

FITZWILLIAM 28

First and Second Floor
Long term lease available



FITZWILLIAM 28



An Unrivaled Address

Located on Dublin’s Georgian Mile and designed by the internationally acclaimed Grafton Architects and O’Mahony Pike Architects, Fitzwilliam 28 is a statement building in the City Centre which offers potential tenants the opportunity to occupy a modern, ESG quality office in an historic Dublin location.

Available by way of sublet, the first and second floors of Fitzwilliam 28 can accommodate requirements from 20,862 to 45,878 sq. ft.



High profile office, spanning 60 metres on to Fitzwilliam Street Lower.



Private terraces and courtyard.



Striking, light filled double height reception.



Best in class end of trip facilities including showers, with changing, and drying room.



Prime location which provides occupiers with the best of historic Georgian Dublin and the central business district.



Surrounded by world class amenities including Hotels, Restaurants, Museum, Galleries and Bars.



Sustainable design to achieve NZEB standard, LEED Platinum and BER A3.



Excellent transport links with Luas, DART and Bus within walking distance.

World Class Office Space

Accommodation Schedule

First Floor	1,935 sq. m.	20,826 sq. ft.
Second Floor	2,327 sq. m.	25,052 sq. ft.
Total	4,262 sq. m.	45,878 sq. ft.

The Building



Fitzwilliam 28 has been sympathetically designed to sit seamlessly into the surrounding Georgian street-scape. With accentuated outdoor space and natural light on all sides, the building should appeal to a universal audience.

Fitzwilliam 28 is located in the vibrant and bustling heart of Dublin, surrounded by business titans and hospitality heroes. Theatres, galleries and parks are on your doorstep, as well as an array of award-winning restaurants and Ireland's most prestigious hotels.





