

WELCOME TO BALLSBRIDGE'S NEWEST
STATE OF THE ART OFFICE BUILDING

1410

PEMBROKE ROAD

DUBLIN 4



TO LET

14LO

01 638 270

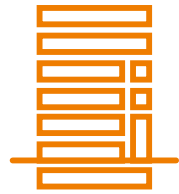
1410

PEMBROKE ROAD

DUBLIN 4



25,090 sq ft



7 floors



2.9m floor to
ceiling height



11 Car parking
spaces



8 showers



30 secure bicycle
parking bays



2 terraces/
balconies



VRF
air conditioning

BER **A3**

A3 energy
rating



TRAIN/DART

Lansdowne Train Station - 8 minutes

DUBLIN BUS ROUTES

120, 18, 27x, 4, 7 & 8.
Numerous routes passing in close proximity

AIRCOACH

702 ROUTE

DUBLIN CITY BIKES

Located close by on Lower Mount Street

- Dublin Bus Stop
- Dublin Bike Station
- Luas Green Line Stop
- Luas Red Line Stop
- Dart/Train Station
- Taxi Rank
- Aircoach





LOCATION

140 Pembroke Road is at the epicentre of commercial and social activity with everything (and more) the discerning occupier could possibly want on its doorstep.

IN THE HEART OF DUBLIN'S EMBASSY BELT WHERE PRESTIGE AND SOPHISTICATION COLLIDE.

AMENITIES

Within a 5 minute walk from the property there are enough restaurants, hotels and bars to ensure you'll rarely visit the same place twice. As if that wasn't enough there's a host of amenities including the RDS, AVIVA, River Dodder, Herbert Park, Shelbourne Park, National Print Museum, Pembroke Wanderers Hockey Club, Lansdowne Tennis Club, Energie Fitness and Pembroke Library.



RESTAURANTS – Rolys, Bell & Belucci, Baan Thai, Bondiola, Roast, Ravi's Kitchen, Jewel in the Crown, Maia, Farmer Browns, Kites, The Chop House, Paulies' Pizza, French Paradox, Juniors, Lobster Pot, Asador, Clayton, Milano, Al Boschetto, Orchard Szechuan, Girl and the Goose



HOTELS – Clayton, Intercontinental, Dylan Hotel, Ballsbridge Hotel, Mespil, Sandymount Hotel, Double Tree by Hilton, Herbert Park Hotel, Grand Canal Hotel, The Schoolhouse Hotel, Lansdowne Hotel, Hampton Hotel



AMENITIES – RDS, Aviva, Ballsbridge College of Further Education, River Dodder, Herbert Park, Shelbourne Park, National Print Museum, Pembroke Wanderers Hockey Club, Lansdowne Tennis Club, Pembroke Library, Energie fitness



PUBS – Paddy Cullens, Waterloo, Searsons, The Bridge, Slatterys, House Show House, Crowes, Mary Macs, the 51, The Bath, Smyths, O'Briens, Becky Morgans, The Wellington, Beggars Bush



OTHER – Roly's Café, Ulster Bank, Hemingways Café, Patrick Byrne Pharmacy, Insomnia, Ballsbridge Deli, Ladbroke's, Base Pizza, Subway, Post Office, Four Star Pizza, Café Java, Trim, Starbucks, Centra, Mink, Coffee Kiosk, Millers Pizza, Ginkgo florists, Lankawi, Paddy Power, John Taylor menswear, Tesco, Boots Pharmacy, Craft dry cleaners, Burger King, Permanent TSB, Donnybrook Fair



