FIVE

HANOVER QUAY

DUBLIN 2

FIVE

HANOVER QUAY

TOTAL AREA 161,300 SQ.FT.

IMPRESSIVE WATER FRONTAGE

ON-SITE AMENITIES: SHOWERS, CYCLIST PARKING AND LOCKER FACILITIES

230 BICYCLE parking spaces

PREMIUM WATERSIDE LOCATION

7 Efficient & flexible floors

Roof gardens/ terrace

LEED GOLD V4

A3 BER

40 CAR parking spaces

WORKFORCE DENSITY OF **1** PER **8** SQ. M.

LIFTS x **8** **15 SECOND WAIT** AT PEAK TIMES

2.75 METRES HEIGHT CEILING TYPICAL FLOOR

4 METRES HEIGHT CEILING GROUND FLOOR

DON'T WAIT FOR THE FUTURE, STEP STRAIGHT INTO IT

Hanover Quay is arguably the best address in Dublin's South Docklands. It forms the northern boundary of the Grand Canal Dock, one of the largest in Europe. All of its buildings have been completed within the last 15 years and provide a modern mix of office, residential and leisure uses. As you look south towards the Dublin Mountains, your neighbours will include Accenture, Airbnb, Matheson and State Street.

The office, residential and retail developments currently underway are the finishing touches to this area of the South Docks which will be one of Dublin's most trendy and exciting places to work or live.

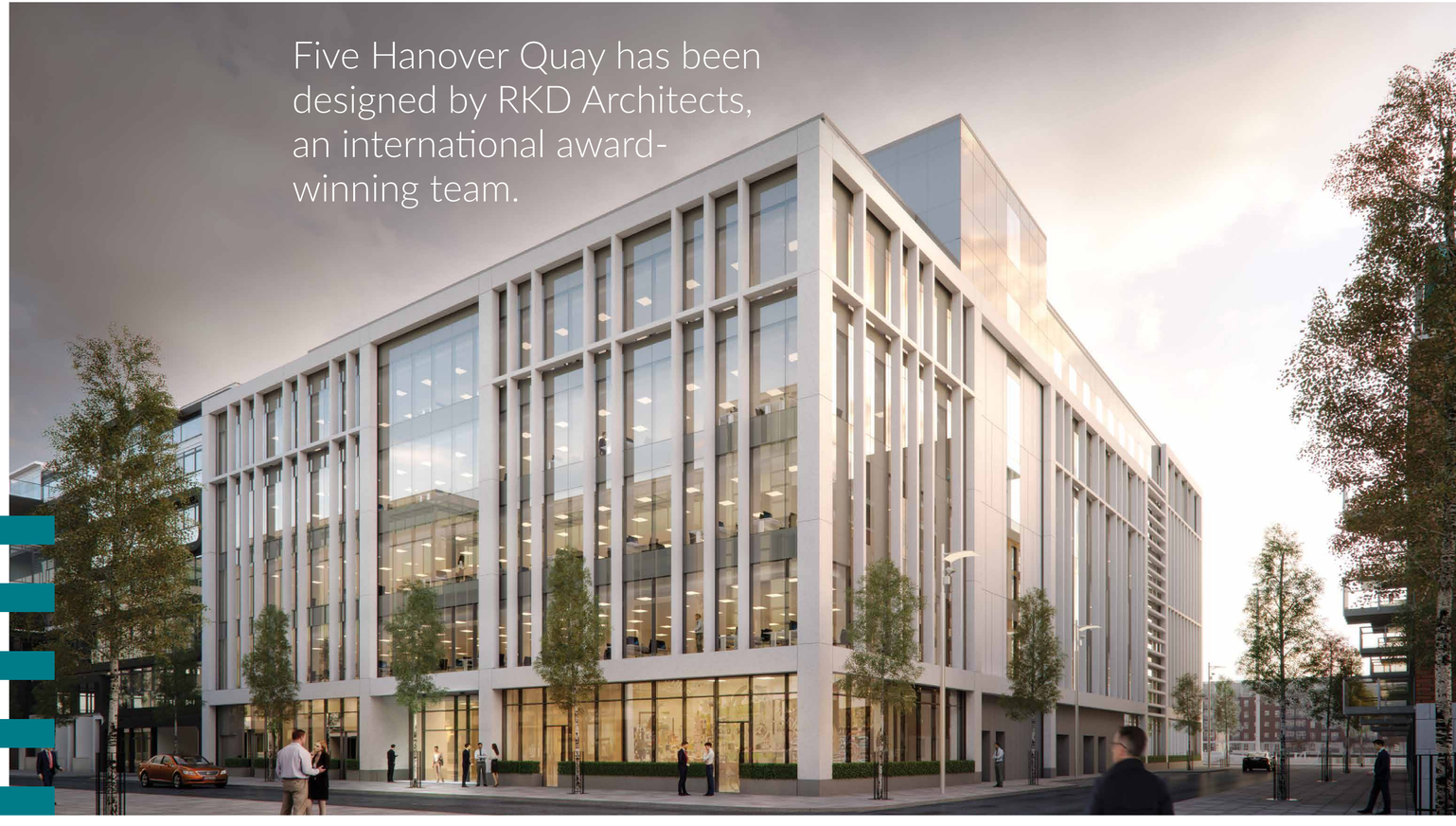
With two high quality hotels trading within 5 minutes walk, as well as a wide selection of cafes, restaurants and convenience shops - Five Hanover Quay has it all. Our promise for the future can be seen here today.

A MODERN FUTURE-PROOFED DESIGN WITH SUSTAINABILITY AT ITS HEART

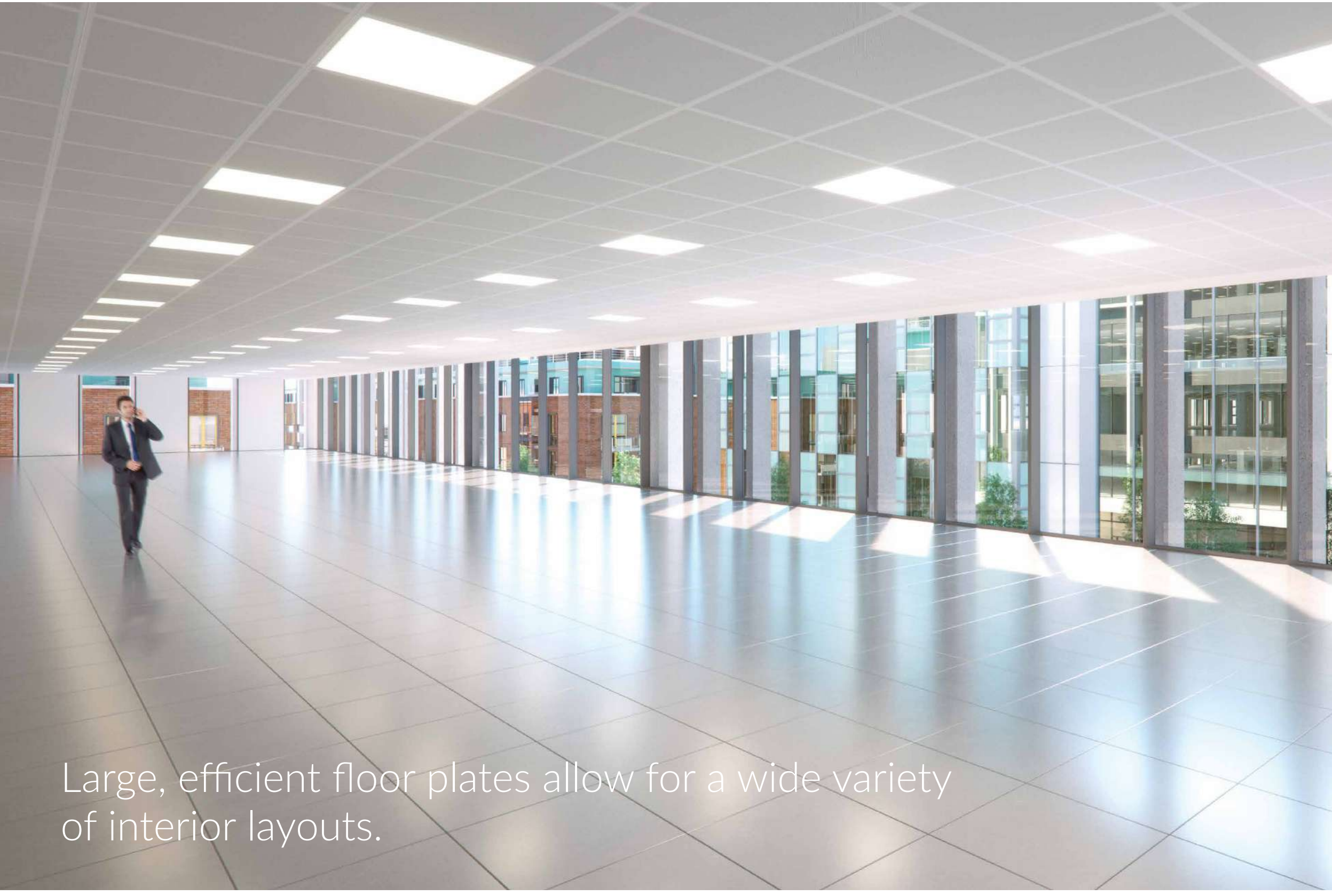
Five Hanover Quay has been designed by an international team of award-winning architects, engineers and consultants to be a 'best-in-class' example of modern architecture. It utilises state-of-the-art materials and techniques to optimise the aspect of the site and provides enviable views over the dock itself.