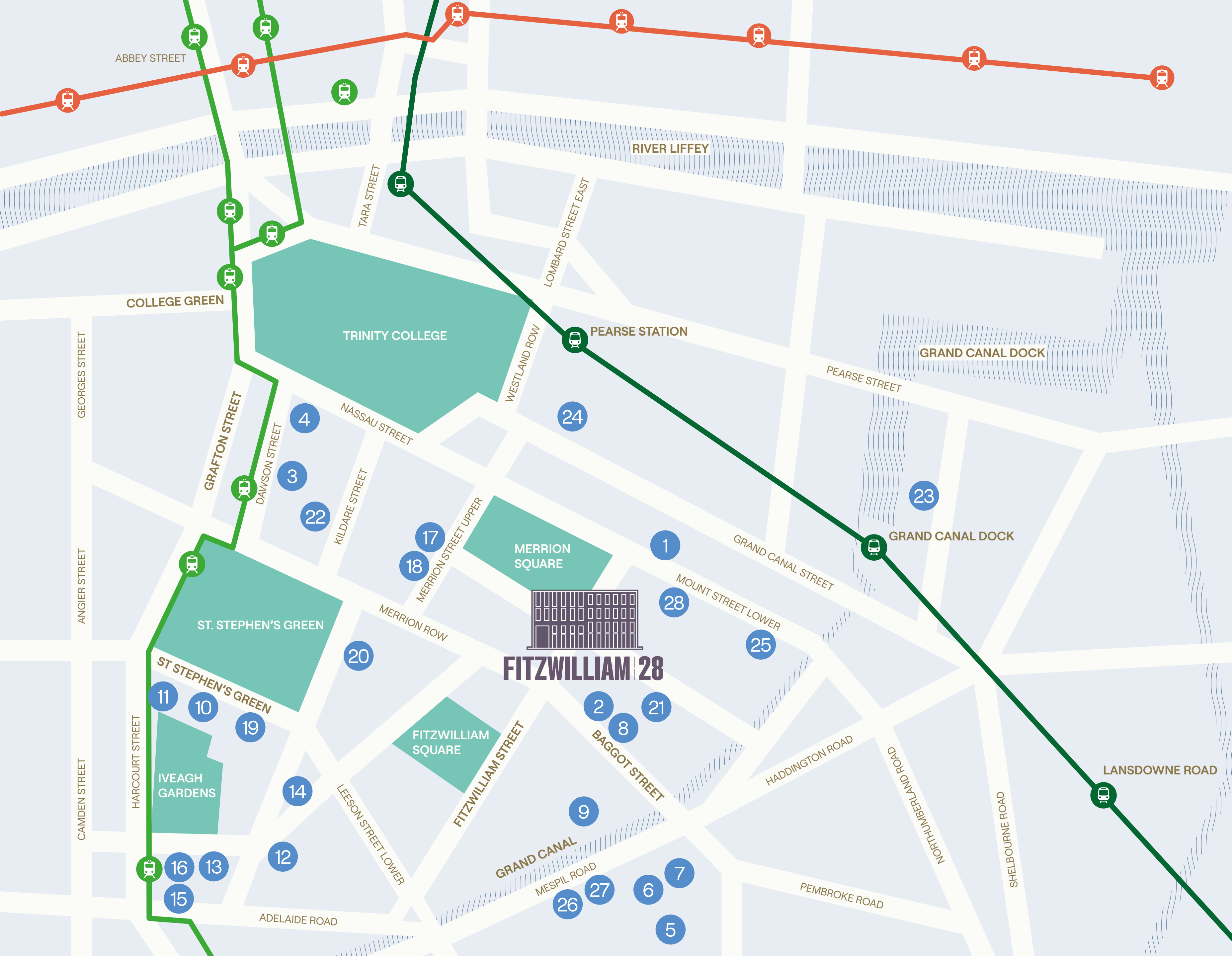
Unrivalled Connectivity

PUBLIC TRANSPORT

DART & Mainline	15 min walk	
Luas Green Line	12 min walk	
Luas Red Line	20 min walk	
Dublin Bus	2 min walk	
Dublinbikes	3 min walk	
Aircoach	12 min walk	

