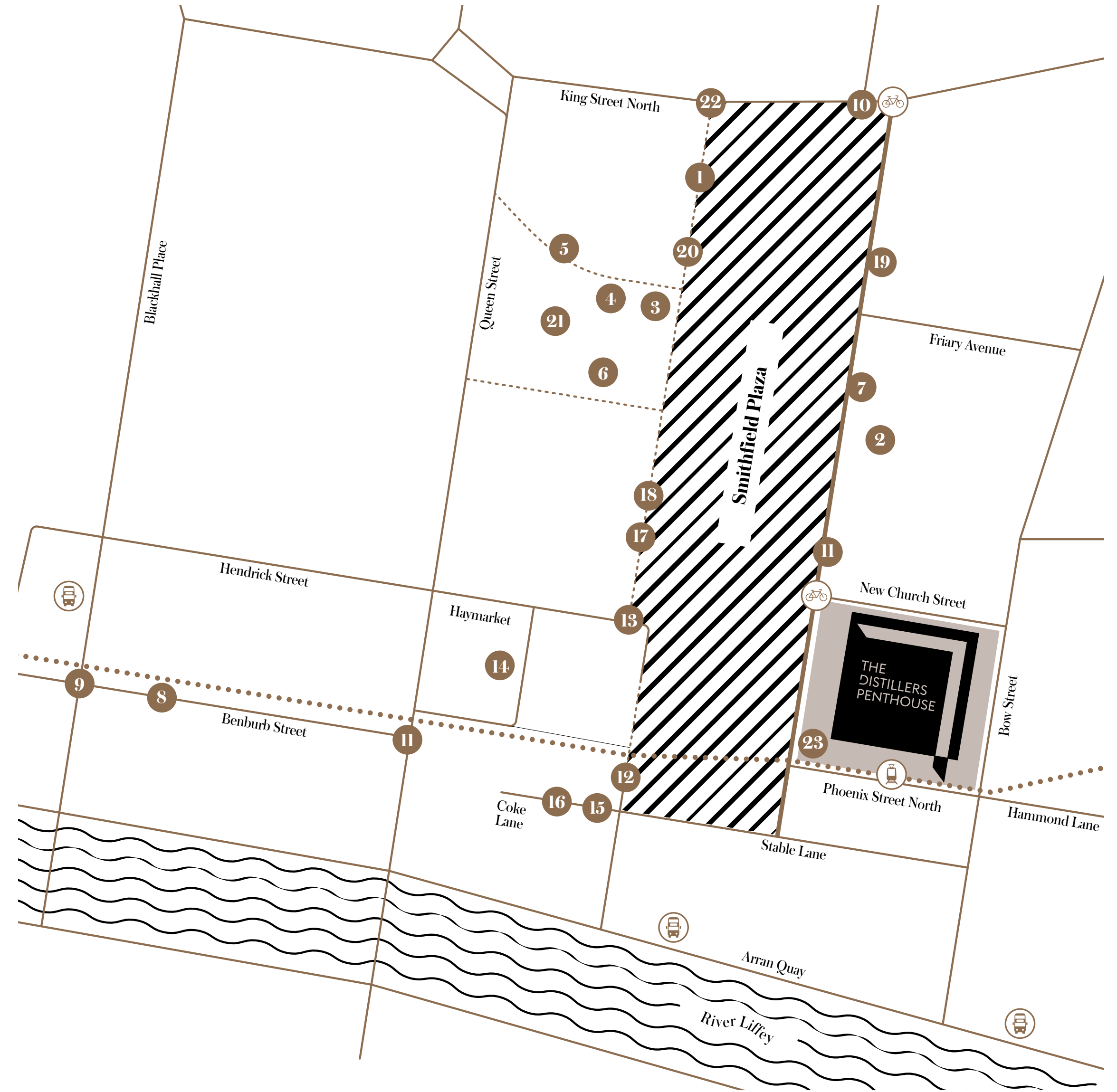
1. Maldron Hotel
2. Christophe's
3. Oscars Café
4. My Meat Wagon
5. Thundercut Alley
6. Bel Cibo
7. Sparks Bistro
8. Fish Shop
9. Wuff
10. The Cobblestone
11. Generator Hostel