With double-height entrance areas from a public plaza and a curtain wall facade incorporating double glazed windows and insulated glass spandrel panels, this is a living, breathing building that oozes design, style and comfort.

It offers 161,300 sq. ft. of gold-standard office space over seven floors with separate basement parking, cycle bays and shower/changing rooms. The building optimises cost-efficiencies through many sustainable features including solar shading, environmentally friendly mechanical and electrical systems and is completed with a Sedum 'Green' Roof.



5HQ



Large, efficient floor plates allow for a wide variety of interior layouts.

IN THE COMPANY OF GLOBAL GIANTS...

1. State Street
2. Airbnb
3. Accenture
4. Matheson
5 SEB
6. LogMeIn
7. TripAdvisor
8. AWAS
9. Ancestry
10. Beauchamps
11. Facebook
12. Capita
13. William Fry
14. HSBC
15. Mason, Hayes & Curran
16. Google
17. Central Bank
18. PwC
19. A&L Goodbody
20. Three
21. Bloomberg
22. Morgan Stanley
23. Citi Bank
24. Zalando

WELL CONNECTED

5 Hanover Quay

Luas Green Line

Luas Red Line

Luas Cross City Line

DART Line / Irish Rail

LUAS
Spencer Dock Red Line
13 minute walk

DUBLINBIKES
Benson Street
1 minute walk

BUS
Various Locations

TAXI
Various Locations

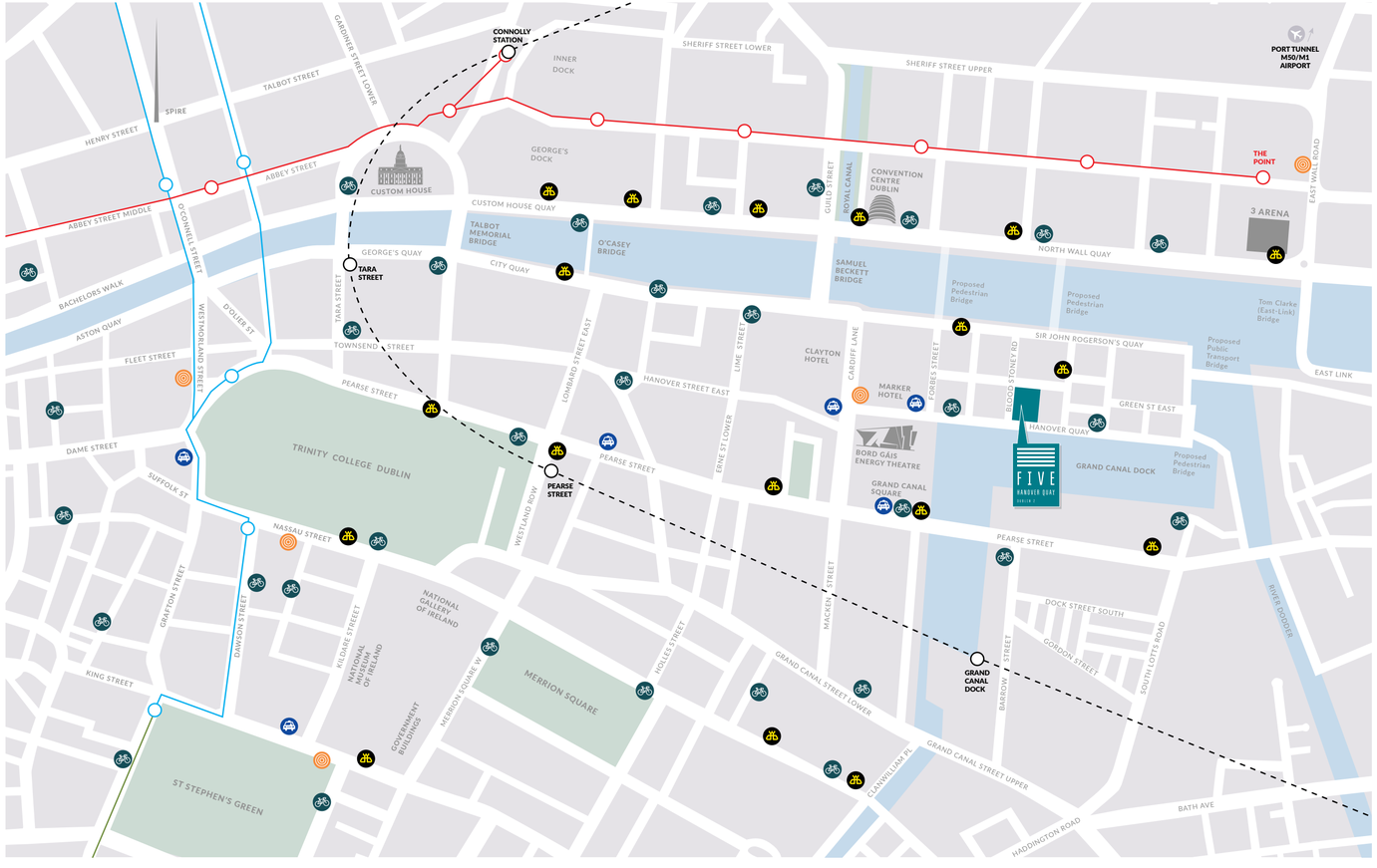
DART
Grand Canal Dock Station
11 minute walk

Pearse Station
10 minute walk

Connolly Station
20 minute walk

AIRCOACH
Various Locations

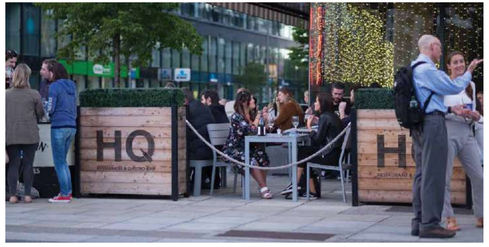
AIRPORT
Dublin Airport
via Port Tunnel
20 minute drive