DRIVING TIMES

Dublin Airport	28 min
Dublin Port	15 min
Dublin Docklands	6 min



Proven Location

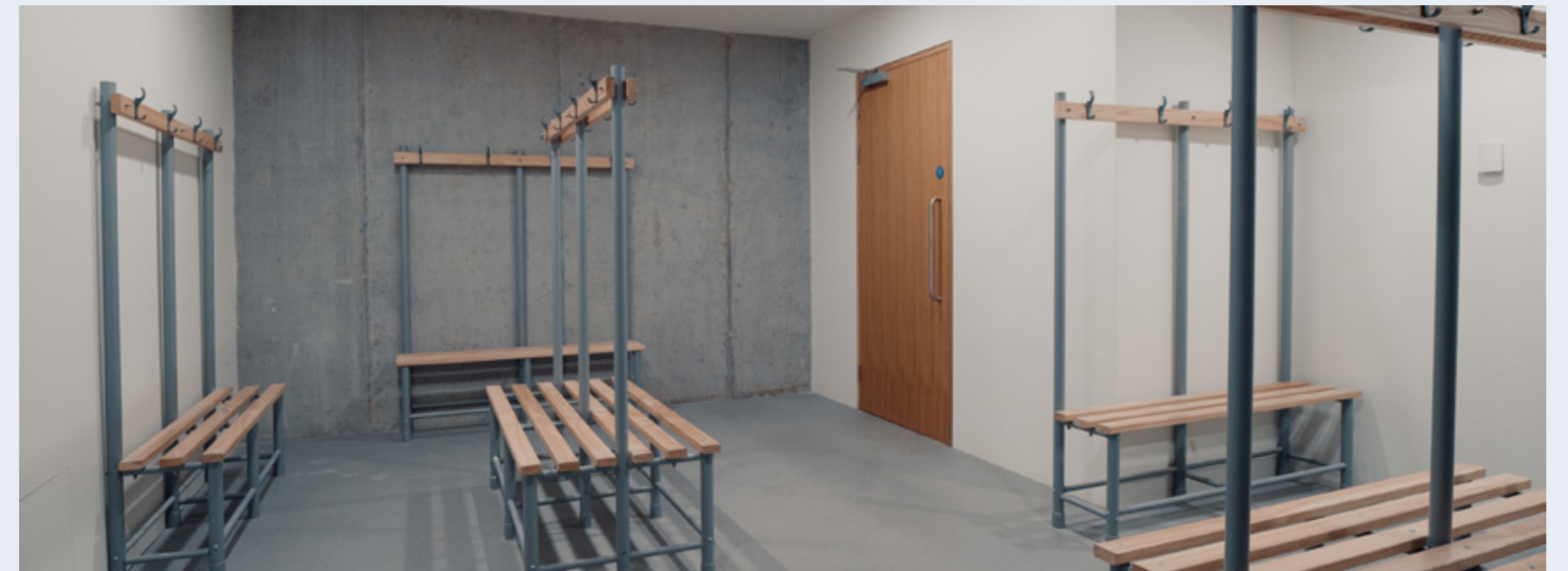
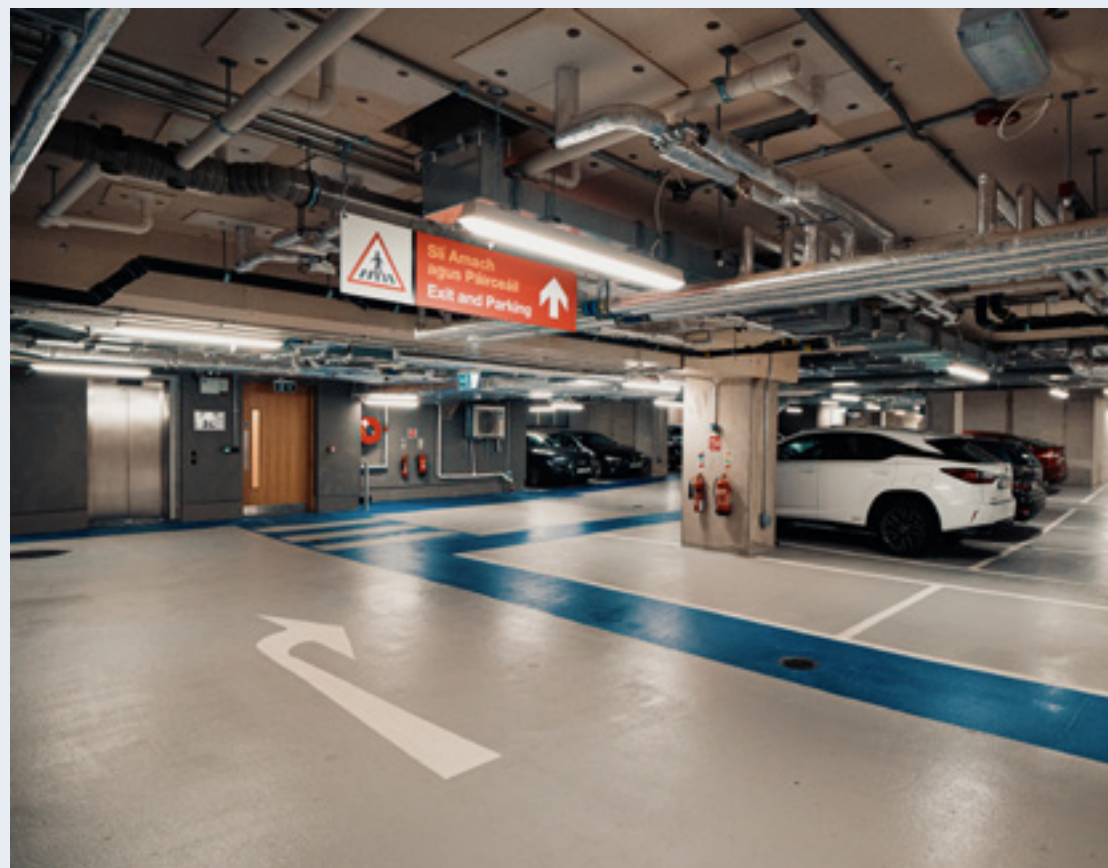
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- 2. ESB Head Office
- 3. DLA Piper
- 4. ServiceNow Ireland
- 5. Amazon Ireland
- 6. Huawei Technologies
- 7. Sky Ireland
- 8. BDO
- 9. LinkedIn Ireland
- 10. Standard Life
- 11. KPMG Ireland
- 12. Arthur Cox LLP
- 13. Deloitte
- 14. Eversheds Sutherland
- 15. EY
- 16. Bank of America
- 17. Government Buildings
- 18. Department of Finance
- 19. Department of Foreign Affairs
- 20. Department Of Justice
- 21. Department of Health
- 22. Dentons
- 23. Google
- 24. Twitter
- 25. Dublin Passport Office
- 26. Crowe Ireland
- 27. Bank of Ireland
- 28. European Commission



