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THE

GRAND CANAL DOCK
DUBLIN 2

S
T
N
E
T
N
O
C

04

THE
SIDINGS

06

AT
A GLANCE

08

THE
OPPORTUNITY

10

THE
LOCATION

18

THE
AMENITIES

32

THE
BUILDING

62

THE
SPECIFICATION

64

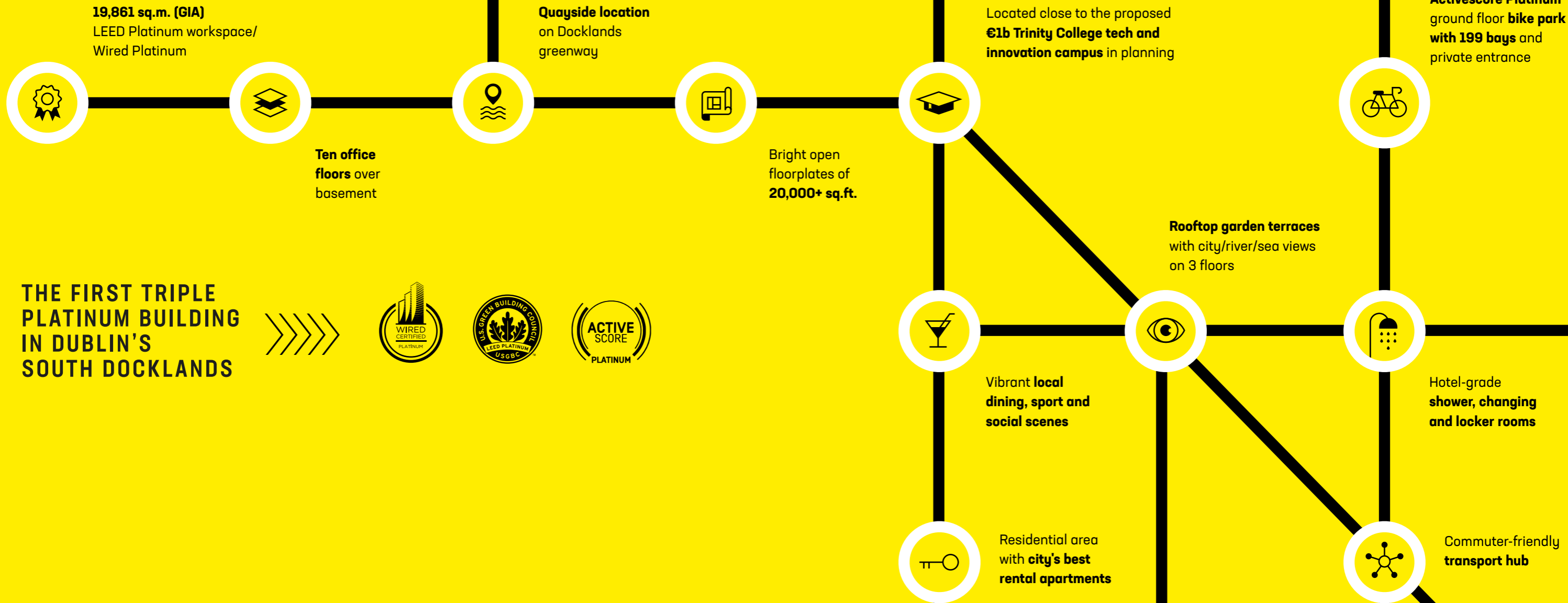
THE
DEVELOPERS

66

THE
SIDINGS TEAM



Foster a spirit of innovation
and attract bright minds from all
over the world with standout
workspace in Grand Canal Dock,
the city's global technology hub.



GET THE
INSIDE TRACK

SIGNAL THE FUTURE

For aspiring talent, Dublin Docklands is the place to be. Home to the biggest companies and largest tech community, it is the modern city. Walkable, on the water, safe and clean. Easy to get to, with or without a car.

Locate your business here, at The Sidings, and you make a statement. That, like this building, you are unique in purpose. Ambitious yet grounded. Open and in tune with nature, a catalyst for ideas. This is a workplace where people will change the shape of things to come.



Q4 2023 COMPLETION

GREEN MACHINE

The Sidings project has been designed to provide our tenants with high-quality indoor environment and low utility costs while helping to preserve the environment for future generations.

The building was designed to pursue certification by the U.S. Green Building Council, a non-profit organisation recognising the highest levels of green building performance through its LEED™ (Leadership in Energy and Environmental Design) for Core & Shell Rating System (LEED CS™), Version 4. LEED certification verifies that a building project has adhered to rigorous consensus-based standards for sustainable design. In addition to LEED, the project was pre-assessed for WELL certification and design features of the core and shell development enable the project to achieve WELL certification in case the Tenant is interested in pursuing it.

The project is pursuing the highest level of LEED certification – Platinum. Approved design submission has secured 66 points and Meehan Green sustainability consultants continue to monitor the points to completion.

To further contribute to the building's environmental performance, tenants are encouraged to apply for their own green

building certification under the LEED Version 4 Commercial Interiors (LEED CI™) rating system (or subsequent versions of the rating system). In addition to LEED, project was pre-assessed for WELL certification and design features of the core and shell development enable the project to pursue WELL certification. Should you pursue LEED or WELL certification for your build out, our design and operations decisions for the base building will simplify the certification process for you.

Key sustainability achievements

- The base building has installed water-conserving plumbing fixtures and achieved an overall water usage reduction of over 50% as compared to the standards in the Energy Policy Act per LEED v4 requirements.
- Minimum energy performance requirements of ASHRAE 90.1 2010 were adhered to and a 43.6% energy saving over the baseline was achieved.
- Construction and demolition waste is monitored and diverted from landfill by recycling or salvaging non-hazardous materials. Over 93% of non-hazardous construction and demolition waste is diverted from landfill.