Lansdowne Tennis Club



Aviva Stadium

Lansdowne DART Station

Energie Fitness

Starbucks Centra

Avoca Shelbourne Social Butlers

Ballsbridge Hotel

Bus Aircoach & Taxi Rank

Coffee Kiosk

Bank of Ireland

1410
PEMBROKE ROAD

Pembroke Wanderers Hockey Club

Horse Show House

RDS

Baan Thai, Crowes, Paddy Cullens, Base Pizza

Spar and Insomnia

Maia, Cafe Java, Subway, Post Office

Bell & Belucci's

Pembroke Library

Roly's Bistro, The Bridge, Lobster Pot, Bon Espresso

River Dodder

Ulster Bank

Ravi's Kitchen

Ballsbridge College of Further Education

Herbert Park Hotel

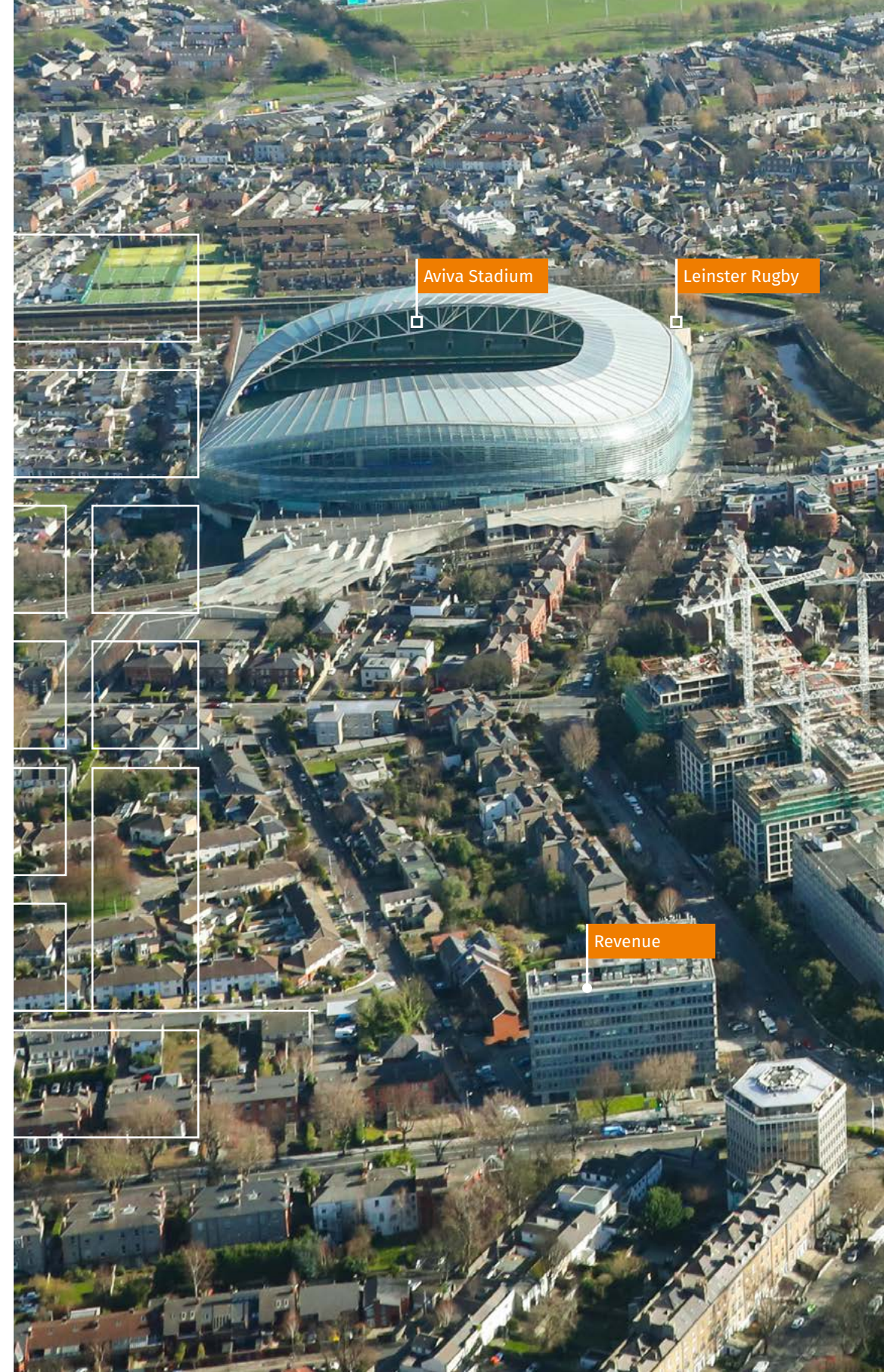
Herbert Park

140

PEMBROKE ROAD

DUBLIN 4

BE IN THE HEART OF
BALLSBRIDGE SURROUNDED
BY OCCUPIERS WHOSE
IDENTITY IS A WHO'S WHO
OF SUCCESSFUL BUSINESSES





Irish Research Council
Higher Education Authority

EirGrid Plc
Avolon Aircraft Leasing
Empower Studio
Murex Advanced Technologies
Energie Fitness