Wellness Considerations Are The Cornerstone Of The Building Design

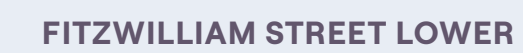


High Quality Tenant Facilities





Second Floor



Test Fit: First Floor

STAFF WORKSPACE

- Typical Desks: 52 (800X1600MM)
- Alt. Workpoints: 74
- CEO Office: 1
- 4PP Meeting Room: 4
- 8PP Meeting Room: 1
- 1PP Focus Booth: 4
- 2PP Phone Room: 2
- 2PP Pods: 6
- 1PP Pods: 3
- Furniture Store: 1
- Comms Room: 1

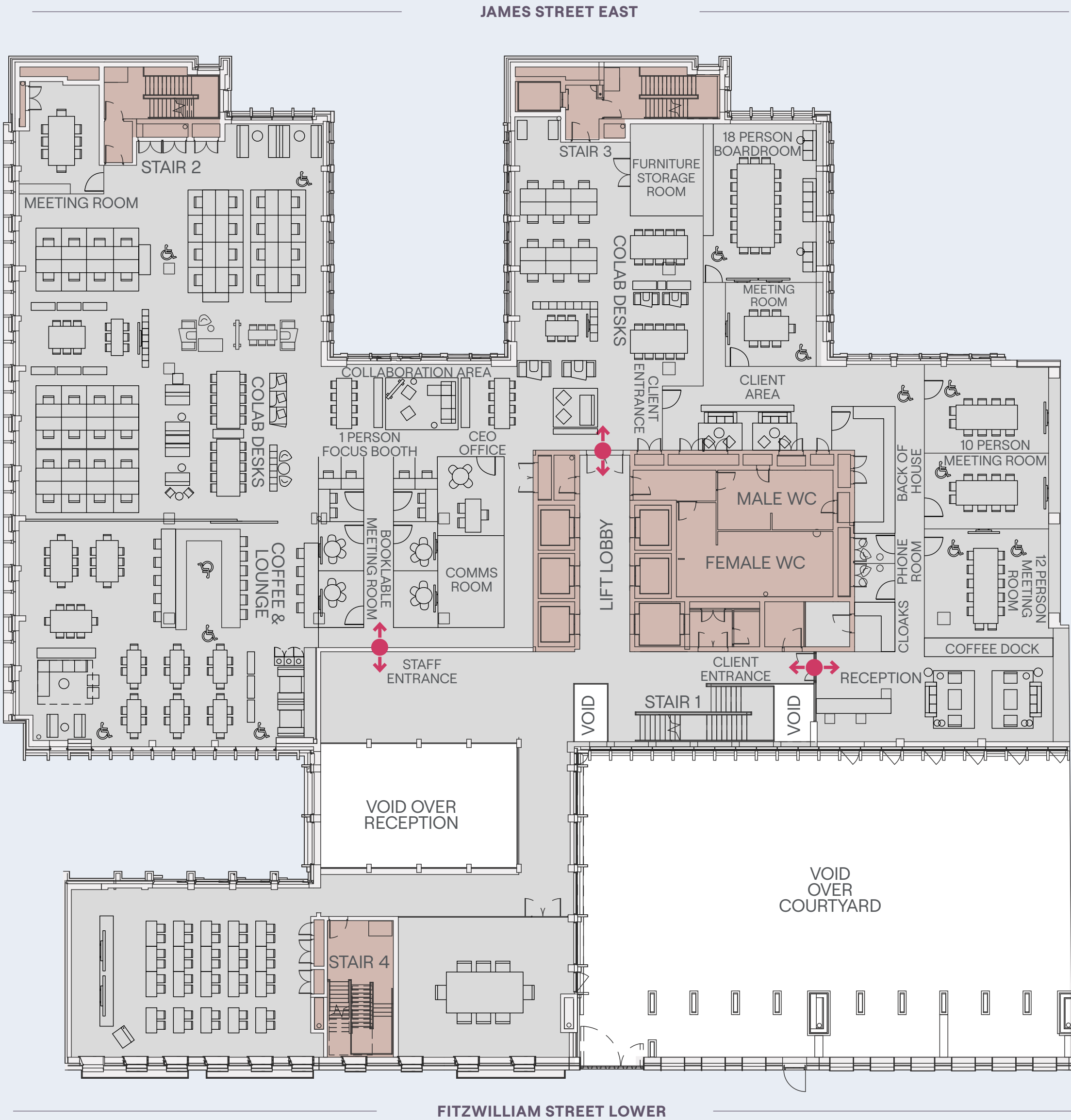
STAFF CAFFE

- MK:1
- Seating: 103

CLIENT SPACE

- 18+ PP Boardroom: 1
- 12PP Meeting Room: 1
- 10PP Meeting Room: 2
- 7PP Meeting Room: 1
- Luggage/Cloaks: 1
- Phone Rooms: 2
- 2 Person Reception: 1
- Client Lounge: 2
- Client Coffee Dock: 1
- B.O.H Kitchen: 1