THREE GOOD REASONS TO GET ON BOARD

THE FIRST TRIPLE PLATINUM BUILDING IN DUBLIN'S SOUTH DOCKLANDS



WIREScore
PLATINUM



LEED
PLATINUM



ACTIVE SCORE
PLATINUM



BUILDING
ENERGY
RATING **A3**



NEARLY ZERO
ENERGY BUILDING
COMPLIANT

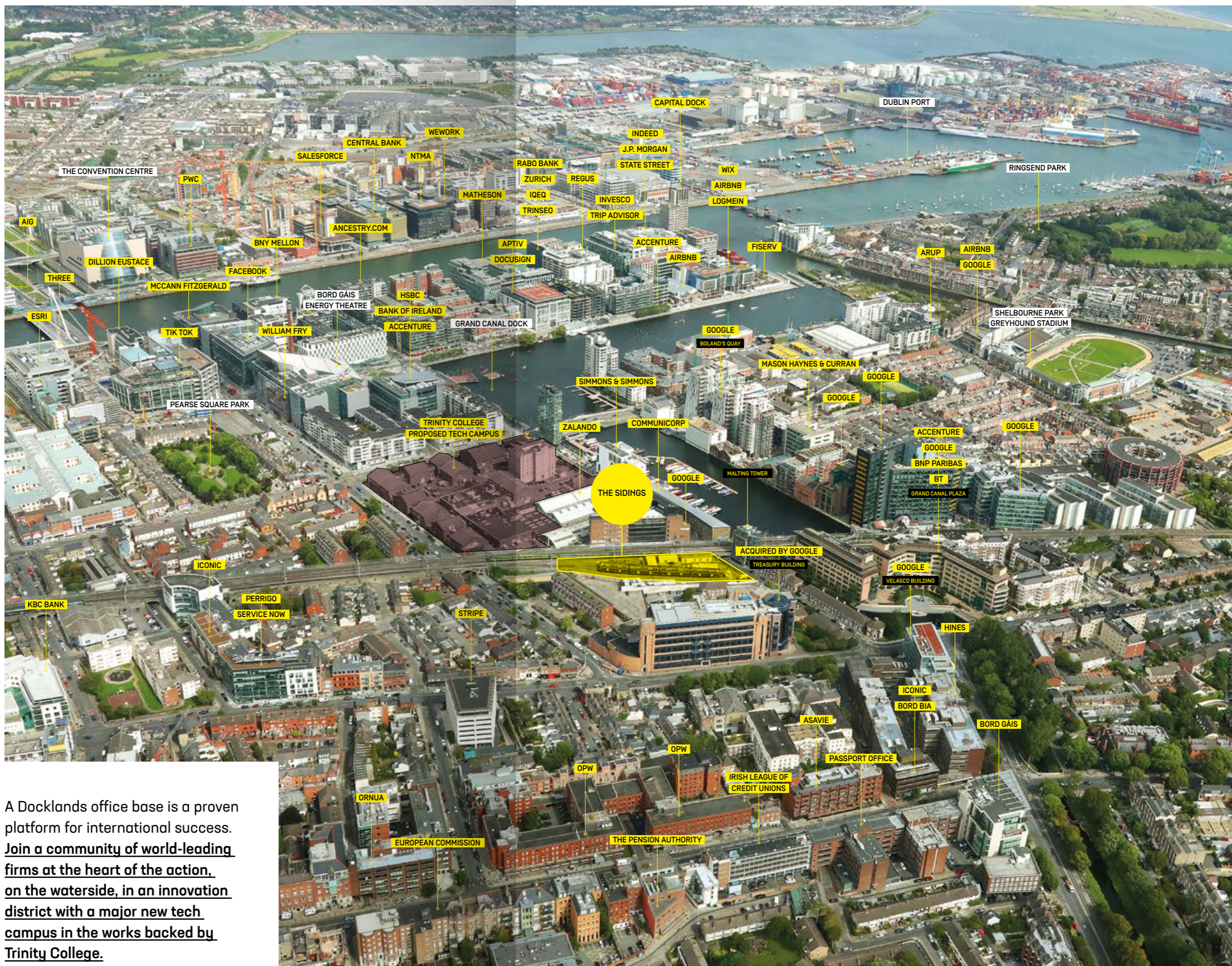
DESTINATION DOCKLANDS













Sheltered within the gleaming new office facades is a business district with a difference. Teeming with an affluent resident workforce. Active round the clock. Where life is lived outdoors, and water keeps the mood buoyant. Get ready to sample the best of the city, in one neighbourhood.



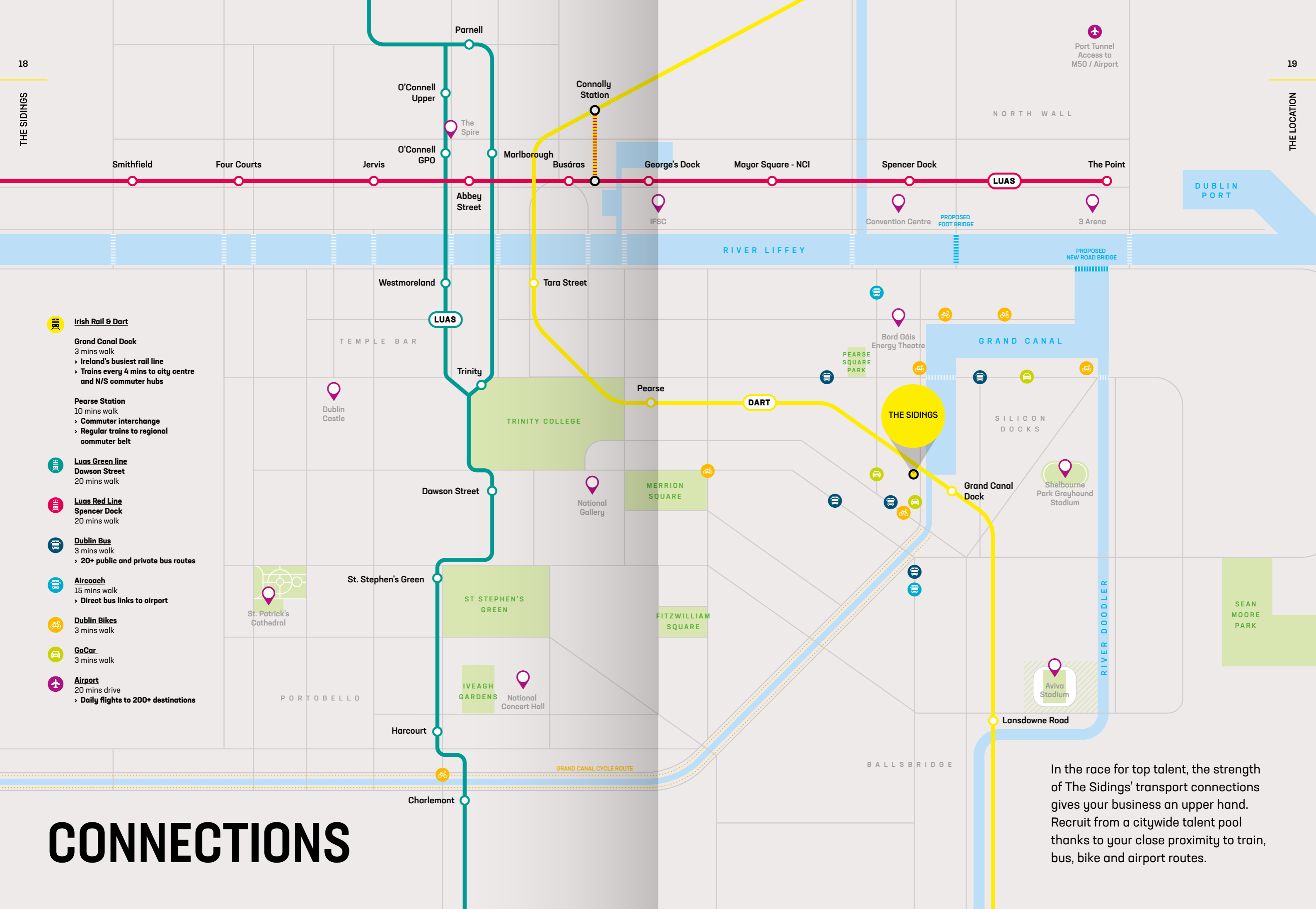


TAKE YOUR PLACE

A Docklands office base is a proven platform for international success. Join a community of world-leading firms at the heart of the action, on the waterside, in an innovation district with a major new tech campus in the works backed by Trinity College.

-  **Irish Rail & Dart**
 - Grand Canal Dock**
3 mins walk
 - › Ireland's busiest rail line
 - › Trains every 4 mins to city centre and N/S commuter hubs
 - Pearse Station**
10 mins walk
 - › Commuter interchange
 - › Regular trains to regional commuter belt
-  **Luas Green line**
Dawson Street
20 mins walk
-  **Luas Red Line**
Spencer Dock
20 mins walk
-  **Dublin Bus**
3 mins walk
 - › 20+ public and private bus routes
-  **Airccoach**
15 mins walk
 - › Direct bus links to airport
-  **Dublin Bikes**
3 mins walk
-  **GoCar**
3 mins walk
-  **Airport**
20 mins drive
 - › Daily flights to 200+ destinations

CONNECTIONS



In the race for top talent, the strength of The Sidings' transport connections gives your business an upper hand. Recruit from a citywide talent pool thanks to your close proximity to train, bus, bike and airport routes.

JUST THE TICKET

**In this buzzing waterfront
community, no company
is an island.**

Dive into the scene and mingle with the wider world over single origin coffee and artisan baking, farm fresh salads and Michelin gastronomy, taphouse beers and rooftop cocktails. Who knows where a chance conversation might lead.

“

We love that our building is rooted in railway history yet part of a place that's looking to the future. It feels like we're in a destination and the city is growing around us.

”

Eoin Cluskey

Founder, Bread Nation (Bread 41)





“

The confidence is here, the footfall is here, there's a perfect balance of work, homelife and tourism. You don't have to leave this area now.