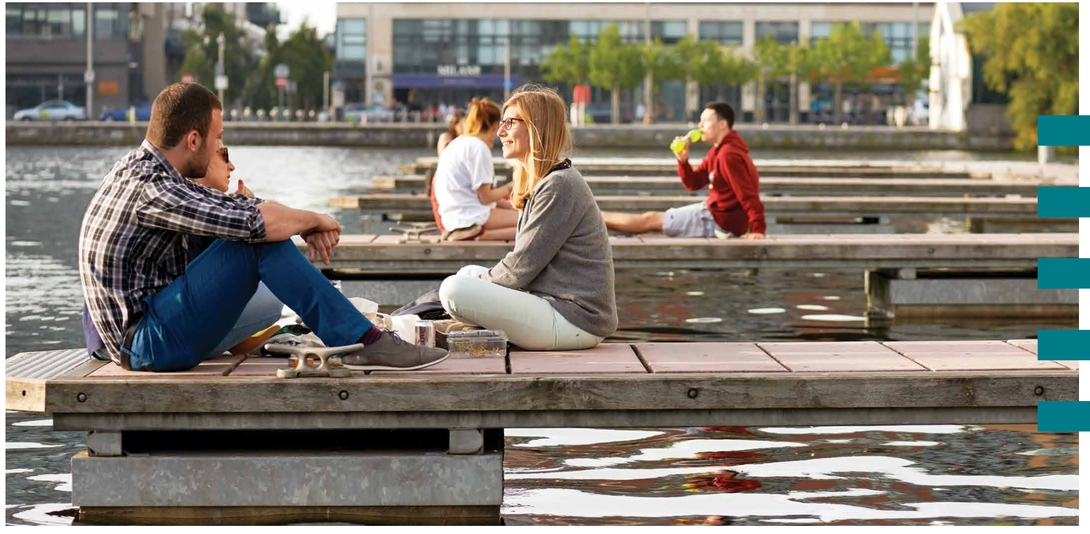


fresh
THE GOOD FOOD MARKET
FOOD
BAKERS STREET

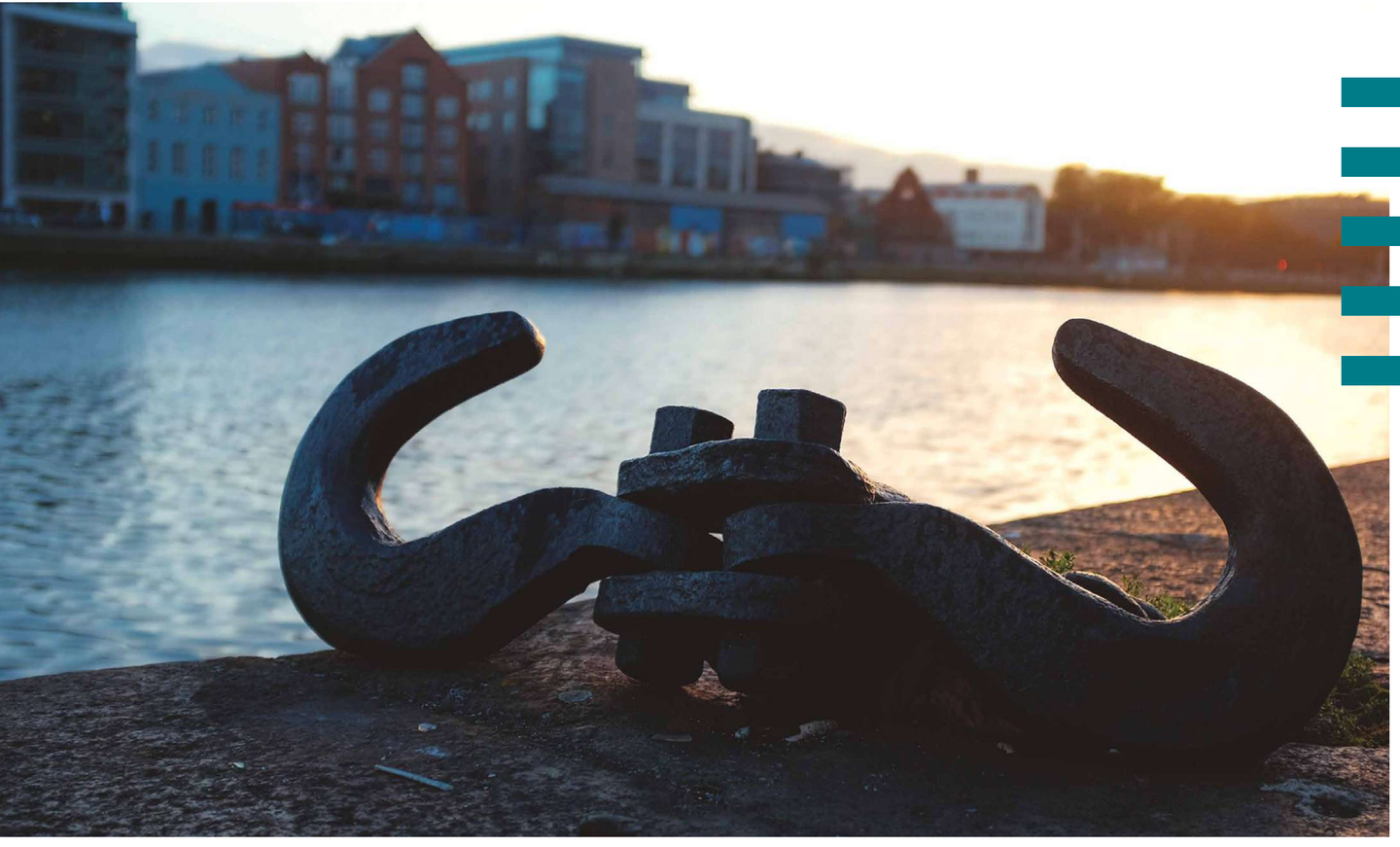
LUNCH
BRUNCH
DINNER

POWERS
WHISKEY
O'BRIENS





- Sports
- Restaurants
- Doctors
- Pharmacies
- Retail
- Banks

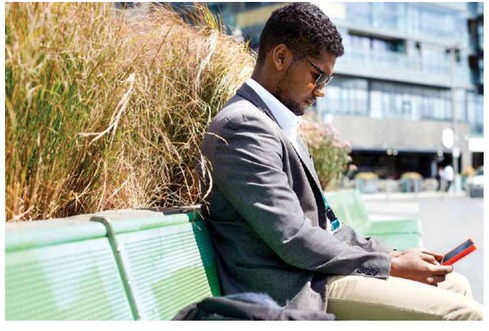


STEEPED IN HISTORY; NOW A LIVING LAB FOR SMART TECHNOLOGY

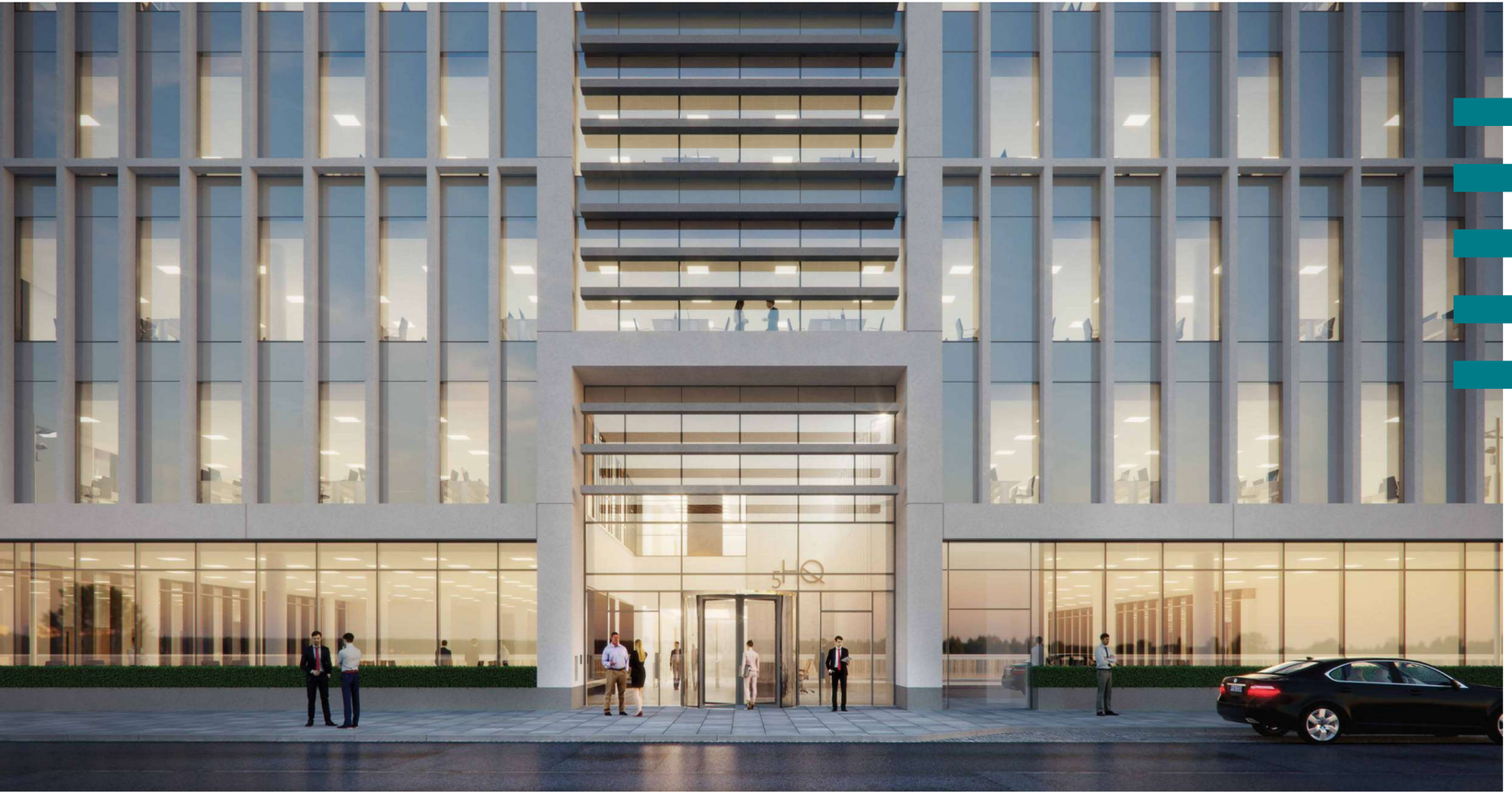
SMART DUBLIN

Originally built as a freshwater harbour to accommodate 300 warships for the Waterloo naval campaign, the Grand Canal Dock now offers a calendar of themed events and festivals throughout the year. It is steeped in history and is part of the Dublin tourist trail, with an expanding number of permanent and semi-permanent cultural and art installations.

However, the Docklands is now a globally promoted area for the implementation of new technology and is the 'living lab' for Dublin City Council's investment in 'smart city' facilities which are being developed in conjunction with a number of international technology partners. This offers inhabitants the ability to enjoy new advances in lighting, Wi-Fi, integrated transport systems and live data on everything from environmental sustainability to the availability of car parking spaces and free bike schemes via a series of downloadable apps.