TOTAL WORKING POINTS : 126

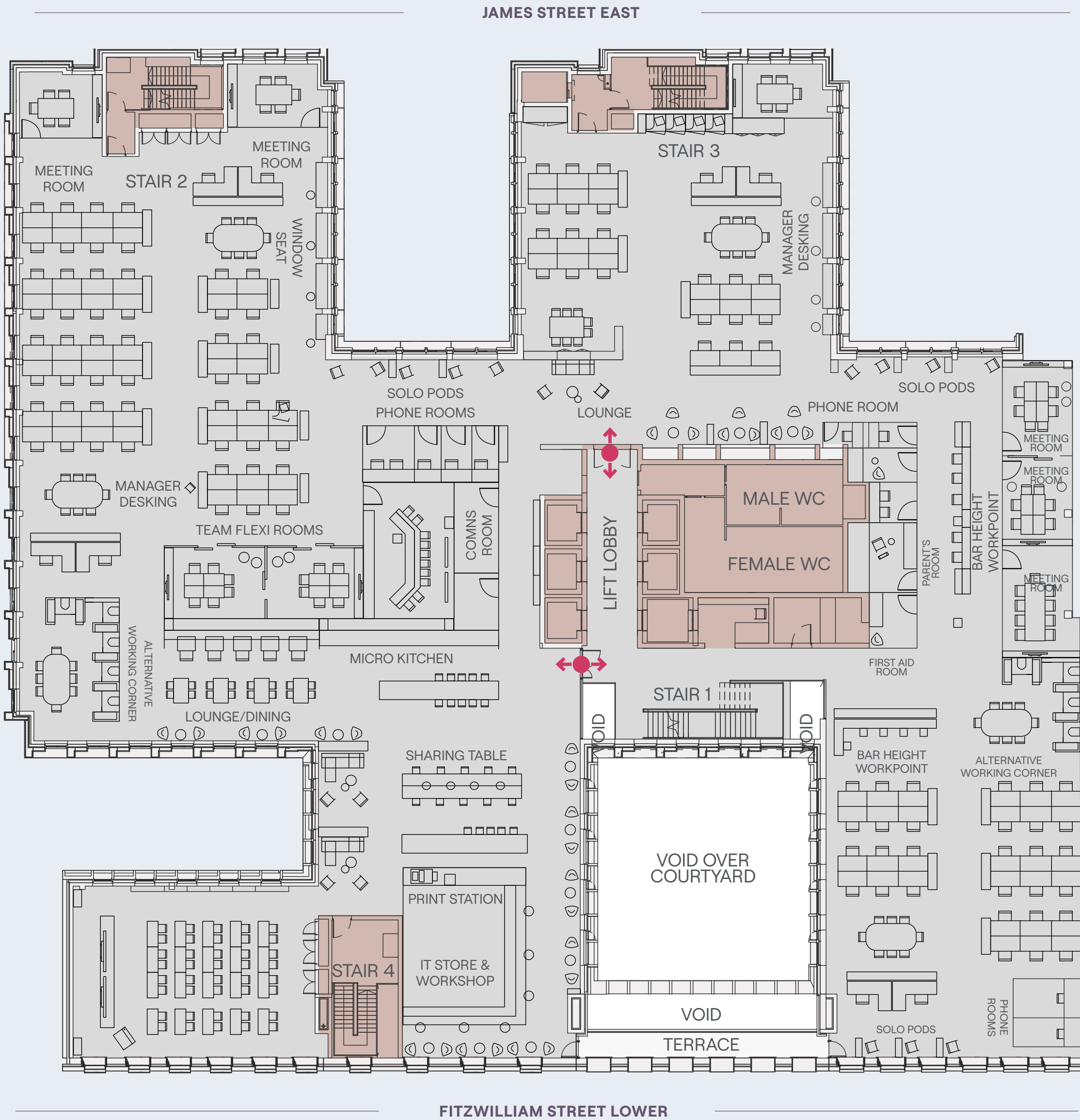


Test Fit: Second Floor

STAFF WORKSPACE

- Alt. Workpoints: 80
- IT Store & Workshop: 1
- Manager Desk: 8
- Open Meeting Table: 7
- 1 PP Phone Room: 8
- 2 PP Phone Room: 1
- Phone Booth: 4
- 5PP Meeting Room: 3
- 9PP Meeting Room: 1
- Innovation Lab: 1 (40 capacity)
- Flex Room: 4
- 18 P Team Sync: 1
- Lounge Seats: 44
- Unplugged Room: 1
- Comms Room: 1
- Store Room: 2
- First Aid Room: 1
- Parents Room: 1
- Lockers: 111
- Cloaks Store: 6
- Print Station: 1

TOTAL DESKS (800X1800MM): 111
TOTAL MEETING ROOM SEAT: 85



Occupancy

- Means of Escape 1:6
- Lift Provision 1:8 (Excellent Performance)
- Internal Climate 1:8
- Sanitary Provision 1:8

Floor Loadings

- **Office Floors** 4 kN/m² (+1 kN/m² allowance for partitions)
- **Lift Lobbies & Toilet Area** 5kN/m²
- **Plant Rooms**
 - Suspended floors: 75kN/m2
 - Basement (B3 Level): 25kN/m2

Floor Heights

- **Reception Floor to Ceiling**
 - 7.1m (Central Void)
 - 3.85m (Beneath Galleries)
- **Office Slab to Slab**
 - 3.85m
- **Office Floor to Floor**
 - 3.85m (Min)
- **Office Floor to Ceiling**
 - (Suspended): 2.84m min
- **Raised Access Floor Zone**
 - 200mm min
- **Ceiling Services Zone**
 - 450mm min

Planning Grid

- 1.5m x 1.5m

Structural Grid

- Varies 9x9, 9x7.5, 9 x 6, 7.5x7.5 & 7x6