”

Tom O'Brien

Owner, The Ferryman



KC Peaches



Sprout & Co



3FE



Grand Canal Square



Grand Barbers



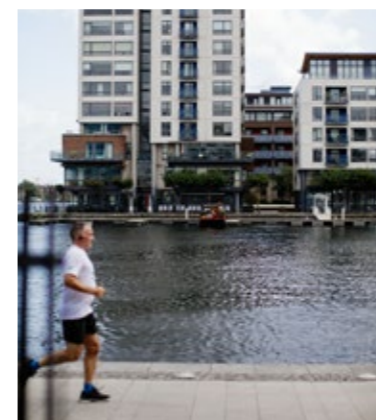
The Old Spot



Grand Canal Dock



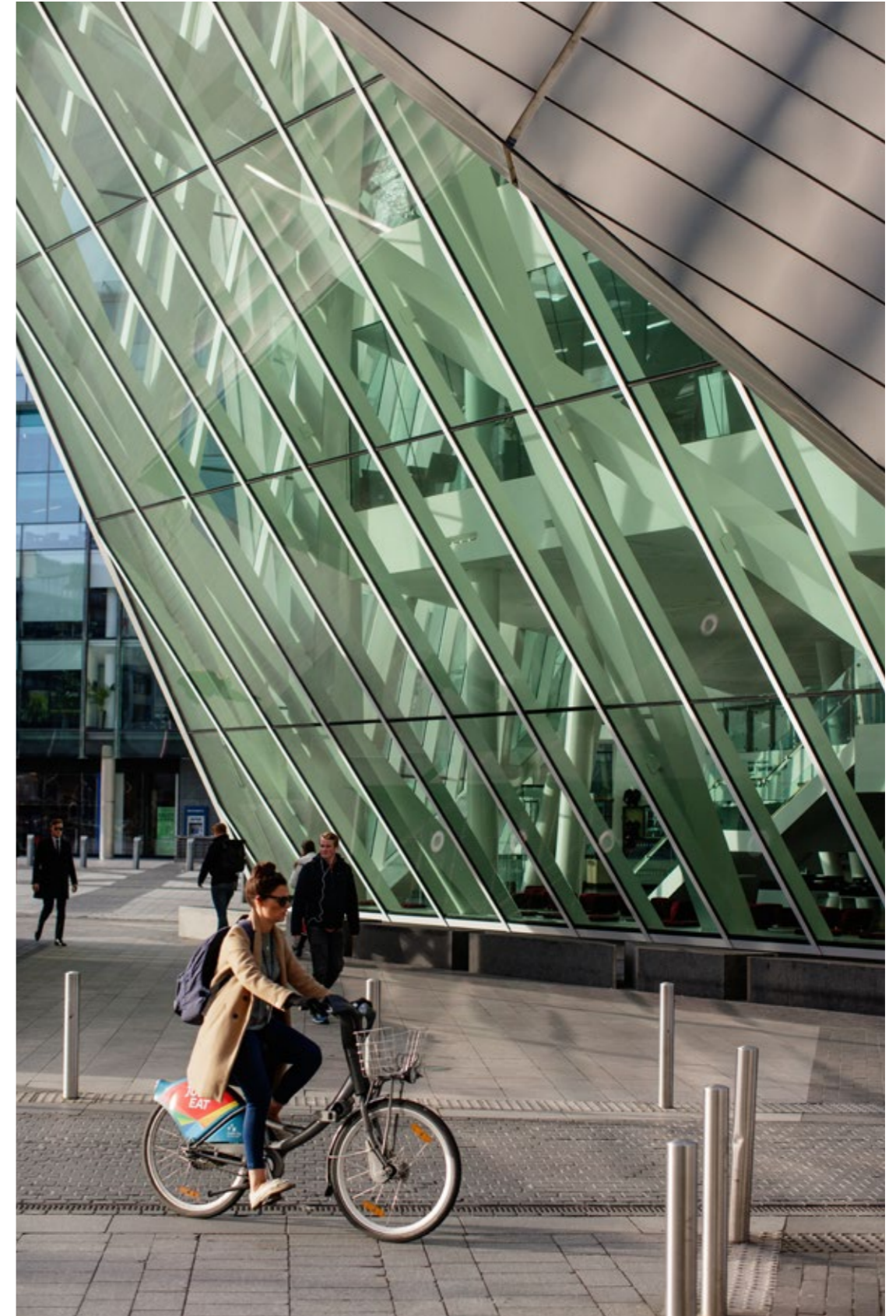
Osteria Lucio



Brewdog



DUBLIN DOCKLANDS - YOUR HAVEN IN THE CITY



FEEL BETTER WITH AN ACTIVE LIFESTYLE



A NATURAL PLACE TO CALL HOME

“

There's a sense of adventure and continental energy that you don't get elsewhere. The water, the sea air - they make the place radiant and open, there's always something new to look at.

”

Owen Doorly

Owner, Il Valentino





“

I come back to socialise even when I'm not working. It's a great mix of new cultures, young energy and old Dublin charm.

”

Siobhan McGuire

General Manager, Gertrude (3FE)



Marker Hotel - voted Best in Ireland by Conde Nast

A FIVE-STAR WELCOME EVERYDAY



The Convention Centre Dublin



Cardiff Lane

ALL ABOARD



Bord Gáis Energy Theatre

Camaraderie thrives in a neighborhood where global gatherings are the norm.

As the shutters close in other business districts, this one comes alive with international audiences: here for sell-out shows, hot-ticket sports and non-stop conferences.



Aviva Stadium



“This is where the sun rises and the city wakes up; though you feel in the heart of the action there’s a calming sense of space. The businesses and venues bring fresh energy into the place every day – there’s always something happening.”

Chris Chapman

Entrepreneur & long-time resident



“It’s so active here. You feel connected to the wider world and the waterways encourage you to be more involved in city life. There’s no other place where you can stroll from dock to park to beach in half an hour.”

Ciara O'Donovan

Set Designer & Resident



YOU HAVE ARRIVED

EXPRESS YOUR PURPOSE

The Sidings makes an impact the instant you see it. Trains dart under it's levitating form. The monumental facade reflects expanses of sky. Historic walls define an entrance that welcomes in the world.

This is a building that will draw a community to your culture, shape behaviours, and inspire your people to feel closer, think bigger, and act greener.





The building opens in dramatic fashion. Enter, and the energy of the Docklands stays with you. Textures flow seamlessly from the outside in. Immense windows fill the double-height reception with light and street life. The air buzzes with conversations from the café and social spaces. Community starts here.



D E F I N E

T H E

S K Y L I N E



The Sidings has a long history as a place to relax and recharge. Three outdoor terraces uphold this legacy. High above the city in the clean sea air, these pocket parks promote all forms of wellness, from mindful time to lively get-togethers.



L E A D

L I



T H E

N E





Work at scale on agile office floors.

Big, bright floorplates flex on demand to support market leader aspirations. Ceilings are high, reaching 2.8 metres on every floor. All nine office floors have super-efficient cores, large 9-metre spans, and few if any columns, so layouts adapt with ease to accommodate growing teams.

INSPIRED BY INDUSTRIAL HERITAGE

There's a special feel to The Sidings.
Traces of its industrial past are everywhere:
on the cobbled road where pack horses hauled
grain for Guinness; under the atmospheric arch
of the rail bridge; in the powerful stonework of
the preserved railway wall.



Trains have ferried passengers back and forth across Grand Canal Dock for almost two centuries. Opened in 1834, the Dublin and Kingstown Railway was the first in the world to connect a capital city to a main port. In 1879, a sidings was built on this site, three sets of tracks angling off the main line to create a setdown zone for trains. For 140 years, a mighty retaining wall held in tonnes of packed earth to raise the sidings to bridge level. Fully restored, it will live on as a piece of Docklands history and a landmark for your business.

THIS IS A PLACE SHAPED BY HUMAN ENDEAVOUR - NOW IS TIME TO MAKE YOUR MARK

REVITALISING HISTORY

“

The Sidings is inspired by the heritage of its site and the textures of its surroundings. By retaining the original railway wall and using a local material palette we express history both internally and externally, creating unique and dynamic spaces that build upon the character of the canalside location.

”

Fiona Nulty
Architect TOT



TOT Architects have revived the spirit of Docklands industry for future workforces through the fabric of this building.

This is an inventive workspace that uses heritage materials, tones and styles to entice its community, an expressive building that floats, sweeps and unfolds in a constant state of flow.