Ikea
Finance Ireland

IBM

Ballsbridge Hotel

Bank of Ireland

Currency Fair

U.S. Embassy In Ireland

Ulster Bank

Ballsbridge Motors

Regus

AIB Bankcentre
Facebook

Goodbody
Stockbrokers

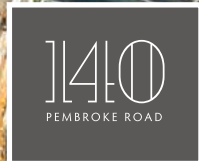
Zurich

InterContinental Hotel

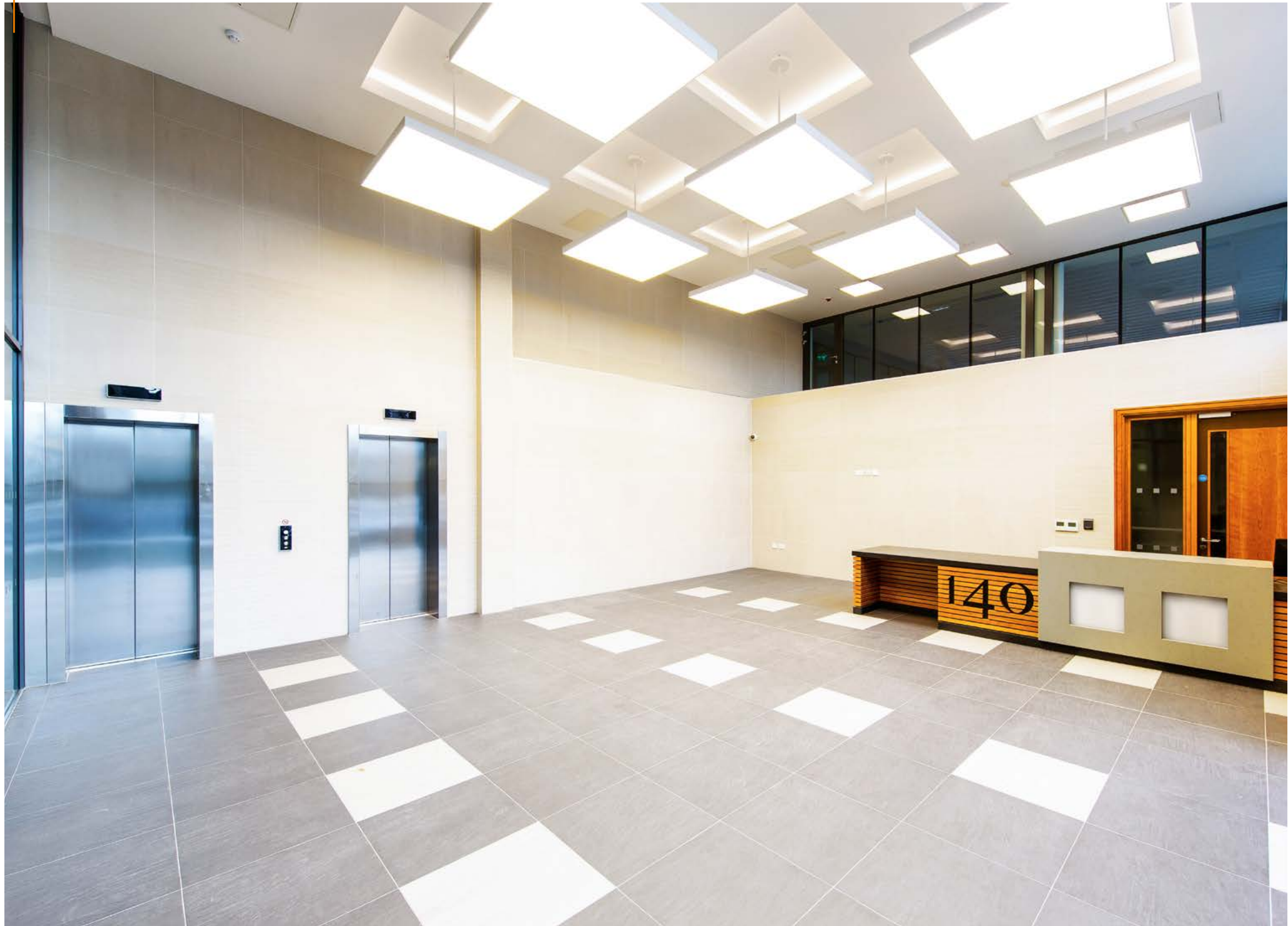
RDS

Sony
Avestus Capital Partners

DMG Media Ireland
BUPA
Rubicon



**'WITH AN EYE TO DETAIL, 140 PEMBROKE ROAD SUCCEEDS IN STRIKING THE BALANCE
BETWEEN PROVIDING 5 STAR ACCOMMODATION WHILST MAINTAINING CONFIDENT INTEGRITY'**