Cafés, Casual Food

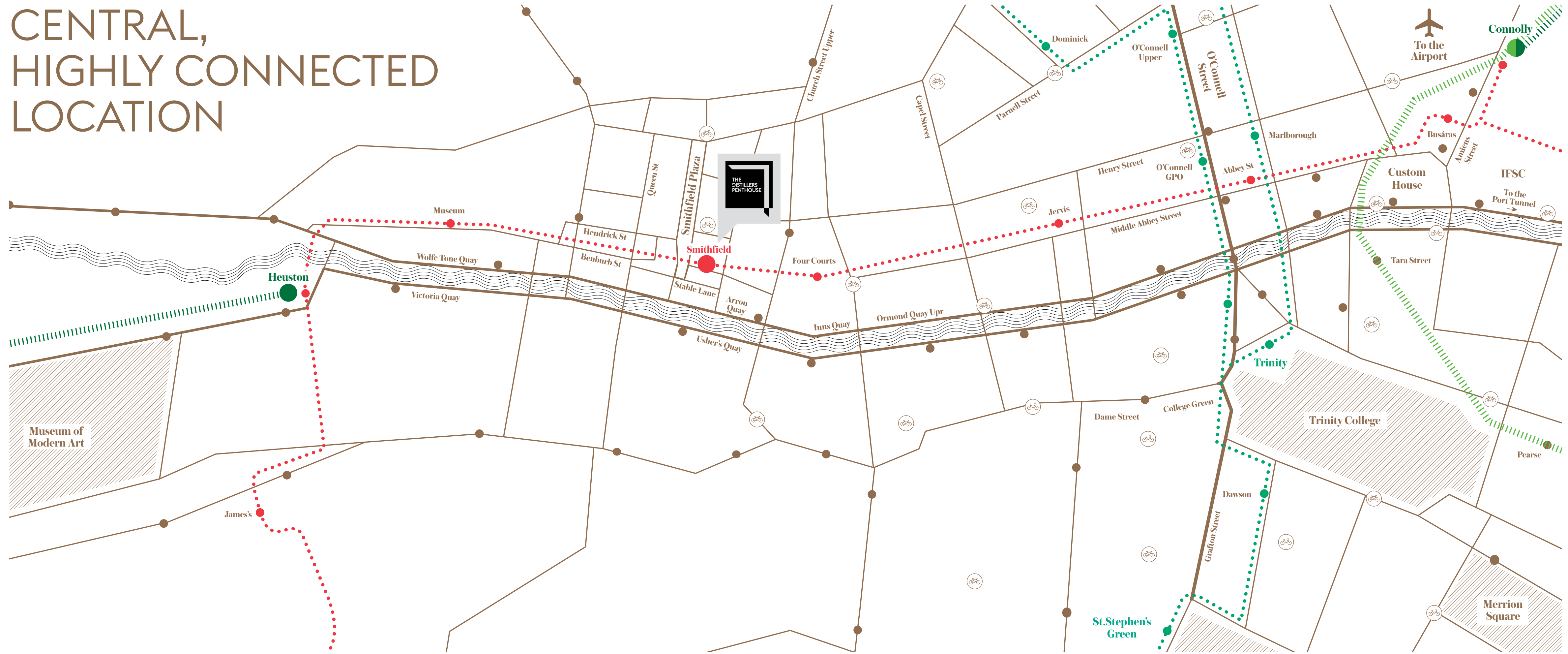
12. Costa Coffee
13. Third Space
14. Proper Order Coffee
15. Cinnamon Café
16. Urbanity Coffee
17. Chopped
18. Boojum
19. Oxmantown

General Convenience

20. Fresh Supermarket
21. Lighthouse Cinema
22. 1 Escape Health Club
23. Tesco Express



CENTRAL, HIGHLY CONNECTED LOCATION



Transport Links

- LUAS Red Line
- LUAS Green Line
- Dublin Bus/Bus Eireann
- InterCity Trains
- DART