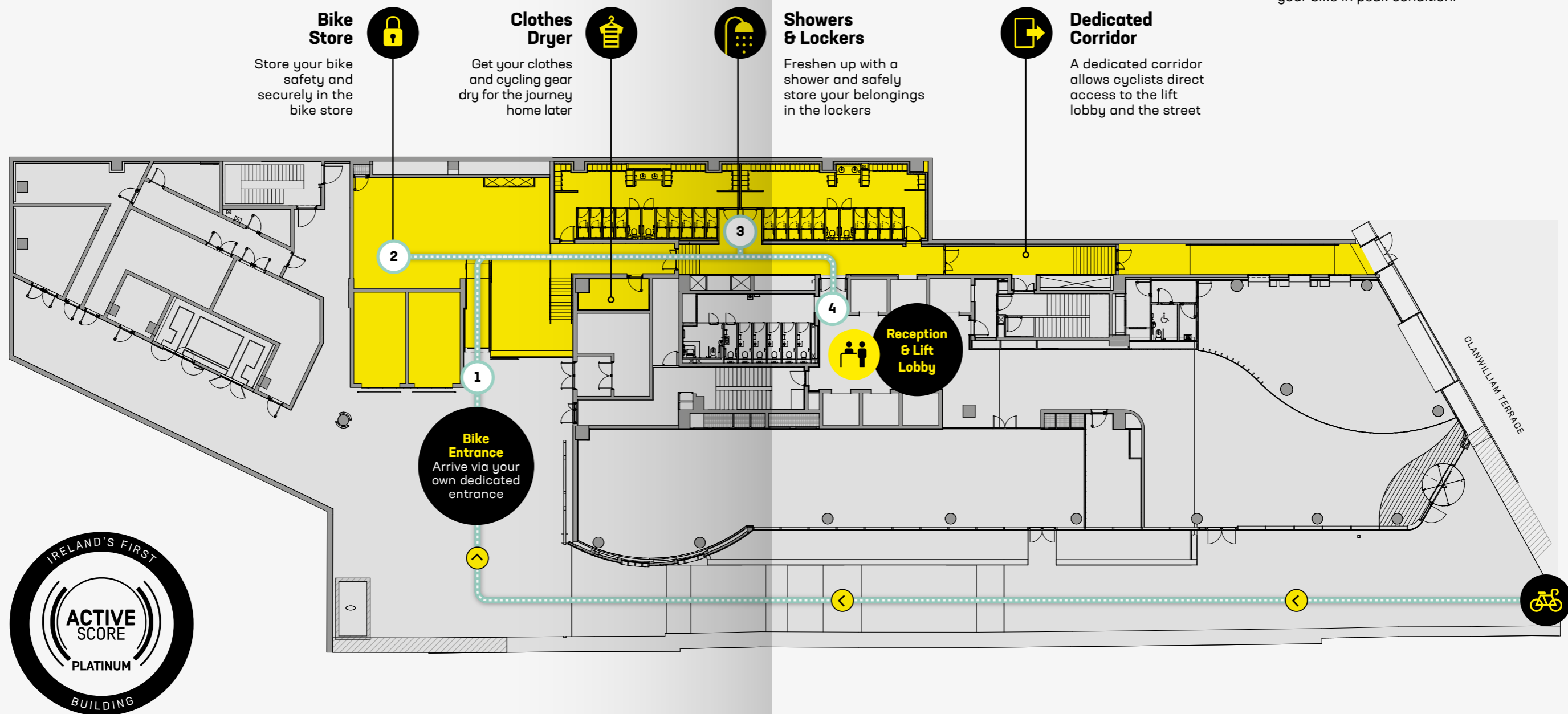
Though big in height and scale, there is an attractive lightness to The Sidings as it rises gracefully in stepped terraces to its penthouse pinnacle.

The historic wall is reinterpreted, opened up and made active. From what was a barrier, the architects have crafted an entrance experience: a gateway to your world, a signal of sustainable values and a symbol of the inclusive culture within.



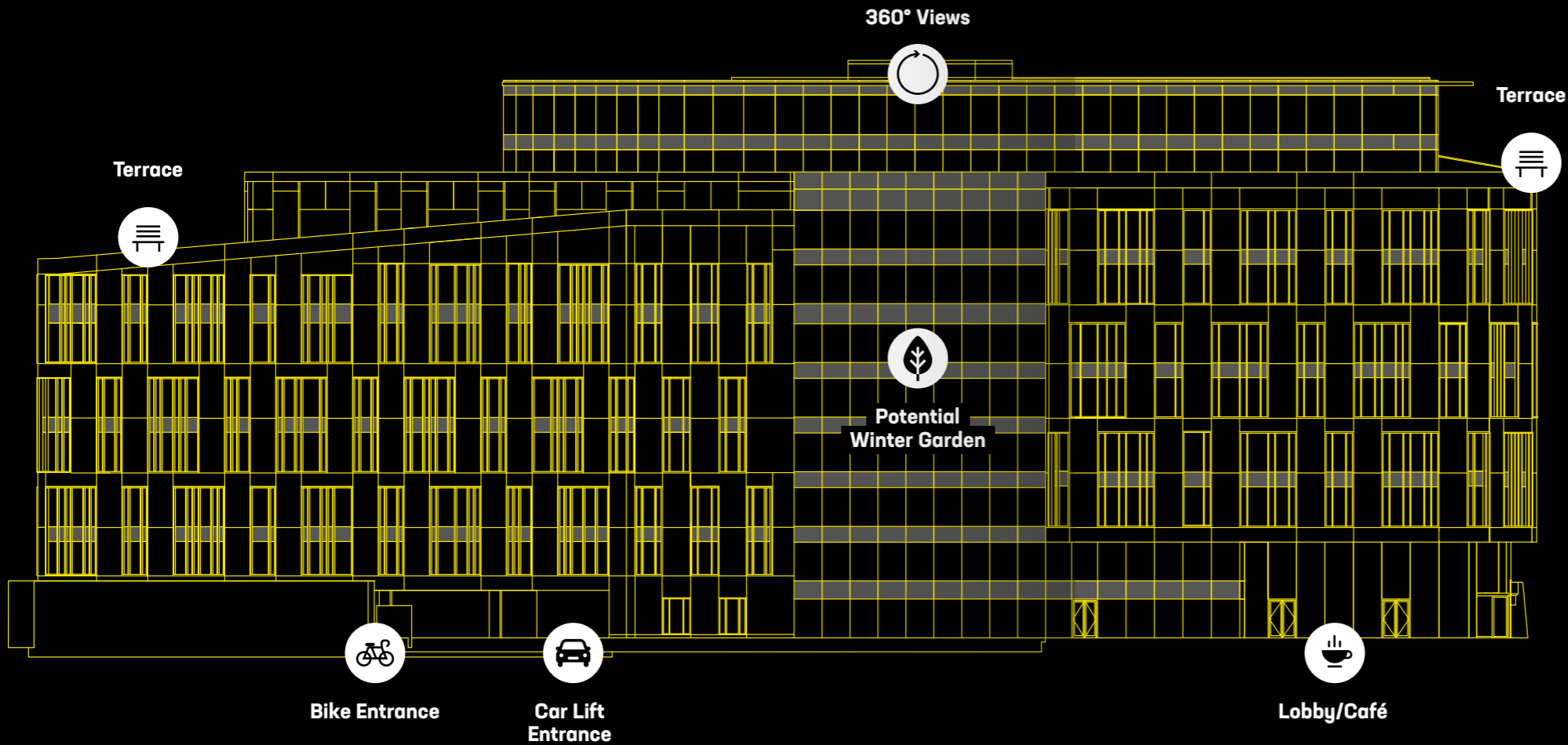
THE FLOOR PLANS

COMMUTE IN COMFORT



By basing your business in this eco-friendly building you promote greener ways of getting to work.

Cyclists get a five-star welcome with their own dedicated entrance to ground floor parking (and no tricky stairs to navigate). There, you can drop your gear in the drying and locker rooms before a reviving shower. And there's a repair station to keep your bike in peak condition.







SCHEDULE OF ACCOMMODATION

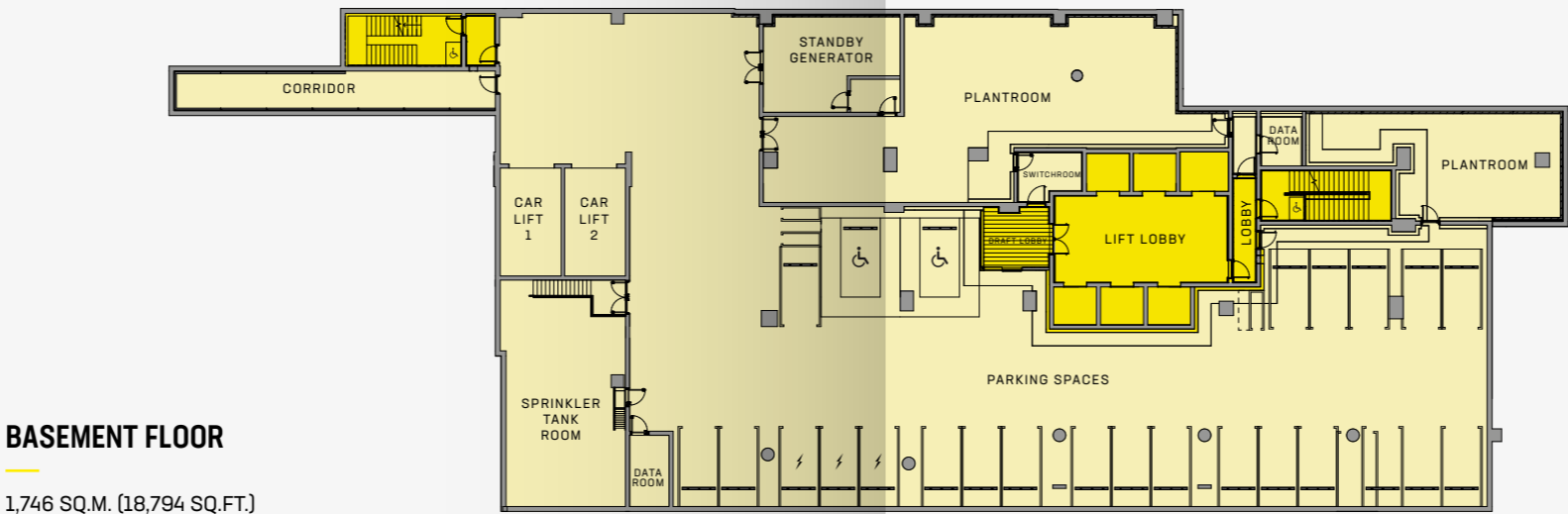
156,013 SQ.FT.
(14,494 SQ.M.)
Net Lettable Area