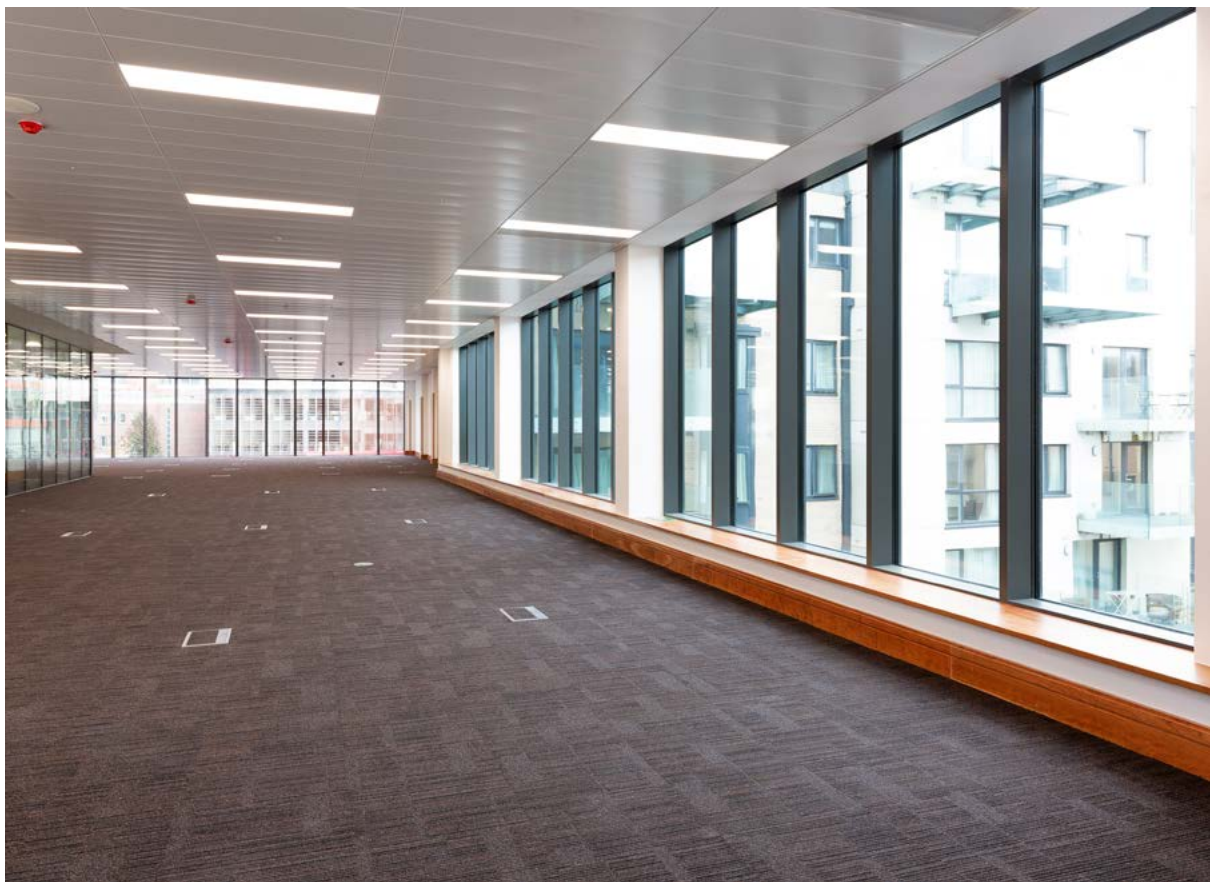
GROUND FLOOR RECEPTION



TYPICAL UPPER FLOOR


1400

PEMBROKE ROAD
DUBLIN 4



A HEADQUARTER BUILDING WITH A BIG PRESENCE

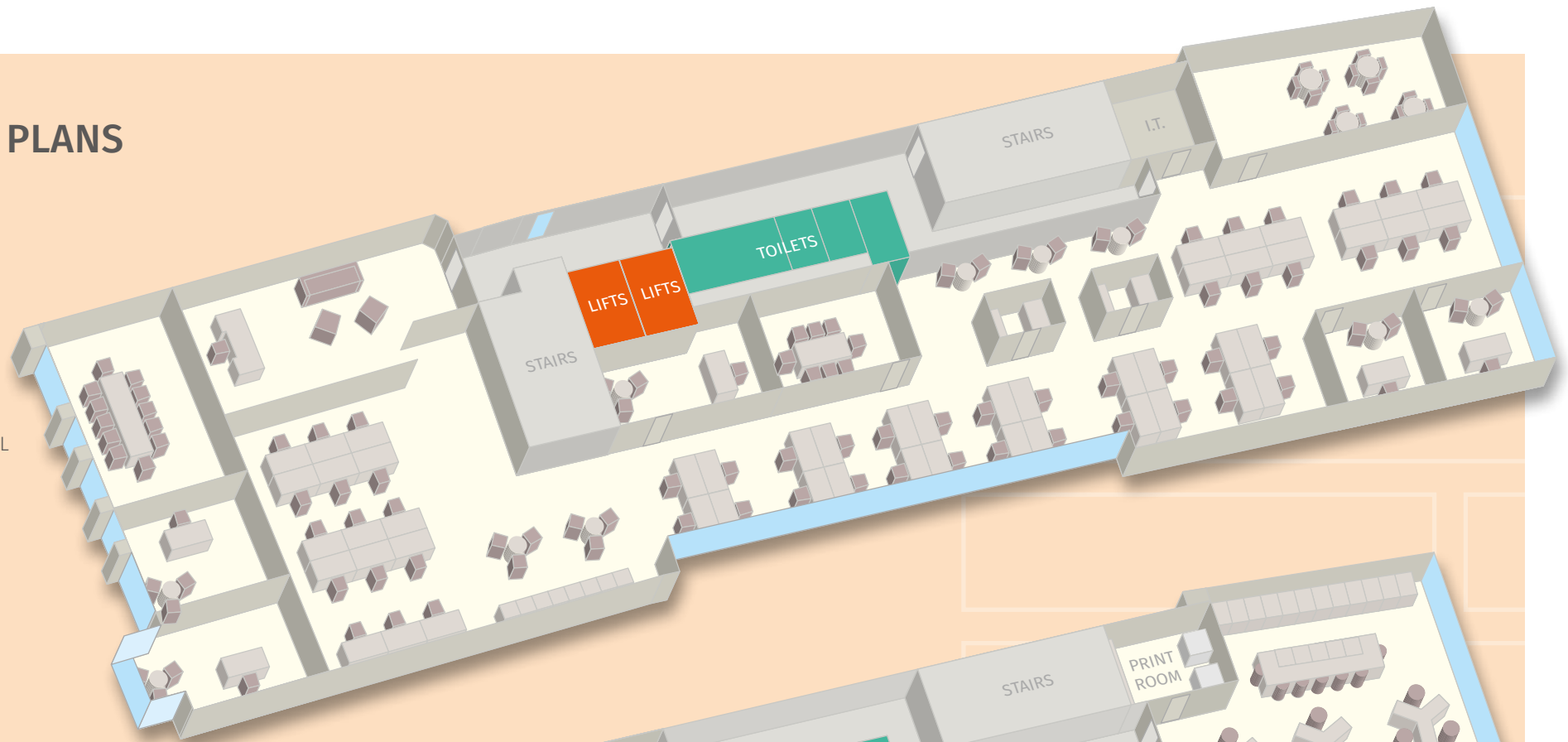
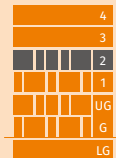
SCHEDULE OF ACCOMMODATION