DUBLIN'S THRIVING DOCKLANDS AREA IS THE IDEAL SETTING FOR YOUR NEW HQ AT FIVE HANOVER QUAY



BUILDING SPECIFICATIONS

Architectural Specification

Means of Escape	1 person per 6 sq. m.
Internal Climate	1 person per 8 sq. m.
Sanitary Accommodation	1 person per 8 sq. m. (Provisions as per BS6465 4-1 2014)

Planning Module	1.5 X 1.5m Typical throughout
Structural Grid	7.5 X 7.5m and 7.5 X 9.0m

Floor Loadings

Office Floors	5.0kN/m² UDL
Reception Area	5.0kN/m² UDL
Car Parking Area	2.5kN/m² UDL
Roofs	0.6kN/m² UDL
Plant Areas	7.5kN/m² UDL

Floor Heights

Reception Ceiling Height	Double height space Approx. 7.8m
Ground Floor Ceiling Height	4.0m
1st – 6th Floor Ceiling Height	2.75m
Typical Floor to Floor Height	4.1m

Service Zones

Raised Access Floor – 200mm
Typical Floor to Ceiling Height – 2750mm
Ceiling Zone – 650mm

Structure

Insitu reinforced concrete structure with typical 275mm flat floor slabs, with insitu reinforced concrete columns and core walls.

EXTERNAL FINISHES

Facade

- Unitised high performance curtain wall system with structural glazing and polyester powder-coated internal frames. High-performance solar glazing and insulated spandrel panels.
- Feature high quality reconstituted stone outer frame.

Main Entrance Doors

Feature clear glass, frameless revolving door and single leaf door to each side for accessibility and fire escape.

Roof

Sedum Green Roof System on proprietary waterproofing membrane on high density roof insulation on reinforced concrete roof laid to falls.

Landscaping & Terraces

- High quality natural aggregate paving with feature planters to terrace areas.
- High quality granite and concrete paving to external footpaths with feature planters and integrated lighting to building perimeter.

U-Values

External Wall	= 0.21 W/m2k
Floor	= 0.21 W/m2k
Roof	= 0.18 W/m2k
Glazing	= 1.50 W/m2k (tbc)
Spandrels	= 0.85 W/m2k (tbc)
Airtightness	= 3.5M3/M2/HR@50Pa

INTERNAL OFFICE FINISHES

Walls
Painted plasterboard lining to internal office walls and cores with painted MDF skirtings.

Floors
600 X 600 Raised access flooring.

Ceilings
600 X 600 Mineral fibre tiles with feature plasterboard band to perimeters and core junctions.

Columns
Painted finish to reinforced concrete.

Joinery
- Flush American White Oak Doors and Frames with painted MDF skirting
- Stainless steel ironmongery throughout

RECEPTION

Walls
- Double height space with views of the first floor lift lobby
- Painted plasterboard walls with bronze-lined effect featured recesses with integrated seating
- Selected feature wall behind reception desk

Floors
Polished concrete with underfloor heating throughout.

Ceiling
MF Plasterboard ceiling with feature lighting.

Reception Desk
High-Quality 'Solid Surface' feature reception desk with bronzed effect panelling.

STAIRS

Walls
Painted plasterboard lining with painted MDF skirtings.

Floors
Proprietary rubber floor coverings with integrated stair nosings in contrasting colour.

Ceiling
Painted concrete to underside of stair flights and half landing.

Joinery
- Flush White Oak Doors and Frames including vision panels and painted MDF skirting
- Stainless steel ironmongery throughout

Balustrades
Satin finished stainless steel handrails (grade 316L) supported on floor mounted support posts or wall mounted with stainless steel perforated guarding panels.

SANITARY ACCOMMODATION

Toilet Provision
- Toilet provisions are calculated on 1 person per 8 sq. m.
- Toilet requirements are calculated on a floor by floor basis
- Toilet numbers are calculated based on BS 6465-1

Walls
Porcelain wall tiling.

Cubicles
- Proprietary toilet and shower cubicle system, full aluminium frame with HPL laminate facings
- Proprietary IPS panel system to match toilet cubicles with selected HPL laminate finish

Floors
Large format porcelain floor tiling.

Ceilings
600 X 600 Mineral fibre tiles with feature plasterboard band to perimeter wall junctions.

Vanity Units
- Bespoke vanity unit with Corian finish and fully recessed countertop wash hand basins
- Mirror with integrated lighting and separate hand dryers, soap dispensers and taps

Sanitary Fittings
High quality sanitary ware and fittings throughout.

Joinery
Flush American White Oak Doors and Frames. Stainless steel ironmongery throughout.

CAR & BICYCLE PARKING, LOCKER & SHOWER PROVISIONS

Parking Provisions
40 Car Parking Spaces.

The basic dimensions required for the layout of car parking areas are as follows:

- Parking bays shall be 2.4m wide by 4.8m in length
- Parking bay widths for people with disabilities will be a minimum of 4.8m wide by 6.0m long
- Design Standard: At least 5% of the total number of spaces should be designated disabled car parking spaces
- Total number of spaces provided = 3

Bicycle Parking
230+ secure bicycle parking spaces are provided in the basement.

Shower and Changing Facilities
Shower and changing facilities are provided in the basement, accessed from the main core.

SHOWER PROVISION (PROPOSED)	
Female	7
Male	7
Accessible	1
TOTAL	**15**

MECHANICAL SERVICES

Air-con designed for an occupation of 1 person per 8m^2.

Air-conditioning system
The office areas will be totally air-conditioned and will be provided with a Low Temperature Hot Water (LTHW) and Chilled Water (CHW) system to provide the required energy load to heat and cool the office space throughout the year via 4-pipe fan coil units. Each floor shall be provided with energy monitoring stations and automatic isolation valves to enable each floor plate to be easily metered by the landlord if required.

The 4 central Air Handling Units (AHU) will extract the return air and discharge to outside via a heat recovery section in the AHU. This will in turn preheat the fresh air to be delivered into the buildings and reduce energy costs. Variable speed fans shall be provided with motorised dampers provided on each floor or sub-tenancy with pressure differential switches controlling the volume delivered to the spaces. The supply and return air will be ducted in the dedicated mechanical risers to each floor at the central core.

Tempered fresh air will be provided to the back of the Fan Coil Units via the central Air Handling Units located on the 6th floor plant area.

Heating System
Two gas fire cascade boiler arrangements and one CHP unit shall be provided to meet the heating load requirement. The building heating system has been designed to achieve the minimum A3 BER rating the building is targeting.

Natural Gas enters the building directly at basement level and is metered within a dedicated naturally ventilated Gas Meter Room. The gas pipework is then run in welded steel a short distance to the basement heating plantroom. A provision for a future gas connection to serve a ground floor future canteen space is provided.

Cooling System
The building cooling requirement shall be provided by a minimum of 3 air cooled chillers located on the 6th floor plant area. The chillers shall be capable of providing chilled water at 6°C and each chiller can provide 40% of the building load to allow for extra redundancy.

DESIGN PARAMETER

Winter Temperature

Outside:	-5°C db (100% saturated)
Internal Office:	21°C±2°
Toilets:	18°C min
Reception:	18°C min

Summer Temperature

Outside:	26°C db/20°C wb
Internal Office:	23°C±2°
Toilets:	No Control
Reception:	No Control

Fresh Air Supply

Offices:	10L/s/person based on 1 person per 8m²
Toilets:	10 ACH extract (make-up air at 85% of supply)

Acoustics Level

Office Open Plan:	NR 35
Toilets:	NR 40
Reception Area:	NR 38

Water Services

24-hour storage for the building population providing 45l/person

ELECTRICAL SERVICES

Design Criteria

The building shall be designed on the basis of One person per 8m²

Lighting:	10W per sq. m.
General Power:	20W per sq. m.
Small Power:	20W per sq. m.

Lighting	
Offices:	500 LUX
Reception:	200 LUX
Toilets:	200 LUX
Basement Car Park:	75 LUX

Lighting Control

A dedicated lighting control system shall be provided throughout the open plan office areas. The lighting systems will be zoned to allow areas to be controlled in isolation, for example areas benefiting from day-lighting may not require artificial lighting for the same periods as the more internal areas.

Standby Power

The building firefighting and life safety systems shall be backed up via a Landlord generator located within the basement area. The generator shall be rated to facilitate the life safety energy loads only.

There will be future space available for a tenant generator within the basement level, to back up their floor space. This space allocation shall be suitably sized to meet the requirements of a single tenant floor space.

Communication

The building shall be provided with a diverse telecommunications route from the existing telecoms network within the vicinity of the development. Diverse routes, both externally and internally, will be provided.

PROTECTIVE SERVICES INSTALLATIONS:

Fire Alarm System
A fully addressable fire alarm system in full accordance with I.S. 3218. The fire alarm system will have sufficient capacity to permit extension of the system by the tenant, based on the ultimate partitioning configuration.