213,784 SQ.FT.
(19,861 SQ.M.)
Total Gross Area

0.914 ACRE
(0.37 HA)
Site Area

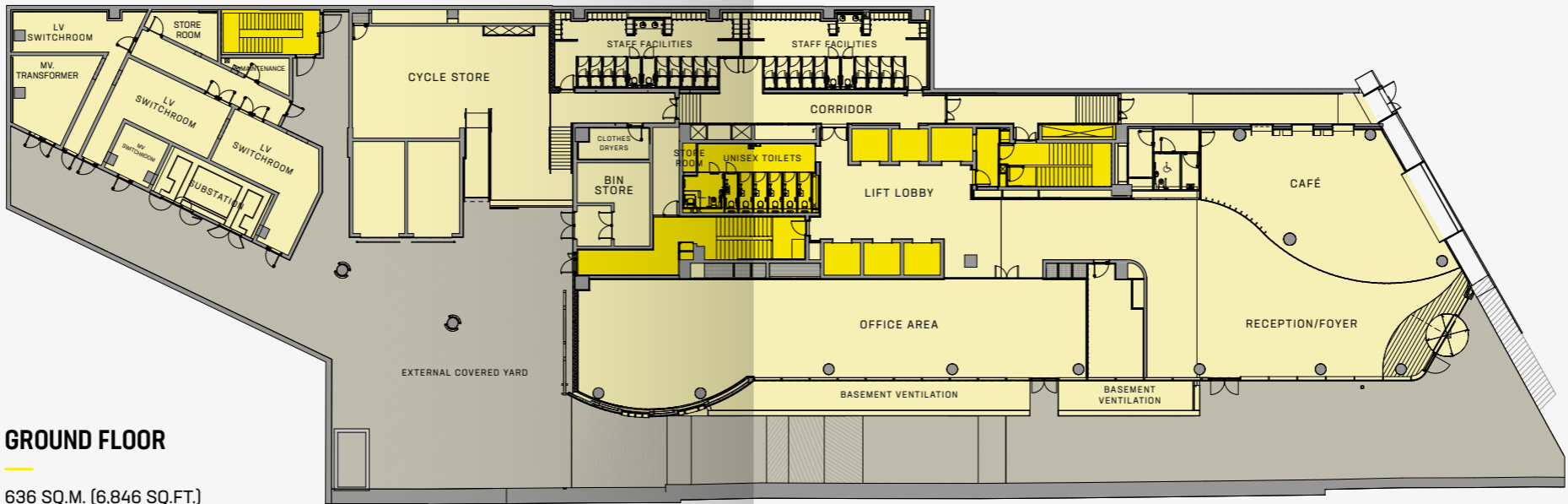
Floor	Sq.m.	Sq.ft.
Eighth	573	6,168
Seventh	887	9,548
Sixth	1,731	18,632
Fifth	1,842	19,827
Fourth	1,985	21,367
Third	1,983	21,345
Second	1,983	21,345
First	1,850	19,913
Mezzanine	1,024	11,022
Ground	636	6,846
Total Net Area	14,494	156,013
Basement Car Parking	25 spaces	

-  25 Parking Spaces
-  3 E-car Spaces
-  3 Motorbike Spaces
-  199 Bicycle Spaces



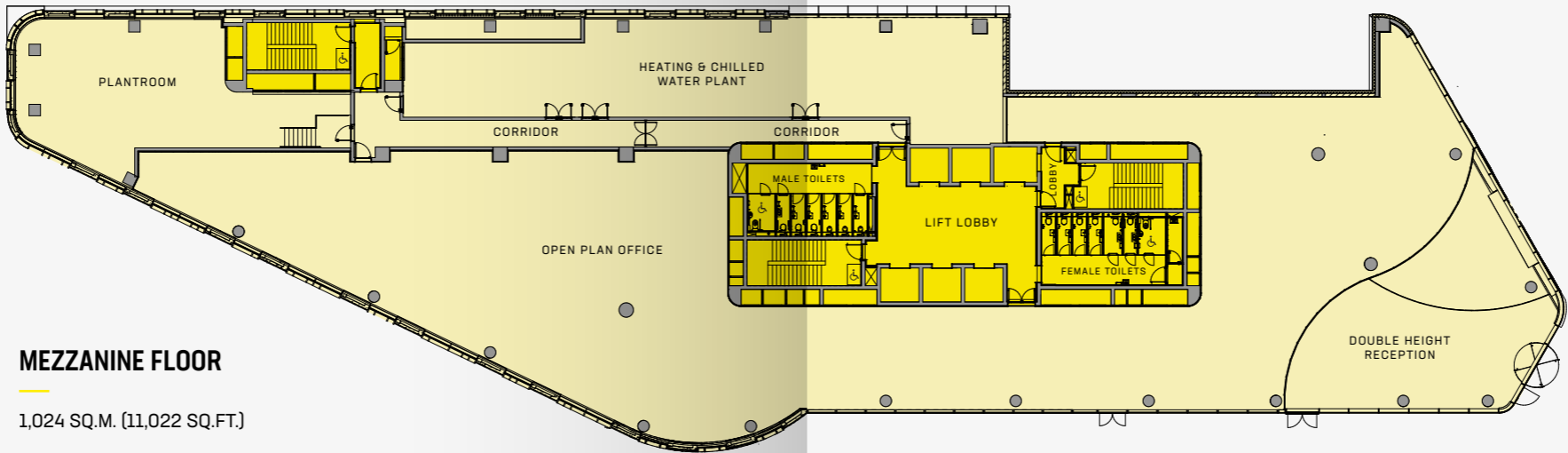
BASEMENT FLOOR

1,746 SQ.M. (18,794 SQ.FT.)



GROUND FLOOR

636 SQ.M. (6,846 SQ.FT.)

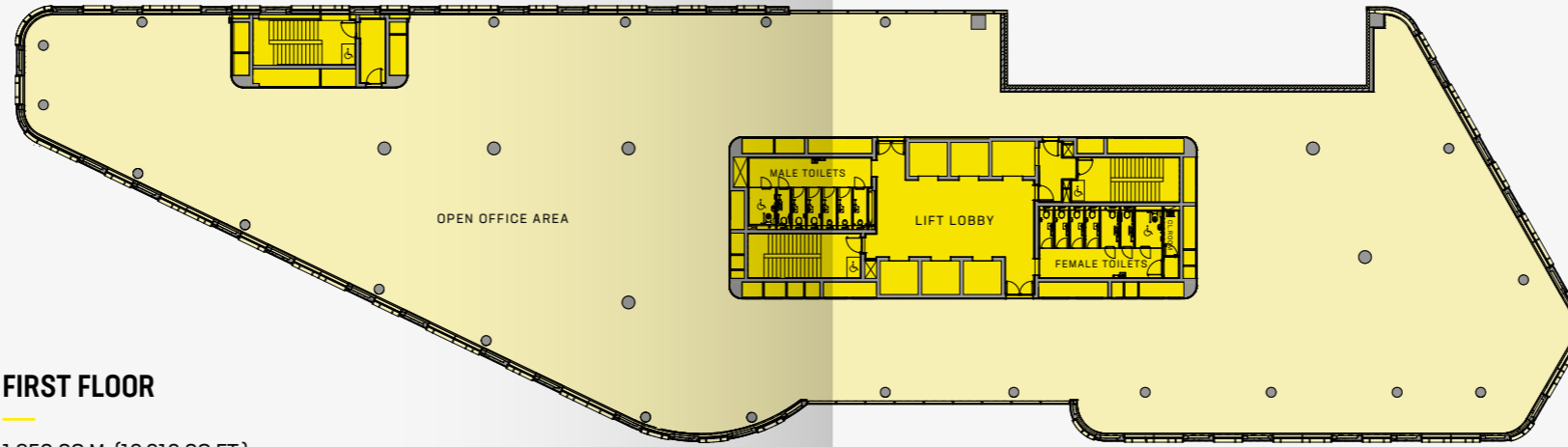


MEZZANINE FLOOR

1,024 SQ.M. (11,022 SQ.FT.)