Structure

- In-situ concrete frame, flat slab,two-way span

External Finishes

- **Façades**
Brick, Pre-Cast Concrete – granite aggregate with a grit-blasted finish, Aluminium Curtain Walling and Windows with PPC Finish, Steel Windows with PPC Finish (Fitzwilliam Street Lower and Baggot Street Lower).
- **Roof**
Bituminous Membranes, hard and soft landscaping,Granite Paving.
- **Balconies**
Bituminous Membranes, Granite Paving.

Main Entrance Door:

Full height feature 3-wing revolving door.

Toilets

- **Walls**
Natural stone, ceiling height mirrors over vanity units.
- **Floors**
Natural stone tiles.
- **Ceilings**
Plaster ceiling, with recessed peripheral lighting detail and individual downlights. Low energy LED lighting throughout.
- **Doors**
Solid core doors laminated both faces with hardwood edge trim, fire-rated as necessary. Ironmongery in brushed stainless steel finish with access control as required.
- **Vanity Unit**
Natural stone feature hand wash trough and motion controlled mixer taps. Bespoke mirror over, incorporating under mirror illumination.
- **Sanitary Fittings**
Wall-hung WC pans and urinals with concealed cisterns. Low water use fittings, automatic water shut-off provided.
- **Cubicle System**
Veneered timber cubicle and door system with veneered access duct wall behind WCs.