WALK

LUAS &
DUBLINBIKES
1 MIN

DUBLIN BUS
3 MINS

JERVIS STREET SC
12 MINS

O'CONNELL ST
18 MINS



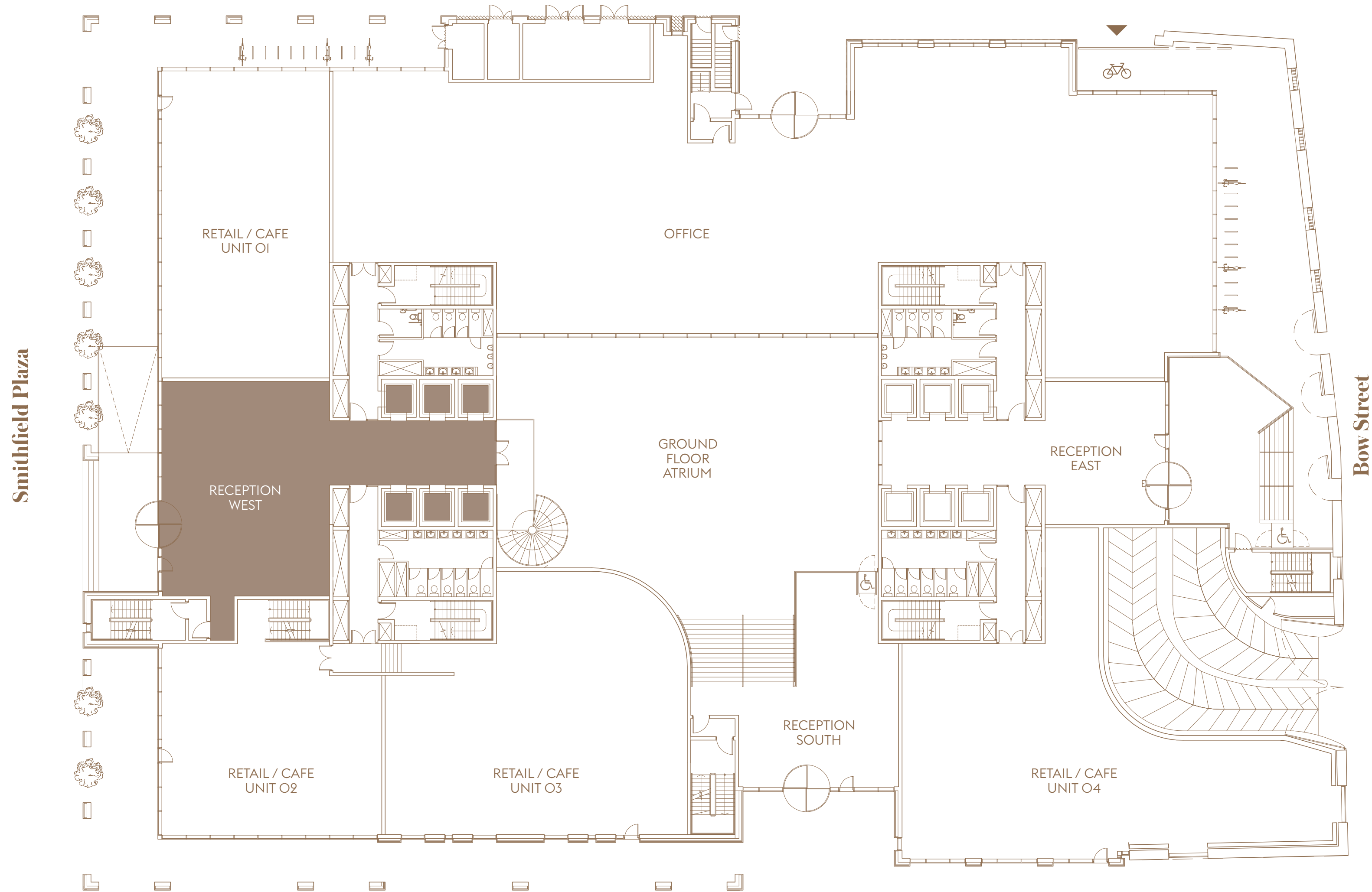
DRIVE

DUBLIN
DOCKLANDS
12 MINS

DUBLIN PORT
22 MINS

DUBLIN AIRPORT
25 MINS

New Church Street



Smithfield Plaza

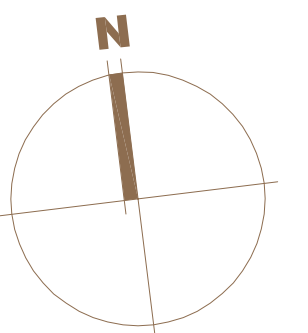
Bow Street

Red Line Luas

Ground Floor Floorplan

Access via West Reception.