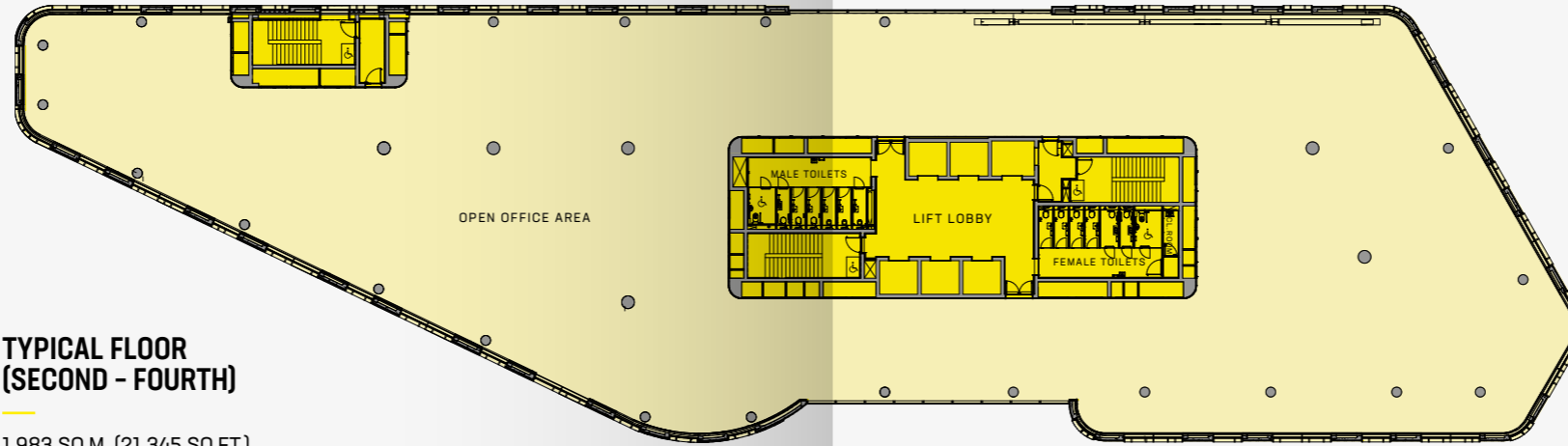
**FLOOR
PLANS**





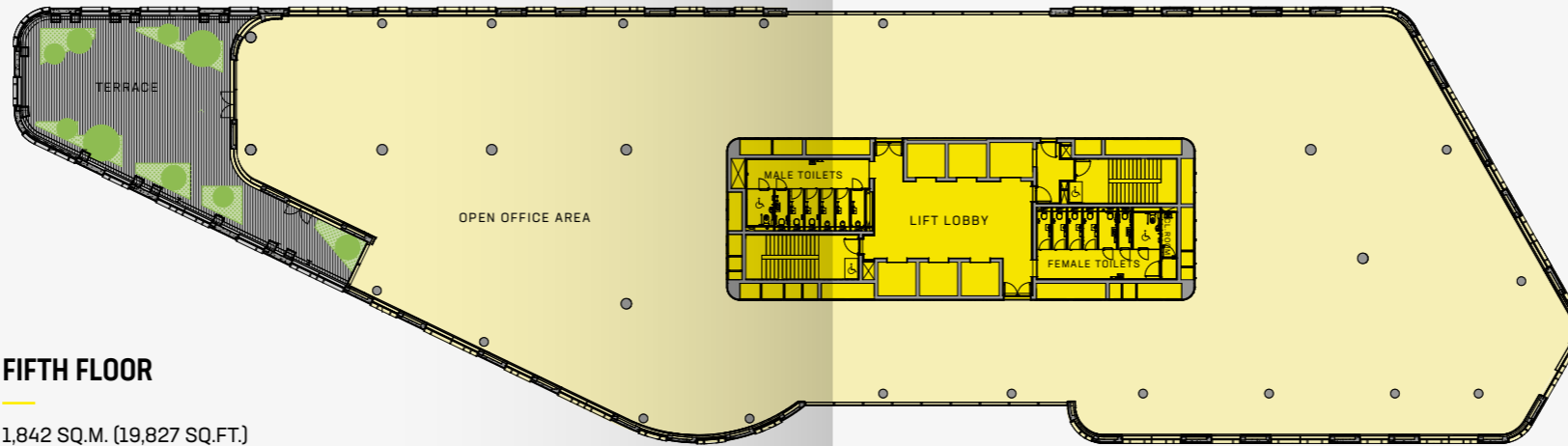
FIRST FLOOR

1,850 SQ.M. (19,913 SQ.FT.)



**TYPICAL FLOOR
(SECOND - FOURTH)**

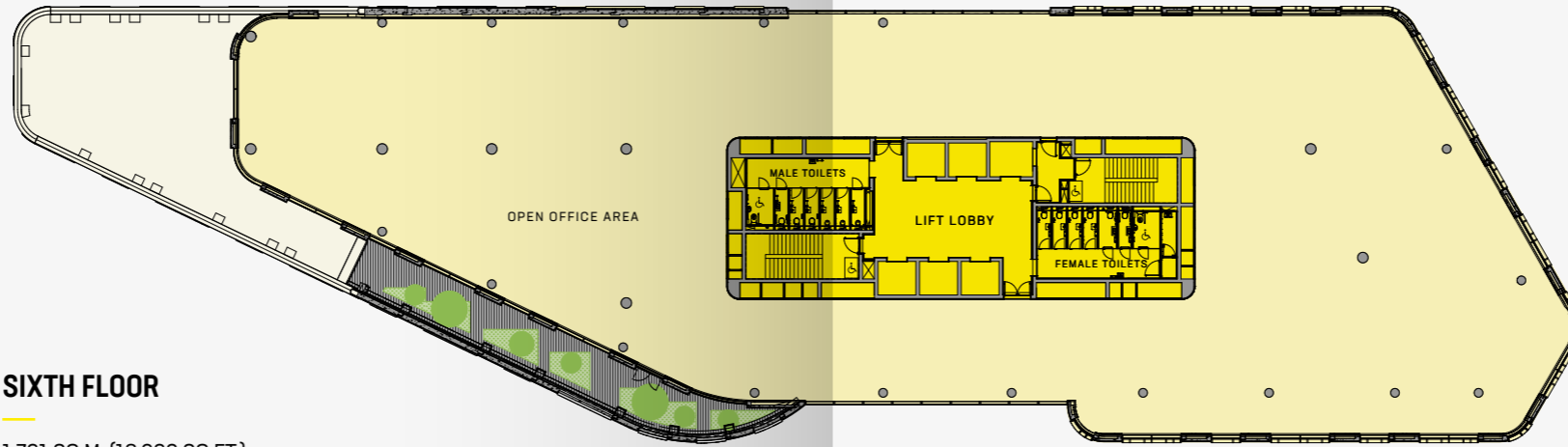
1,983 SQ.M. (21,345 SQ.FT.)