Floor	Net sq m	Net sq ft
Lower ground floor	148	1,593
Ground floor	n/a	n/a
Upper floor	368	3,961
First floor	518	5,576
Second floor	518	5,576
Third floor	397	4,273
Fourth floor	382	4,111
Total	2,331	25,090
 11 car spaces are available with the property		

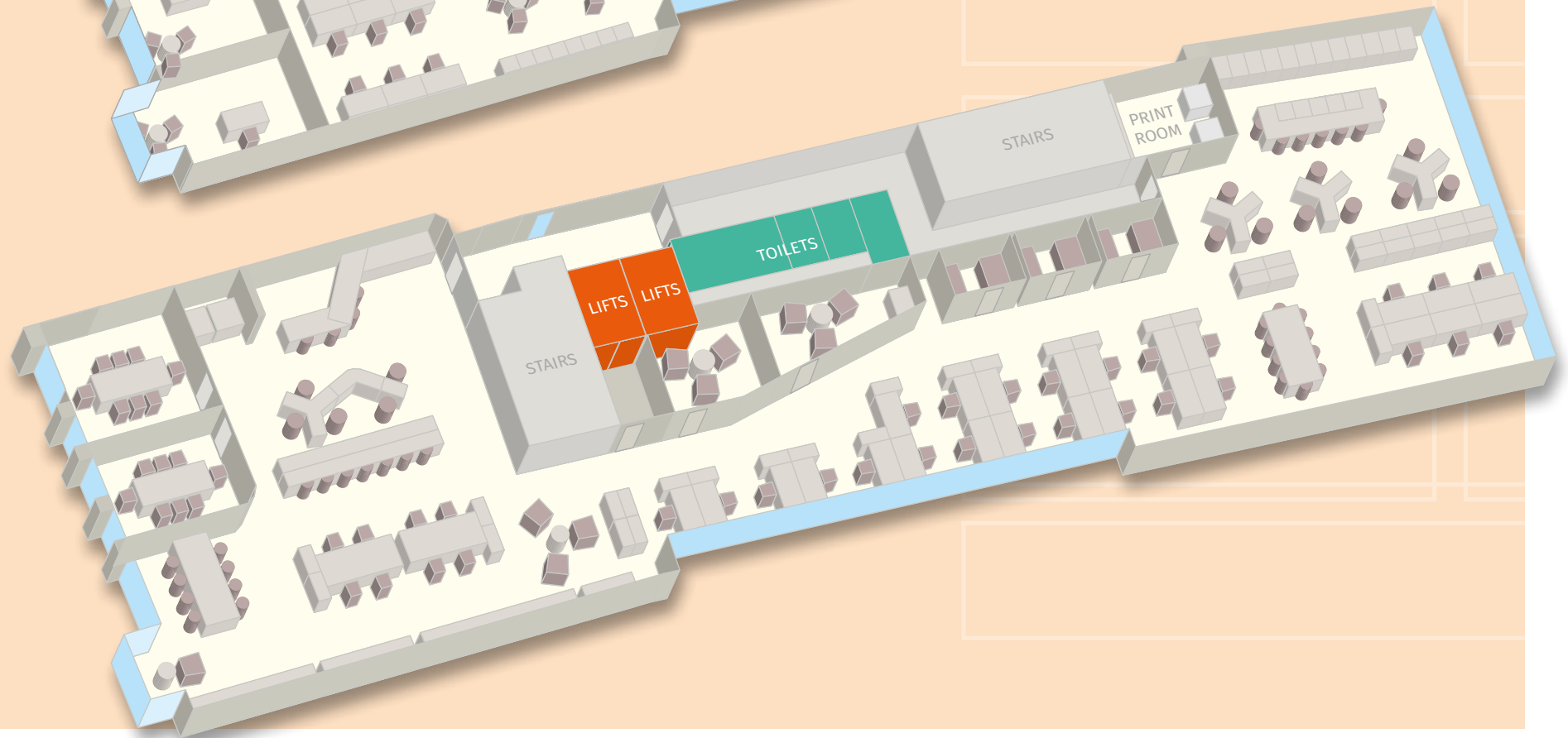
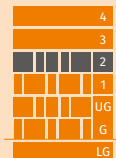
BER A3