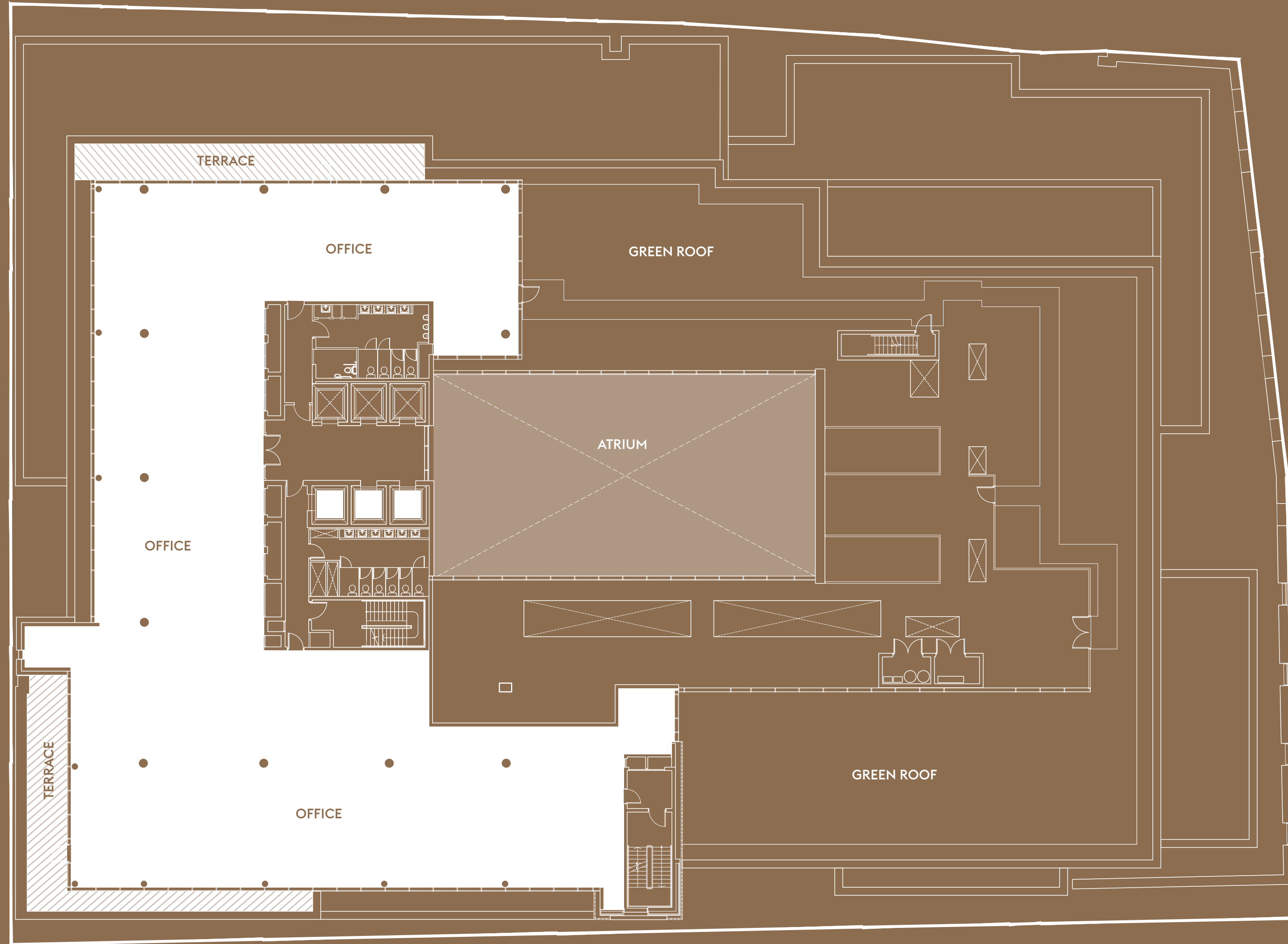
Approximate floor area, subject to final measurements.
Plans not to scale.