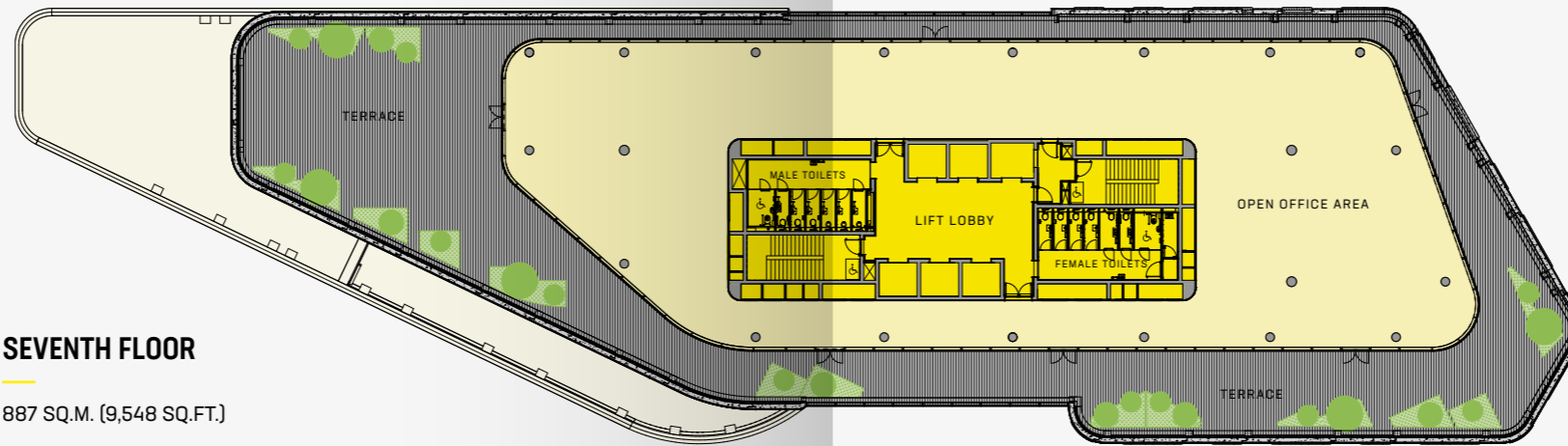
FIFTH FLOOR

1,842 SQ.M. (19,827 SQ.FT.)

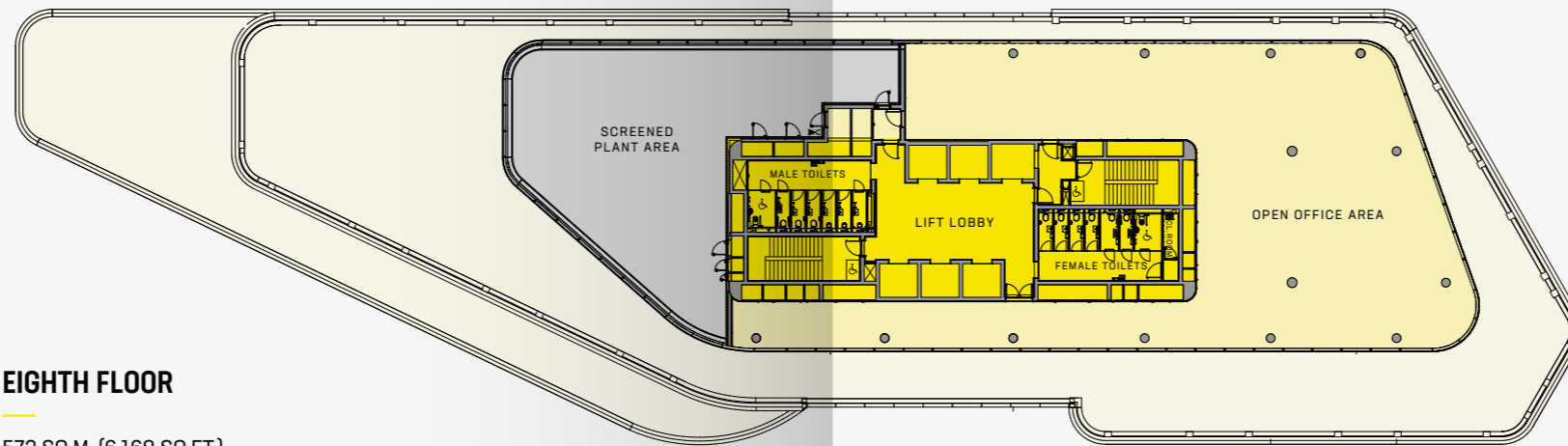




SIXTH FLOOR
1,731 SQ.M. (18,632 SQ.FT.)

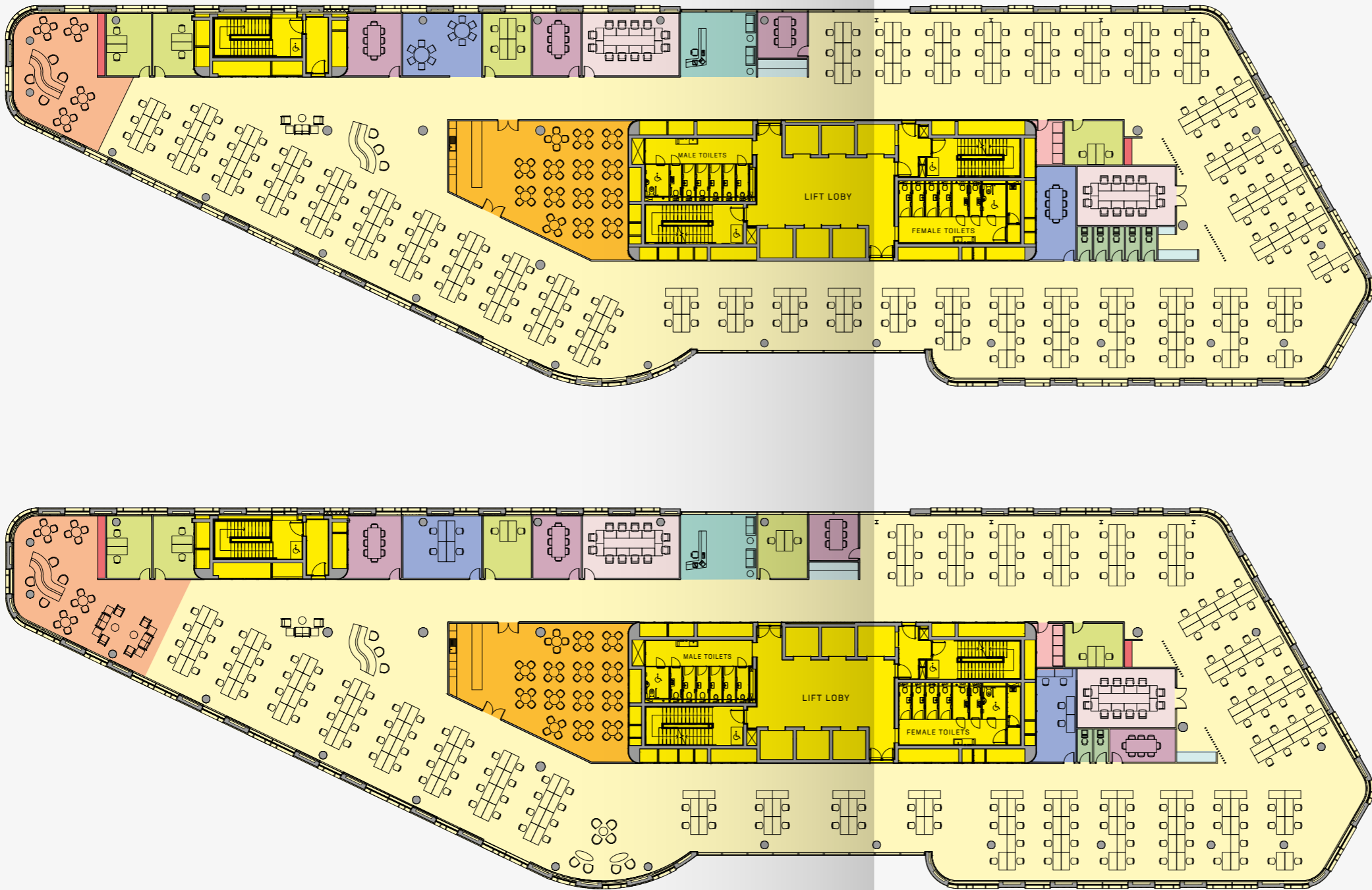


SEVENTH FLOOR
887 SQ.M. (9,548 SQ.FT.)



EIGHTH FLOOR
573 SQ.M. (6,168 SQ.FT.)