Security Systems
The security installation will consist of access control, CCTV and an intruder alarm system in the landlord areas. These systems shall be IP type and adaptable to an open network and fully expandable to accommodate future tenant requirements.

Earthing & Lightning Protection
A category LP III Lightning Protection system shall be provided in accordance with ET101 and I.S. EN 62305.

SUSTAINABILITY

The building is targeting LEED Gold and building energy Rating A3.

BER A3

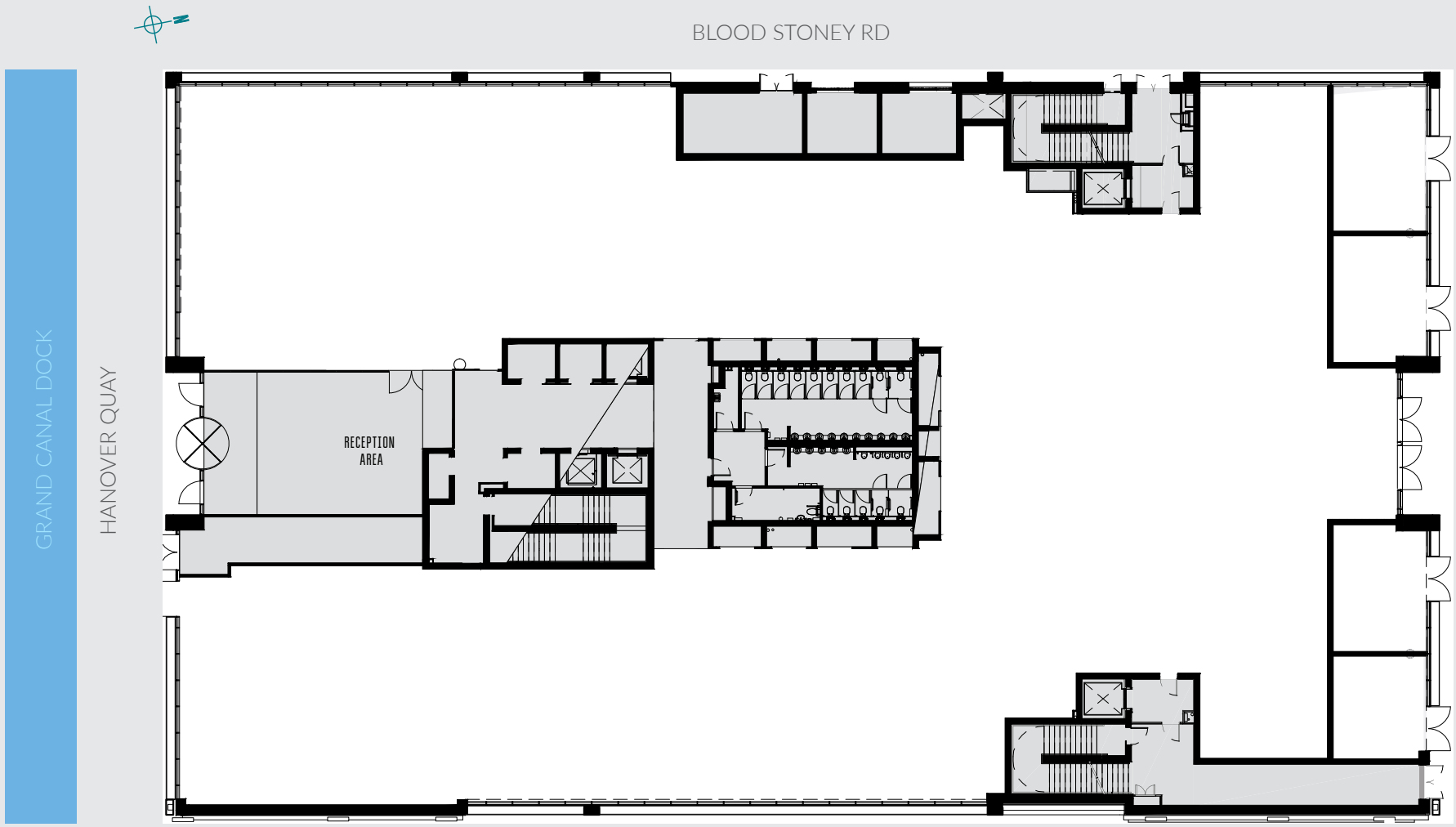
BUILDING MANAGEMENT SYSTEM

Building Management System - control, monitor, record, trend and alarm all of the building services and mechanical systems including any additional heating, ventilation, air conditioning, water services and internal/external metering via Modbus or BACnet.

PASSENGER LIFTS

i. Internal finishes – Oak side walls with mirror to rear wall
ii. Floor – Porcelain tile
iii. Contract speed 1.6m/s
iv. Waiting time – 15 secs at peak morning times (with destination control)
– 20.7 secs at peak lunch times (with destination control)

FLOOR PLANS

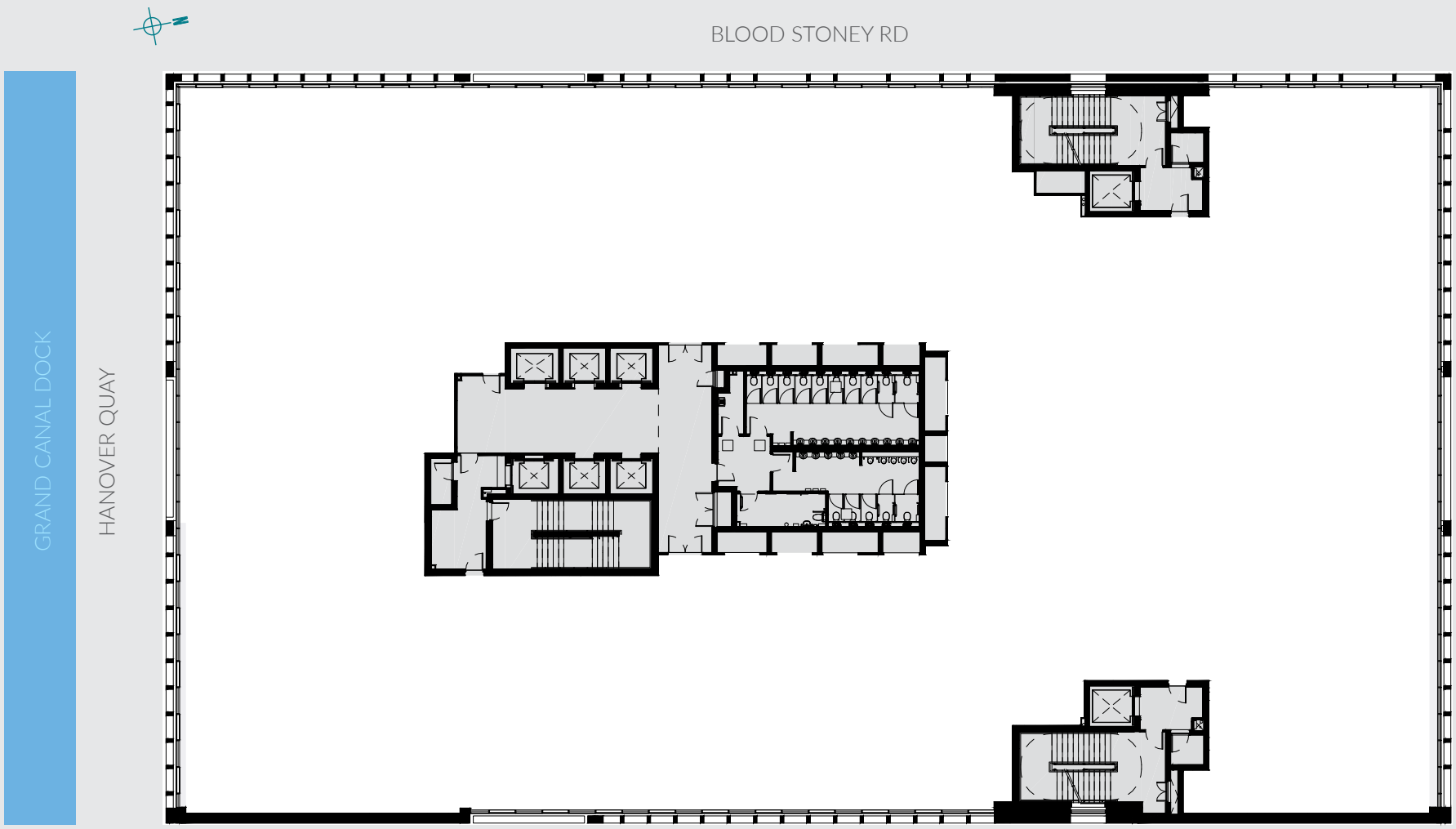


GROUND FLOOR

FLOOR AREA
2,195 sq. m.
23,630 sq. ft.