New Church Street

Smithfield Plaza

Bow Street

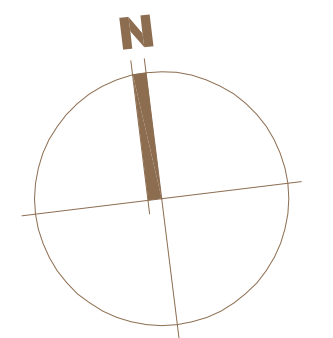


Red Line Luas

Sixth Floor Floorplan

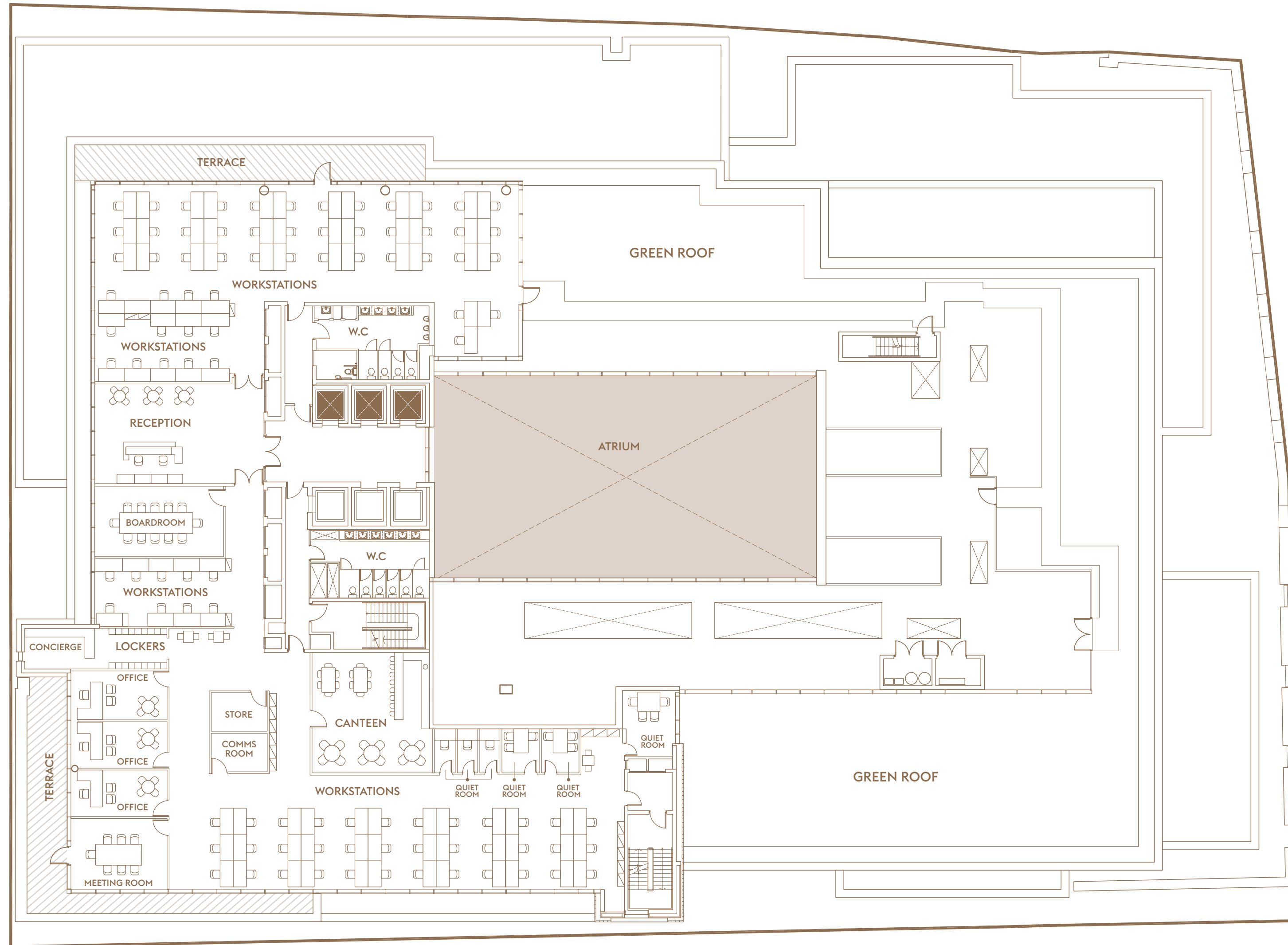
Net floor area: 907.4 sq.m
Net floor area: 9,768 sq.ft

Approximate floor area, subject to final measurements.
Plans not to scale.



New Church Street

Smithfield Plaza



Bow Street

Red Line Luas

Sixth Floor Floorplan Test Layout 1:9

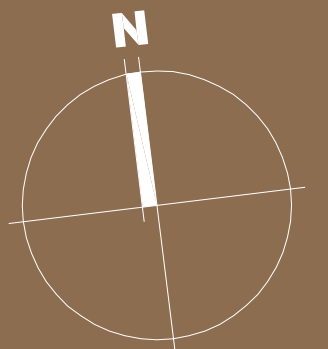
Net floor area: 907.4 sq.m

Net floor area: 9,768 sq.ft

Infrastructure

- 98x desks
- 3x offices
- 1x boardroom
- 1x meeting room
- 6x quiet room
- 1x reception
- 1x canteen
- 18x lockers
- 1x concierge area
- 1x store room
- 1x comms room

Approximate floor area, subject to final measurements.
Plans not to scale.