FINANCE LAYOUT

1:8 SQ.M. OCCUPANCY












- Open Plan Work Stations: **208**
- Large Meeting Room: **2**
- Medium Meeting Room: **4**
- 2 Person Offices: **6**
- Cafeteria / Restaurant: **1**
- Break out Space: **1**
- Reception: **1**
- Tea Stations: **2**
- Copy Center / Printers: **2**
- Telephone Booths: **5**
- Comms Room: **1**

TECH LAYOUT

1:10 SQ.M. OCCUPANCY

- Open Plan Work Stations: **214**
- Large Meeting Room: **2**
- Medium Meeting Room: **4**
- 4 Person Offices: **3**
- 2 Person Offices: **6**
- Cafeteria / Restaurant: **1**
- Break out Space: **1**
- Reception: **1**
- Tea Stations: **2**
- Copy Center / Printers: **2**
- Telephone Booths: **5**
- Comms Room: **1**

SPACE PLANS

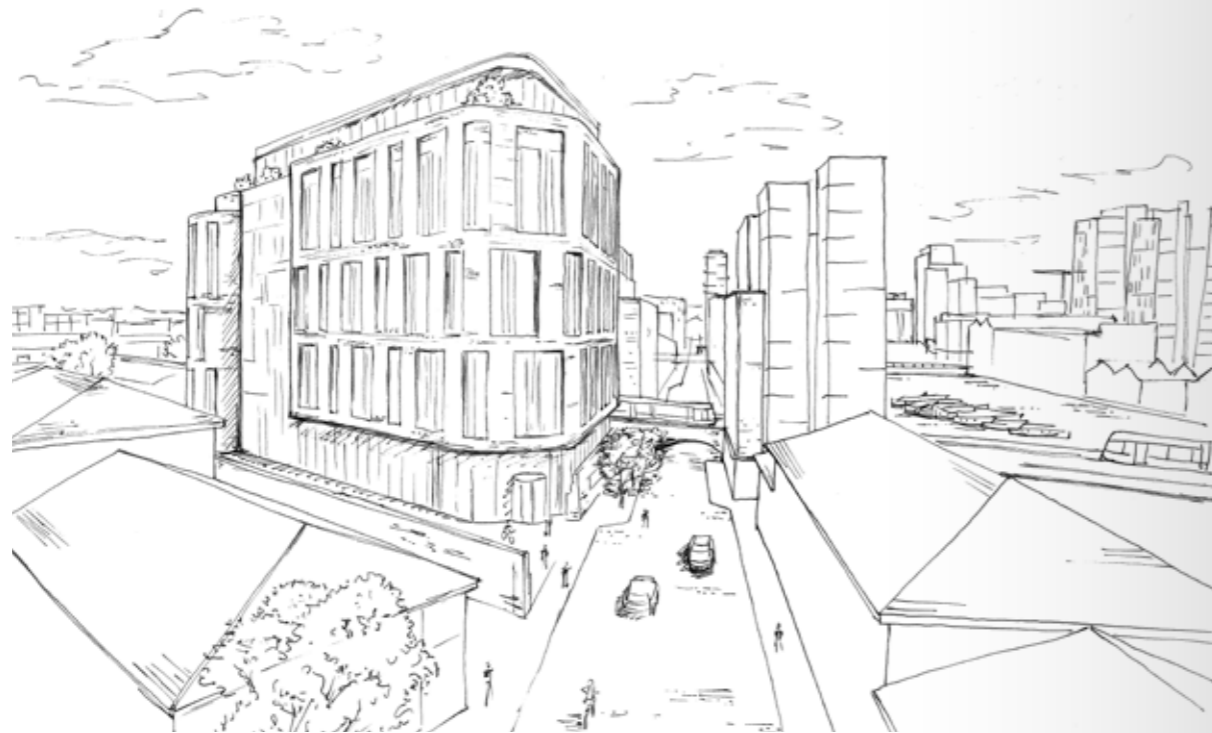
- | | | | |
|---|--|---|--|
|  OPEN PLAN WORK STATIONS |  4 PERSON OFFICES |  BREAK OUT SPACE |  COPY CENTER / PRINTERS |
|  LARGE MEETING ROOM |  2 PERSON OFFICES |  RECEPTION |  TELEPHONE BOOTHS |
|  MEDIUM MEETING ROOM |  CAFETERIA / RESTAURANT |  TEA STATIONS |  COMMS ROOM |



A FIRST CLASS WORKSPACE



SPECIFICATION



- Target LEED GOLD / BER A3 / nZEB sustainability ratings
- Office designs adhere to the British Council for Offices 'BCO Guide to Specification 2019'
- Floorplates range from 1,800 sq.m. to 2,285 sq.m. and are designed for a 1:8 sq.m. occupancy ratio
- The double-height entrance lobby multitasks as a café, town hall and informal workspace
- Cores in the east and west wings have their own entrances and receptions
- Six high-speed 17-person passenger lifts serve the office floors
- Secure parking for 25 cars, 199 bicycles and 3 motorbikes (EV charging points are provided)
- A fob-controlled doorway in the historic wall leads to the ground floor bike park
- 21 hotel grade shower and changing rooms with drying rooms and lockers
- 2.8 metre ceiling heights on all office floors
- Full height windows maximise natural light and dockland views
- Two fully-glazed penthouse floors open onto a 8,466 sq.m. wraparound terrace with panoramic sightlines. This main terrace includes an outdoor climbing wall and

The Sidings is a building of **style and sustainability** that promotes wellbeing and productivity.



- a 190-metre walking circuit through native greenery
- More outdoor breakout areas are provided at Level 5 (a 195 sq.m. walled garden) and Level 6 (a 92 sq.m. south-facing terrace)
- The creative conservation of a heritage railway wall results in a landmark entrance and meeting place; new trees and greenery contrast with the centuries-old railway bridge and cobbled streetscape to create an inviting public realm
- Generous native planting encourages pollinators and biodiversity
- Typical floor to floor height is 3.975m with a 650mm typical suspended ceiling services void
- 150mm Raised Access floor with floor boxes on a 1:10 sq.m. basis
- Metal suspended-ceiling tiles
- Energy-efficient LED lighting
- Four-pipe fan coil air conditioning
- M&E services are designed for a 1:8 sq.m. occupancy ratio
- M&E allows exposed/ concealed finish options
- Wired Platinum connectivity and digital infrastructure
- Diverse fibre optic supplies
- The building is heated using a renewable energy system: a multi function heat pump (MFHP) with boiler backup. The MFHP uses air to extract heat so has a high coefficient of performance. From every kilowatt of electricity you generate 3.5 kilowatts of heat - and significant energy savings
- The building is part solar-powered. A bank of photovoltaic panels extends across 408 sq m of rooftop and provides a peak energy supply of 77.55kW
- Rainwater harvesting and mains metering systems result in water conservation
- Above-standard indoor air quality is achieved through the use of air filters and low VOC products
- The ground floor recycling area includes bins for organic, paper, glass and metal waste

Office Floors

- Flexible floorplates can sub-divide to a 9x9m typical structural grid
- Floors have large spans and few on-floor columns
- 300mm thick post tensioned concrete flat slab
- Typical office floor plate loading 4.0kN per sq.m. (+ 1kN per sq.m. partitions)

Sustainability

- The facades use natural brick and glass in balanced proportions to keep temperatures stable, reduce glare and enhance employee comfort. The building has a better u-value, relies less on mechanical HVAC and saves on energy bills

The Sidings is brought to you by a visionary developer whose senior team has a record of delivering major schemes in global cities.



PWC



National Digital Park, Citywest



The Convention Centre



Elm Park

BARTRA: DRIVEN BY RESULTS

Bartra's achievements include the development of the PwC head office at One Spencer Dock, which sold for an Irish market record of €242 million in 2016; the Vodafone HQ at Central Park, which secured Ireland's largest single-tenant lease; and Elm Park, a 190,000 sq.ft. mixed-use development which set new standards of sustainability.

Experts in corporate finance and investment banking, law and economics, property valuation and sustainable technology, our team has proven success in delivering statement workspaces for our tenants.

THE SIDINGS TEAM

CONSULTANTS

Project Manager
Cleary McCabe & Associates

Architect
TOT Architects

Civil/Structural Engineer
Cronin & Sutton Consulting

Mechanical & Electrical Engineers
J.V. Tierney & Co.

Planning Consultant
BMA Planning

Facade
Billings Design Associates
Limited

Conservation
Carrig Conservation

LEED
Meehan Green

Leasing Agents
Cushman & Wakefield

Branding Designer
Cream Creative



CONTACTS



cushmanwakefield.ie

164 Shelbourne Road
Ballsbridge, Dublin 4
D04 HH60
+353 1 639 9300

Karl Byrne
+353 1 639 9378
karl.byrne@cushwake.com

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Design by cream.ie