GROUND	2,195 sq. m.	23,630 sq.ft.
FIRST	2,277 sq. m.	24,509 sq.ft.
SECOND	2,408 sq. m.	25,915 sq.ft.
THIRD	2,408 sq. m.	25,915 sq.ft.
FOURTH	2,408 sq. m.	25,915 sq.ft.
FIFTH	2,181 sq. m.	23,474 sq.ft.
SIXTH	1,110 sq. m.	11,944 sq.ft.

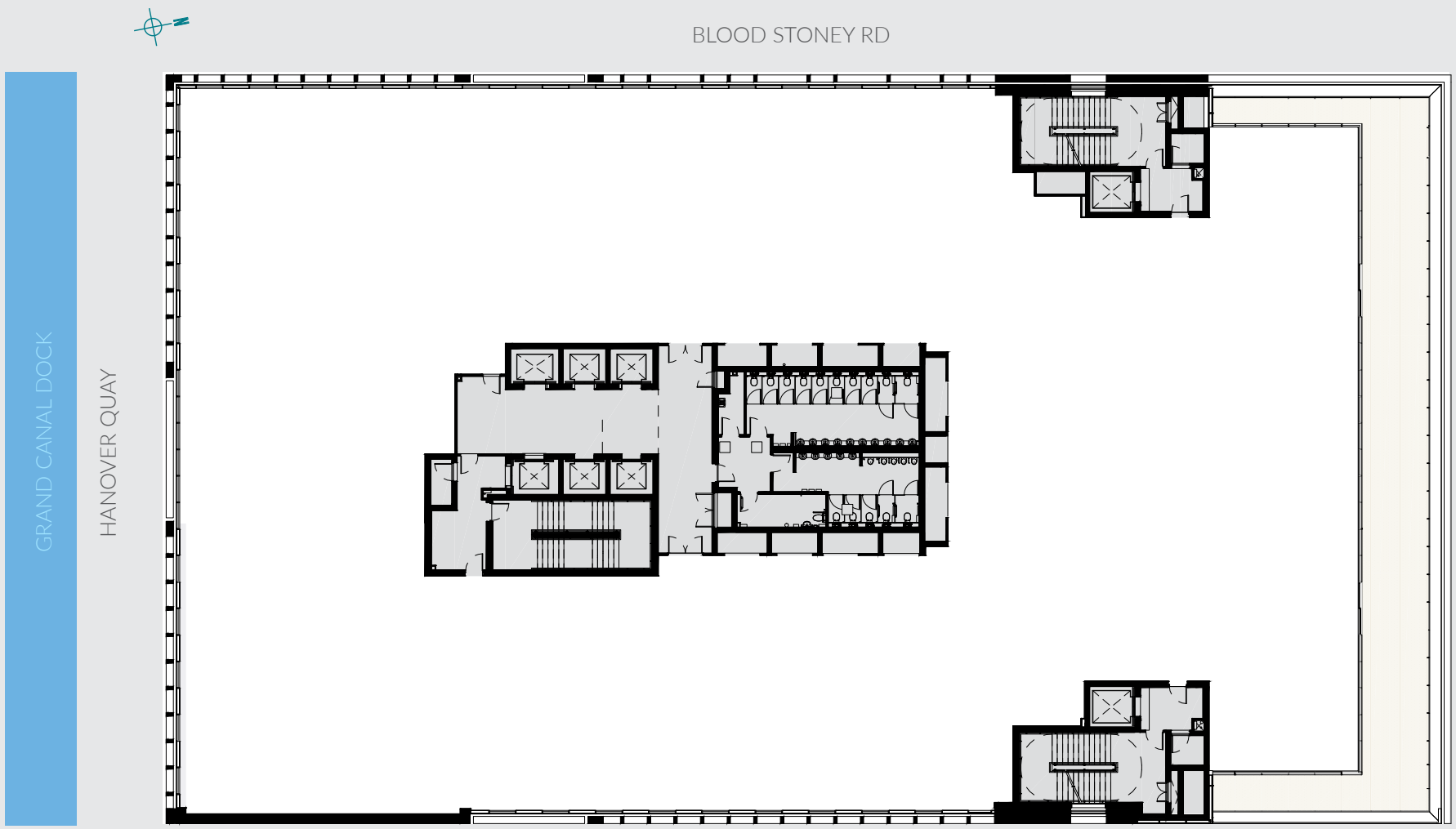
TOTAL
14,987 SQ. M.
161,300 SQ. FT.



TYPICAL FLOOR

FLOOR AREA
2,408 sq. m.
25,915 sq. ft.

FLOOR PLANS



FIFTH FLOOR

FLOOR AREA
2,181 sq. m.
23,474 sq. ft.

GROUND	2,195 sq. m.	23,630 sq.ft.
FIRST	2,277 sq. m.	24,509 sq.ft.
SECOND	2,408 sq. m.	25,915 sq.ft.
THIRD	2,408 sq. m.	25,915 sq.ft.
FOURTH	2,408 sq. m.	25,915 sq.ft.
FIFTH	**2,181 sq. m.**	**23,474 sq.ft.**
SIXTH	**1,110 sq. m.**	**11,944 sq.ft.**

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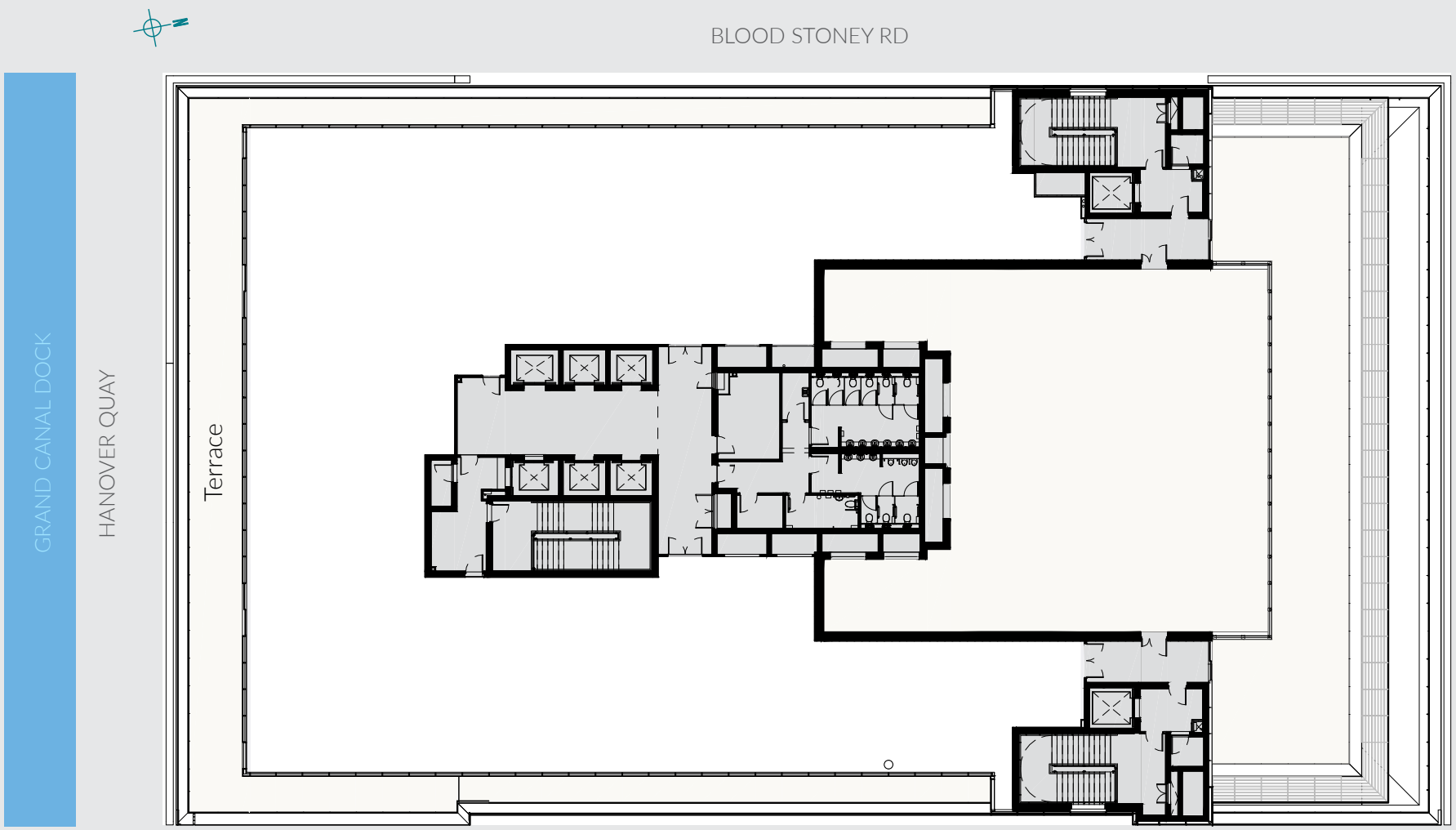


SIXTH FLOOR

FLOOR AREA
1,110 sq. m.
11,994 sq. ft.