Mechanical Services:

- **Air Conditioning System**
Reception Area: is provided with fan coil based cooling along with the lift lobbies and associated breakout area on the first floor.The reception area is also capable of operating in a natural ventilation mode by use of stack ventilation through the adjacent accommodation stairs.

Office Areas:

- Fresh air provided by two central AHU’s in plant area.
- Exhaust air extracted via ceiling plenum. Heat recovery is incorporated.
- Fresh air provided by two central
- A variable volume fresh air system is provided to ensure the appropriate volume of fresh air is provided to each tenant area and to allow the system to be turned off when not required.
- The office space is cooled and heated by a Fan Coil System located in the ceiling void.
- The office space is cooled and heated by a Fan
- **Showers**
Fresh air and extract is provided by central air handling plant.
- The central unit includes heat recovery and variable speed fan control.

Hybrid Ventilation

- The building has been designed to be capable of being fitted out with a modern hybrid ventilation strategy if required. The building can support the use of natural ventilation used in conjunction with active systems to notably reduce the buildings environmental impact. There are a wide range of options available that can take advantage of this provision ranging from the provision of a night cooling function for a traditional air conditioned fit out to a full hybrid solution.
- **Design Parameter**
1:8 & 21oC
- **Building Management System**
Full digital management system for Landlord areas which will interface with Tenant BMS systems.

Electrical Services

- **Design Criteria**
Individually metered electricity supplies on each floor. Underfloor busbar power distribution system for flexibility. Array of Floorboxes (1/8m2) with socket outlet provision throughout, with associated underfloor LV and ELV cable containment systems.
- **Lighting Control**
Fully automatic lighting control system with daylight dimming and presence / absence detection.
- **Standby Power**
Only Landlord Fire Fighting Systems presently.
- **Communication**
Riser access to all Tenant floor from Street level for incoming telecoms services providers. Communication underfloor cable containment systems throughout.

Protective Services Installations

- **Fire Alarm System**
Full Open Protocol Analogue Addressable Fire Detection & Alarm system throughout, integrated with the Landlord System to comply with IS 3218:2013.
- **Security Alarm System**
Integrated Landlord Security Systems (CCTV, Access Control, Turnstiles, and Intruder Alarm).
- **Earthing & Lightning Protection**
Full Lightning Protection System provided with integrated surge protectionto comply with BS EN 62305.

Sustainability

- **BREEAM Rating**
BREEAM Excellent.
- **Energy Rating**
BER A3.
- **Near Zero Carbon Compliant**
To the draft Part L 2017.
- **Zero Local Emissions**
The building is capable of supporting a zero local emissions fit-out strategy.
- **Additional Features**
 - Recovered groundwater
 - Hybrid ventilation options
 - Heat pump based heating
 - Heat pump based recovery
 - Heat recovery for domestic hot water
 - Phase change cooling store
 - Low water use fittings
 - LED lighting throughout Landlord areas
 - Mixed mode ventilated car park to reduce ventilation energy usage
 - Landscaped courtyards and roof spaces offering quality biodiversity range
 - Excellent levels of natural daylight
 - Excellent cyclist facilities
 - Within close proximity of excellent public transport facilities and local amenities



Key Features



Raised access floors 2.84m floor to ceiling height



Four pipe fan coil air conditioning



37 showers, & drying room



6 x 21 – person passenger lifts plus goods lift



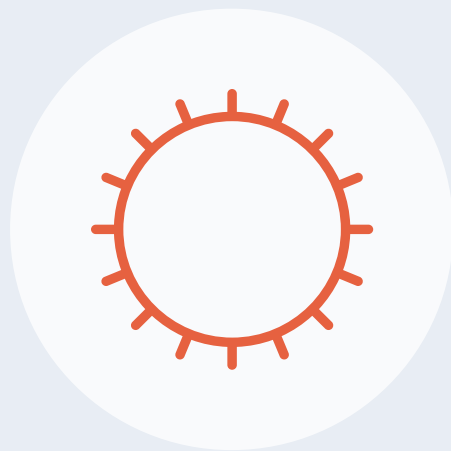
8 secure basement car parking spaces



LED lighting



Private terraces & courtyard gardens



Light filled courtyard



Shared access to 230 bicycle parking spaces

Sustainability Credentials





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