FLOOR PLANS

SECOND FLOOR
PROFESSIONAL
LAYOUT



SECOND FLOOR
TECHNOLOGY
LAYOUT





SPECIFICATION

SUB-STRUCTURE

- 300mm thick, tanked, lower ground floor slab, with 150mm insulation and 75mm floating screed.
- Associated drainage, radon gas dispersal, and other services.

STRUCTURE

- Structural steel frame on reinforced concrete base slab with reinforced concrete piles & ground beams.
- Rising retaining walls in 300mm thick reinforced concrete, insulated and tanked.
- Lower ground floor and ground floor - 300mm thick, tanked, with minimum 150mm insulation and 75mm floating screed.
- Upper floors – slim deck concrete slabs on trapezoidal permanent shuttering.
- Floors supported by castellated steel beams, with “H” section steel columns, all with intumescent paint.
- Stairwells & Lift Cores – reinforced concrete walls, with precast concrete stairs & landings.
- ESB sub-station to rear in 215mm reinforced concrete walls, floor slab & roof.

EXTERNAL & INTERNAL WALLS

EXTERNAL WALLS CONSTRUCTION

- Ibstock continental module brick, with Ancon/Nexus support systems, to South West (Pembroke Road) and South East Elevations from lower ground to parapet of 2nd floor.
- Aluprof RAL coloured MB-71 HI treble glazed windows with integral louvre vents to South West Elevation (Pembroke Road).
- Aluprof RAL coloured MB-SR50N treble glazed bay window with integral louvre vents & spandrel panels, to South West Elevation (Pembroke Road).
- Aluprof RAL coloured MB-SR50N treble glazed curtain wall, with integral louvre vents & spandrel panels to South West (Pembroke Road) and North East Elevations (Shelbourne Lane).

- Aluprof RAL coloured MB-SR50N E160/60 fire rated, treble glazed curtain wall system on South East and North West Elevations.
- Argeton Terracotta Rainscreen tiles on the 3rd floor of the South West (Pembroke Road), South East & North East (Shelbourne Lane) Elevations.
- Pilkington Profilit Reglit glass panels on the 4th floor of the South West (Pembroke Road), South East & North East (Shelbourne Lane) Elevations.
- Polished Brown Granite to Ground Floor level of North East (Shelbourne Lane) Elevation.
- Entrance Bridge to Pembroke Road main entrance to be painted steel with cantilevered toughened & laminated glass balustrade and brown granite paving.
- Balustrades to Pembroke Road & Shelbourne Lane to be stainless steel with toughened & laminated glass balustrades on brown granite upstands.
- Dark Grey self-coloured render on blockwork & reinforced concrete to the North West Elevation (facing Hume House).
- Internal Leaf of external wall throughout is 100mm light gauge metal framing, with 100mm high density insulation on fire rated cement board, with integral 100mm rockwool insulation and 2 x 12mm plasterboard with vapour barrier/air-tight barrier. Ancon wall tiles to brickwork & blockwork.

INTERNAL WALLS CONSTRUCTION

- Gyproc metal stud walls, with 2 x 12mm plasterboard each side, skim finish, with integral acoustic insulation, throughout.
- Stair core and lift walls in reinforced concrete, with plaster finish.
- Selected fire rated, double glazed, screens.

INTERNAL FINISHES

MAIN LOBBY

- Recessed matwell with Gradus framing and Gradus Esplanade matting.
- Insitue concrete screed and insulation to make up the levels.
- Tinta Terra Archgres porcelain tiles on walls with matt finish.
- Tinta Terra Archgres porcelain tiles on floors with riven finish R11 slip resistance.
- Ceiling to be MF plasterboard ceiling system.
- External Glazing to be Aluprof RAL coloured MB-SR50N HI standard with Aluprof MB-70 HI burglar resistance RC1 automatic opening doors.
- Aluprof RAL coloured MB-SR50N E160/60 fire rated, treble glazed curtain wall system.