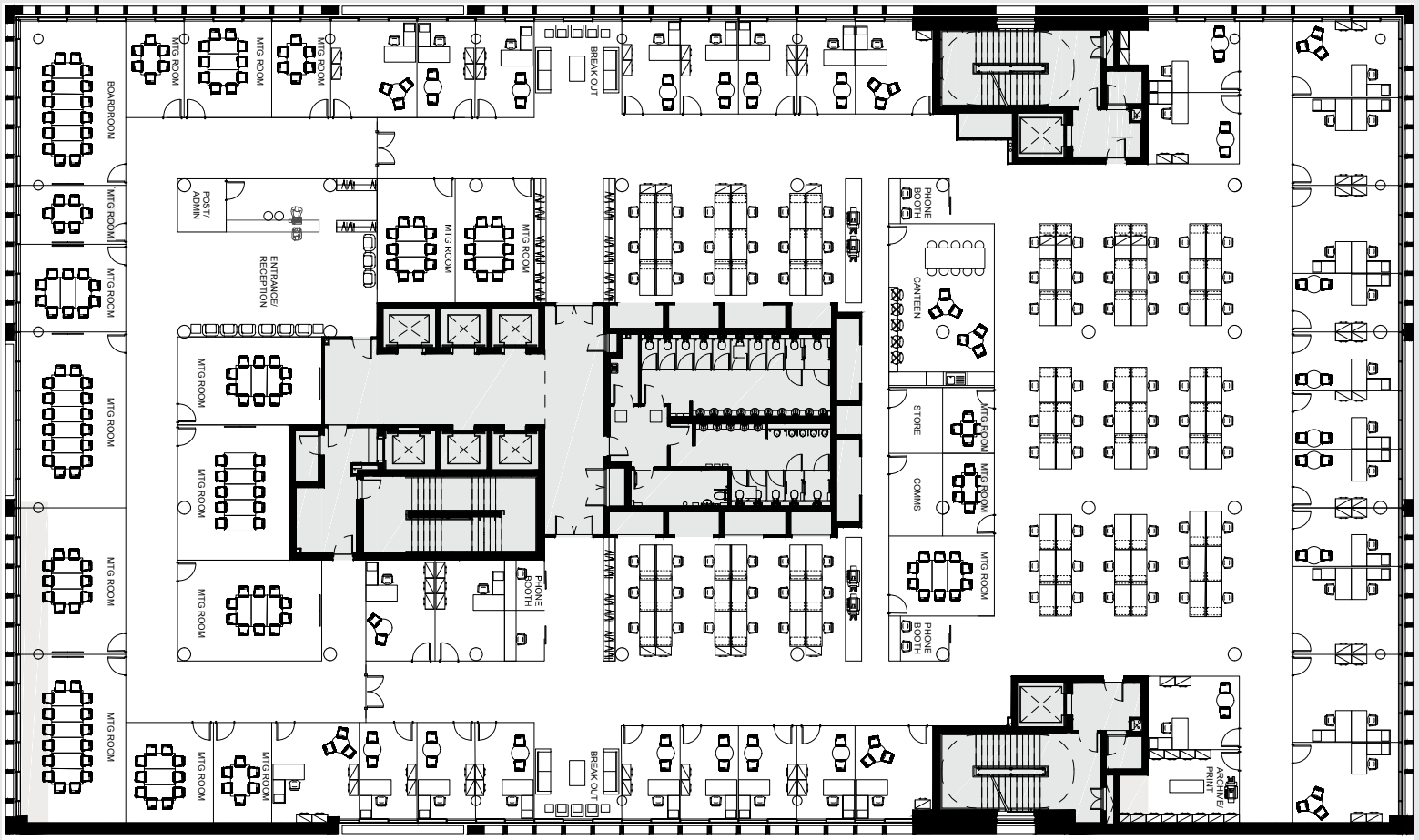
FLOOR PLANS

BLOOD STONEY RD
GRAND CANAL DOCK
HANOVER QUAY
BICYCLE STORAGE
SHOWER/
CHANGING
FACILITIES
BASEMENT
Bicycle Storage
Shower/Changing Facilities