SPECIFICATION

Highlights

- Major large scale development of an entire city block
- Unique detached Office HQ finished to exceptionally high standards
- 180,000 sq.ft. of modern architecture which will enhance the dynamic and historic character of the Smithfield area
- The building ranges in height between four and seven storeys above double basement level
- 10 car parking spaces, 30 bicycle spaces and extensive shower, changing and drying facilities
- The ground level incorporates self-contained retail and restaurant space
- Terraced areas provided
- Each façade has its own unique architectural quality, using durable high-quality materials, selected for their appropriateness to the existing urban context and to maintain their long-term condition
- Engagement at street level through colonnades up to 8m in height incorporating tree landscaping
- Highly efficient, regular-shaped, bright expansive floorplates
- Double-glazed high performance curtain walling system
- 360 degree views of the city centre and Smithfield Square
- Statement lighting features to façade elevations
- Unrivalled tenant facilities at basement level
- The development also incorporates a new Luas platform
- Generous reception area

Offices

- Efficient floorplate of 907 sq.m.
- Two 17-person high-speed passenger lifts
- Male and female WC facilities
- Structural column grid of 7.5m x 9m
- Central atrium configuration floods interior with natural light
- Exceptional daylight penetration provided by floor-to-ceiling glazing
- Superior floor-to-ceiling heights of 2.8m in office areas
- Imposed floor loadings between 4.0kN and 7.5kN per sq.m.
- Occupancy: Lift Provision – 1 person per 8 sq.m.
- Climate – 1 person per 8 sq.m.
- Electrical – 1 person per 8 sq.m.
- Means of escape – 1 person per 8 sq.m.
- New double-glazed window system throughout
- Four pipe fan coil air conditioning system
- Central fresh air supply / extraction system
- Vertical cable trays provided from basement to upper levels for tenant cabling to utility provider
- Building management system to monitor and control air conditioning
- The floor has independent electrical metering
- Painted and plastered walls
- Ceiling services zone of 500mm (including ceiling depth)
- 600mm x 600mm raised access floor system with 150mm void
- Underfloor power modules with floor grommets 1 per 8 sq.m.
- The floor is plumbed for tea station / kitchen facilities

Common Areas

- 135 sq.m. reception area with 2.8m floor ceiling height
- Full-height frameless glazed panels at entrances with feature 2.9m clear glass revolving doors
- Mixture of selected natural stone tiled, painted and plastered walls
- 600mm x 600mm honed stone / ceramic stone tile floor finishes
- High-quality feature lighting
- Natural stone and feature metal reception desks
- High-quality finishes to toilets, showers, drying and changing room facilities
- Feature 24m x 15m glazed atrium
- High-quality 4m wide lift lobby and male and female WCs finished to hotel standard
- Firefighting lift serving all floors including basement
- Programmable passenger lifts with waiting times sub 25 seconds
- 1,250 kg goods service lift
- Essential services standby generator
- Two points of access to ensure redundant entry points exist
- Telecoms & switch room at basement level to accommodate each Service Provider as required and two dedicated vertical service risers to each floor of the building
- Green roof sedum system

Amenities

- Excellent WC facilities
- 21 shower and changing room facilities
- Dedicated locker and drying room facilities
- Retail and restaurant space at ground level

Energy Efficiency & Sustainability

- Sustainability – LEED Gold and BER A3



THE LINDERS GROUP

The Developers, Joe and Patrick Linders, are the principals behind a long-established family run property group. With over 40 years' experience in the property industry they have successfully developed a portfolio of top quality building assets in Dublin and Belfast, the majority of which have been retained as long-term investments. Some of the best known developments include Arran Court, Bloom House, Colvill House, Smithfield Market, The Guild, The Metropolitan Building and Donegall Square, Belfast.

The portfolio comprises predominantly office space let to excellent tenants such as government bodies, banks and international insurance companies, some of which include: AON, Capita, Company Registration Office, Department of Justice, HSE, Irish Life, Motor Taxation Office, Office of Public Works, Tailte Éireann, National Transport Agency, Uisce Éireann and Northern Press plc.

DEVELOPMENT TEAM

Developer & Project Managers
The Linders Group

Building Contractor
SISK

Architect
BKD Architects

Quantity Surveyors
Kerrigan Sheanon Newman

Structural Engineers
PUNCH Consulting Engineers

Mechanical & Electrical Engineers
Ethos Engineering

Fire Consultants
JGA Fire Engineering Consultants

Branding & Marketing
Originate

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LEASE TERMS

On application.

VIEWING

By appointment with sole agent Knight Frank.

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