RECEPTION

- Insitue concrete screed and insulation to make up the levels.
- Tinta Terra Archgres porcelain tiles on walls, matt finish.
- Tinta Terra Archgres porcelain tiles on floors, riven finish, R11 slip resistance.
- Ceiling to be MF plasterboard ceiling system.
- Reception desk to be stone & glass.
- Stairs glazing and windows to be Aluprof RAL coloured MB-SR50N E160/60 fire rated, curtain wall system.
- High level planting area with selected plants in automatically watered growing medium.
- Cherry & Ash veneered door & screen to Staff area.
- Lift internal finishes to be Tinta Terra Archgres porcelain tile floor, with riven finish R11, and veneered stone wall finish.

OFFICES

- Ceilings to be 1200 x 300 Armstrong Clip in System metal tiles with acoustic fleece, with painted MF system plasterboard perimeter.
- Walls to be skim finished, painted plasterboard throughout.
- Floors to be Interface Equilibrium carpet tiles.
- Kingspan TL Series PSA (screw down) Raised Access Floor with Alpha V Pedestals.
- Doors to be Cherry & Ash veneers, with ash joinery and Hoppe satin stainless steel ironmongery.

LANDLORD AREAS

- Ceilings to be 1200 x 300 Armstrong Clip in System metal tiles with acoustic fleece, with MF system plasterboard perimeter.
- Walls to be skim finish, painted plasterboard throughout.
- Floors to be Interface Equilibrium carpet tiles.
- Kingspan TL Series PSA (screw down) Raised Access Floor with Alpha V Pedestals.
- Doors to be Cherry & Ash veneers, with ash joinery and Hoppe satin stainless steel ironmongery.

STAIRS

- Walls to be skim plastered and painted.
- Treads and risers to have Tinta Terra Archgres porcelain tiles, riven finish, R11 slip resistance.
- Balustrades to be toughened & laminated cantilevered glass with satin stainless steel handrail.
- Doors to be solid core Cherry & Ash veneer with Hoppe satin stainless steel ironmongery.
- Joinery to be ash.

BATHROOMS & SHOWERS

- Tinta Terra Archgres porcelain tiles on walls, matt finish.
- Tinta Terra Archgres porcelain tiles on floor, riven finish, R11 slip resistance.
- Ceiling to be 600 x 600 Armstrong metal clip-in Bioguard.
- Doors to be solid core Cherry & Ash veneer with Hoppe satin stainless steel ironmongery.
- Concept Air close coupled, back-to-wall WC.
- Concept ARC hand-rinse washbasins.
- Idealite shower tray.
- Synerty Pivot Alcove glazed shower door with stainless steel grab rails with baskets.
- Concept soap dispensers, toilet roll holders and robe hooks.

ROOF

- Paralon (or equal) high performance roofing membrane on minimum 100mm Xtratherm high density insulation laid to falls throughout.
- Third floor Deck area to have brown granite paving laid on spacers on, with seating & planters.
- Bilco SST-50TP 3360 x 760mm roof access hatch system.
- Bilco ESW-50 REM automatic opening smoke vents.
- Main roof to have dedicated foot traffic areas around plant area.
- Main roof to have a Ducowall aluminium louvre screen, with gated access, to disguise plant area.
- Areas outside Ducowall aluminium louvre screen to have Skyway (or equal) fall arrest/restraint system.



MECHANICAL & ELECTRICAL SERVICES

MECHANICAL DESIGN CRITERIA

EXTERNAL DESIGN CRITERIA

- Winter: -5°C (DB) 100% Saturated
- Summer: 26.7°C (DB) / 20°C (WB)

WINTER INTERNAL DESIGN CRITERIA

- Open Plan Office: 21-23°C
- Toilets: 19-21°C
- General Circulation: 19-23°C
- Relative humidity uncontrolled

SUMMER INTERNAL DESIGN CRITERIA

- Open Plan Office: 22-25°C
- Toilets: uncontrolled
- General Circulation: uncontrolled
- Relative humidity uncontrolled

OCCUPANCY DENSITY

- Open Plan Office: 1p/8m²

NOISE CRITERIA

- Open Plan Office NR 35
- Reception NR 35
- Toilet Areas NR 40
- Plant Rooms NR 50

VENTILATION

FRESH AIR

- Offices: 10L/s/person
- Toilets & Showers ~90% of extract

Fresh air is provided to offices and reception by high efficiency heat recovery units in the ceiling void of each floor ducted to perimeter louvres. The fresh air will be tempered with heating or cooling using the VRF system as required. Each heat recovery unit is provided with a LCD wall mounted controller and BMS monitoring.

Tempered fresh air is supplied to toilets and showers at a rate of 90% of the extract rate.

EXTRACT AIR

- Toilets: 10ACH
- Showers: 10ACH
- Cleaners Stores: 10ACH

BICYCLE PARK

- Naturally ventilated

AIR CONDITIONING

OFFICES & RECEPTION

Each office floor is air conditioned (heating & cooling) using proprietary Variable Refrigerant Flow (VRF) systems using R410a refrigerant.

The system includes outdoor condenser units located at roof level.