GRAND CANAL DOCK

HANOVER QUAY

BLOOD STONEY RD



OCCUPANCY RATIO 1:12

Number of offices

33

Number of meeting rooms

19

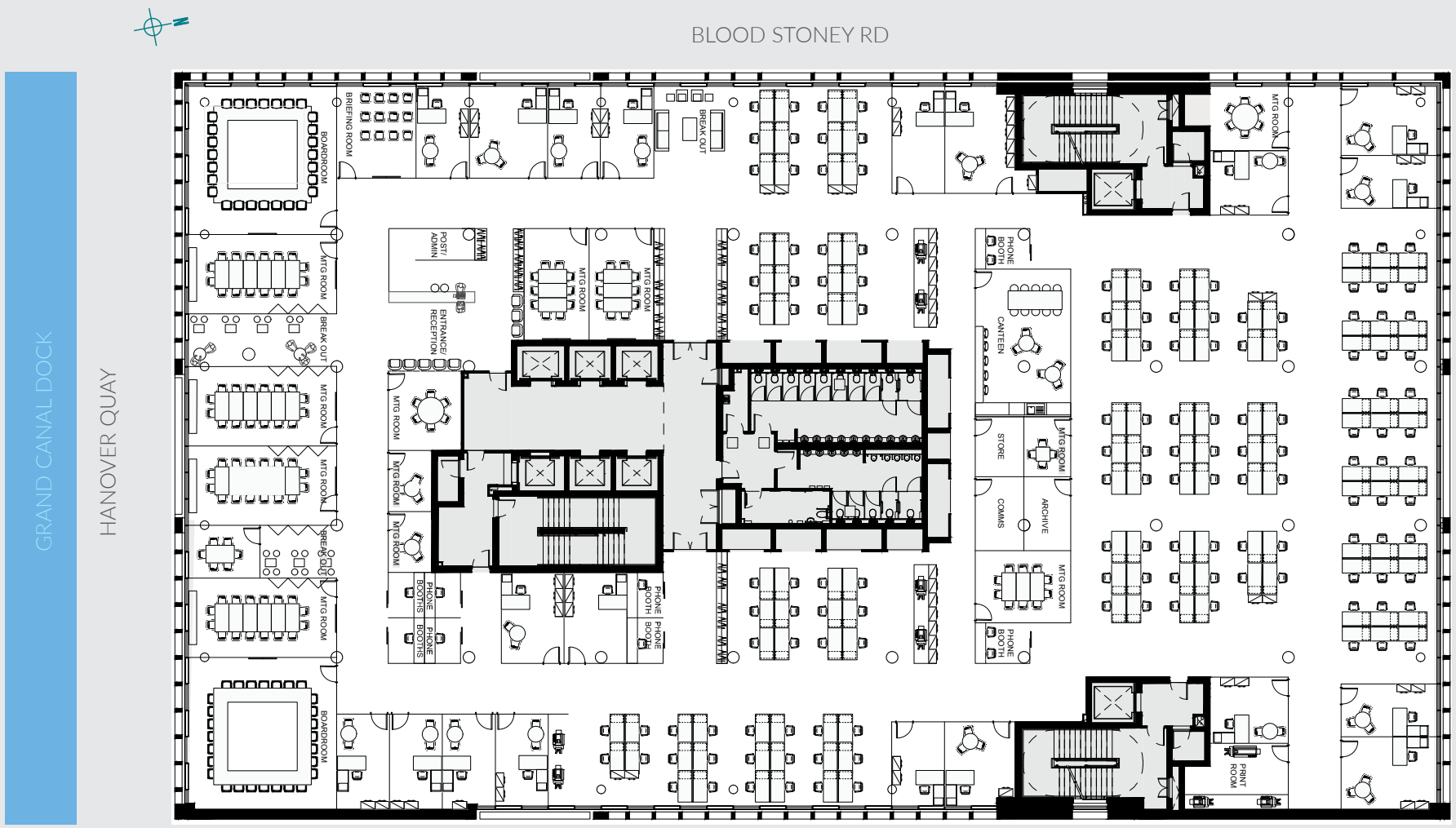
Open-plan workstations

90

Total headcount

123

TEST FIT



OCCUPANCY RATIO 1:10

Number of offices

20

Number of meeting rooms

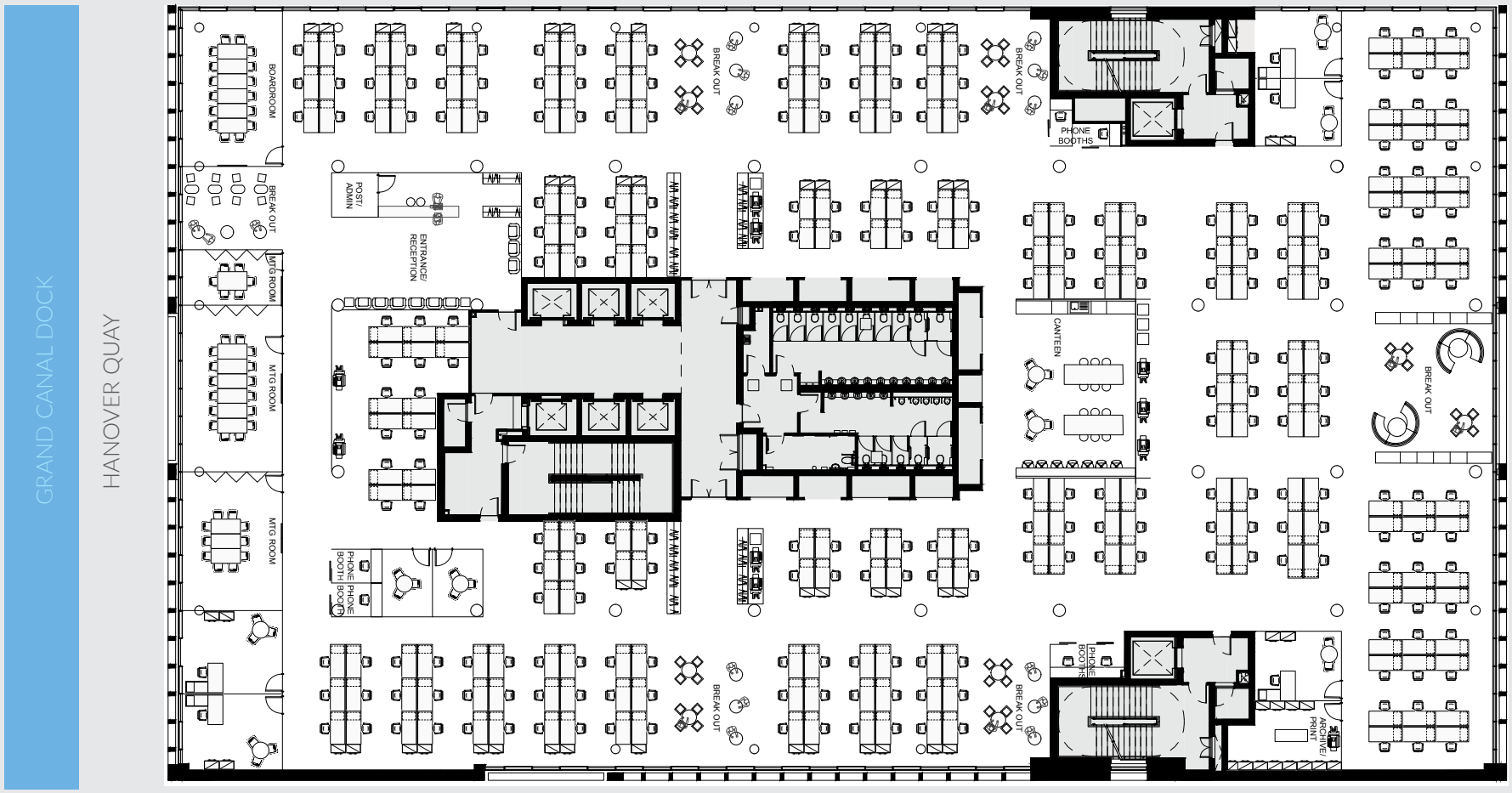
16

Open-plan workstations

144

Total headcount

164



OCCUPANCY RATIO 1:8

Number of offices

5

Number of meeting rooms

6

Open-plan workstations

262

Total headcount

267

THE TEAM

DEVELOPER
Targeted Investment Opportunities ICAV
Lead: Shane Scully

MAIN CONTRACTOR
Bennett (Construction) Ltd
Lead: Paul Bruton

ARCHITECTS
RKD Architects
Lead: David Petherbridge

PROJECT MANAGERS
Linesight Project Manager
Lead: Clem Kavanagh

QUANTITY SURVEYORS
Linesight Project Manager
Lead: Richard Joyce

FACADE CONSULTANTS
Murphy Facade Studio
Lead: Neil Murphy

SERVICE ENGINEERS
Ethos Engineering
Lead: Colm Devin

LANDSCAPE ARCHITECTS
Brady Shipman Martin
Lead: Áine Patten

FIRE CONSULTANTS
G Sexton & Partners
Lead: Lory Holland

CIVIL & STRUCTURAL ENGINEERS
Barrett Mahony Consulting Engineers
Lead: Stephen O'Connor

BRANDING & MARKETING
IDEA
Lead: Ciaran Flanagan

THE AGENTS

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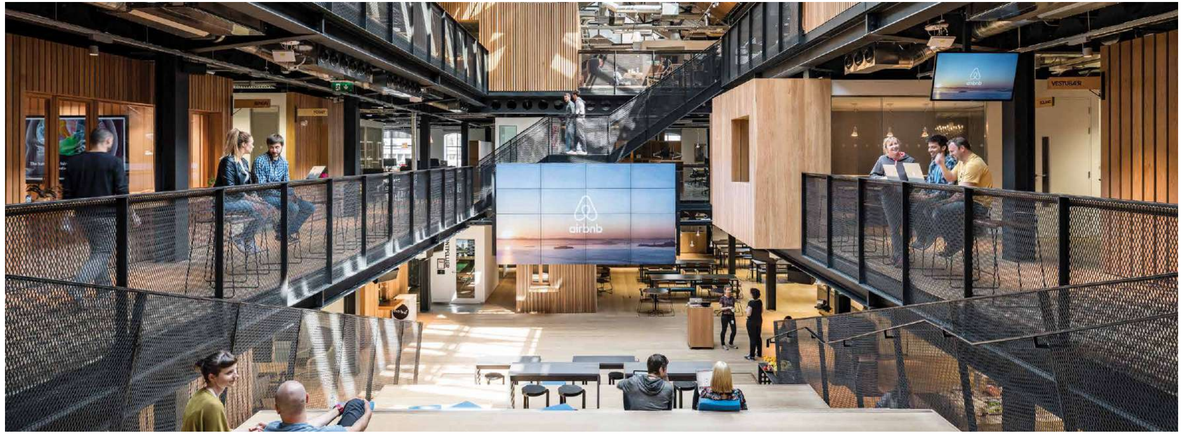
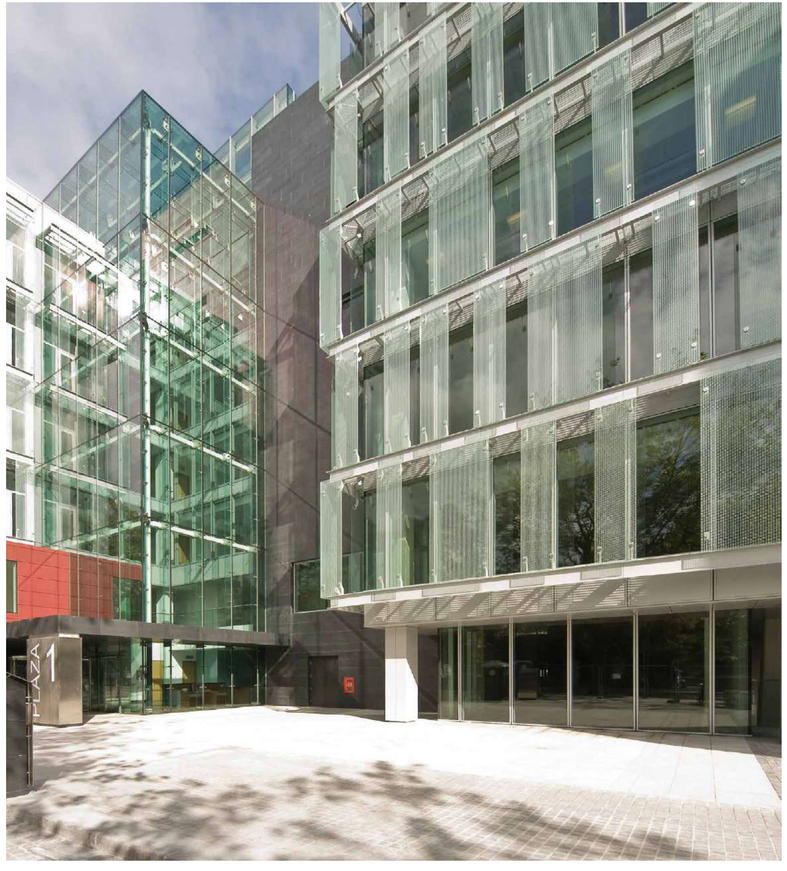
BENNETT

Founded a century ago, Bennett Construction is an international, family-owned construction services company with offices and large-scale projects in Dublin, London and Germany.

The company has a broad portfolio of successfully completed projects across a range of sectors including Residential, Restoration / Refurbishment, Hospitality, Commercial, Industrial, Healthcare and Pharmaceutical.





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