Suspended ceiling concealed VRF indoor units in the ceiling void of each office space. The use of ceiling concealed indoor units permits a flexible partitioning arrangement and good localised temperature control. Additional VRF indoor units can be installed in the fitout by tenants if cellular offices are required.

Each VRF indoor unit is provided with a local LCD wall mounted controller and BMS monitoring.

LOBBY & BACK OF HOUSE SPACES

The lift lobby and back of house (BOH) circulation areas are heated only.

PLUMBING & DRAINAGE

PLUMBING

A Format 30 cold water storage tank provided in the basement, sized in accordance with DCC requirements of 40 litres of storage per occupant. A boosted supply is pumped to the toilet and shower facilities. A Format 30 mains water break tank is provided in the basement with boosted supply.

3no. 22mm CWS and 3no. 22mm MWS capped connections are provided per floor for tenant use.

DRAINAGE

Condensate will be piped to drainage stacks, boxed out in the office on all levels.

SVPs are located in risers.

FIRE PROTECTION

Dry riser is located in the egress stairs with a landing valve at each level. The breeching inlet point is located off Shelbourne Lane.

AOV's interfaced with the fire alarm panel will be located at the top of each stairwell to control smoke extraction in the event of a fire.

FIRE ALARM

A fire detection and alarm networked system in accordance with IS3218 and designed to an L1 standard will be installed throughout the building.

An analogue addressable panel will be provided at the main reception area monitoring all levels.

Fire alarm interface units will be provided to all lifts, gas valves, mechanical plant, smoke extract systems and all doors provided with access control equipment.

A fire suppression system will be provided in the main incoming communication rooms.

MECHANICAL & ELECTRICAL SERVICES - CONTINUED

BUILDING MANAGEMENT SYSTEM

The building will be controlled by a Building Management System. The system will be fully automatic and IP based for web browser access as well as front-end access.

A central VRF system controller, interfacing with the BMS will be supplied and shall have functions including central control, operation schedule setting, group formation, fault indication & temperature control.

A stand-alone energy & utilities monitoring & logging system for the plant is provide and can provide the end-user with information as to the main areas of energy usage.

The meters, c/w data logging facilities, are to be linked to the main BMS. The energy monitoring system will enable full accounting of all plant power, as well as enabling trending and analysis.

A mains water meter shall be installed on the incoming water pipework entering the building.

Electricity usage for the building will be monitored by a number of secondary electricity meters which are installed throughout the building.

VERTICAL TRANSPORTATION

- Kone Lift System
- Lift Sizes – 2No. 1000kg (13person)
- Lift Speeds – 1.6m/s
- Average waiting time - <25s
- Lift/car fit-out

The lift systems have indicator lights in the lift lobbies. Lift cars are equipped with an emergency telephone system which will be monitored 24 hours per day, 7 days per week.

ELECTRICAL DESIGN CRITERIA

ELECTRICAL POWER DENSITIES

• Lighting	10W per sq.m
• General Services	25W per sq.m
• Misc. Small Power	10W per sq.m
• Mechanical Plant	35W per sq.m

LIGHTING LUX LEVELS

• Open Plan Office	500Lux (WP)
• Reception	300Lux (WP)
• Toilets & showers	150Lux
• Corridors	100Lux
• Bicycle park	100Lux
• Plantrooms	200Lux

POWER

A new low voltage ESB substation will be provided at ground level with the main LV switch room located adjacent to the substation.

Each office space will be provided with a dedicated sub-distribution board with individual meters for each tenant. Wired Floor boxes will be provided at 1p/8m2.

LIGHTING

Offices – Energy efficient LED modular recessed dimmable luminaires controlled via an automated lighting control system.

Reception – Bespoke LED lighting design to reflect high quality reception area complete with automated control.
Toilets & Showers– PIR controlled low energy LED luminaires.

Landlord areas will be provided with standalone PIRs controlling recessed LED luminaries.

An emergency lighting system in accordance with IS3217 installed throughout the building.

COMMUNICATIONS

Communications to each floor will be provided via a dedicated 12 core OM3 multi-mode fibre cable and 10 pair copper voice grade cable.

Primary containment will be provided to each floor box for future tenants data requirements.

SECURITY & ACCESS CONTROL

An IP based CCTV system will monitor all Landlord core areas, reception, entrance foyer and all external areas. Each tenant floor space will be supplied with access control technology.

The systems shall be designed to IS EN 50131 standards and the PSA Code of Practice.

All entrances to the building will be alarmed and monitored by an intruder alarm system.

EARTHING

A complete earthing system in accordance with the ETCI National Rules for Electrical Installations will be provided.





PEMBROKE ROAD
DUBLIN 4

PROFESSIONAL TEAM

Agent



PSRA NO: 001848

Developer



Architect



Quantity Surveyor



Structural Engineer



Mechanical &
Electrical Engineer



Fire Consultant



Planning Consultant



Funder



For further information contact sole agent:



PSRA NO: 001848

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Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

Brochure design by **avalanche**
DESIGN