



**HAYMARKET
HOUSE**

Smithfield

*Outstanding new
office building superbly
located in central Dublin*

A unique office
opportunity



Haymarket House, Smithfield, presents a rare opportunity in Dublin city's commercial property market: a uniquely designed office building, finished to the highest specification in a superb central location.

Surrounded by a vibrant and cultural lifestyle both day and night, and with the Luas Red Line at its front door, this impressive building fronts directly onto the iconic cobblestones and tree-lined vista of Dublin's historic Smithfield Plaza.



Designed to complement the streetscape

A modern office design in an historic setting, Haymarket House is designed to connect seamlessly with the unique warmth and character of its surrounding streets.

Its distinctive square structure integrates with Smithfield Plaza and its surrounding streets with access on four sides to the ground floor retail elements.

External cladding of warm natural brick is punctuated by floor-to-ceiling punched glazing allowing for maximum light penetration, and finished with distinctive Brise Soleil aluminium panels and slender, contemporary fins.

25
minutes
drive to
Dublin Airport

Cross City Tram
(Luas Red Line)
on your doorstep

100
metres
from the
River Liffey

Adaptive office accommodation

A six-storey over double basement structure, Haymarket House comprises a total of 6,880sq.m. (net internal floor area).

Floors 1 to 5 offer flexible, column-free and light-filled floor plates around a central access core, allowing for unrestricted office layouts of multiple configurations.

The double level basement/car park includes 20 car parking spaces, 4 motorbike spaces, 84 secure bicycle parking spaces along with male/female self-contained showers and changing rooms.

The ground floor level incorporates commercial/retail and café/restaurant use, with access to the office space via an impressive 3.2m high off-street entrance lobby leading to the central access core.



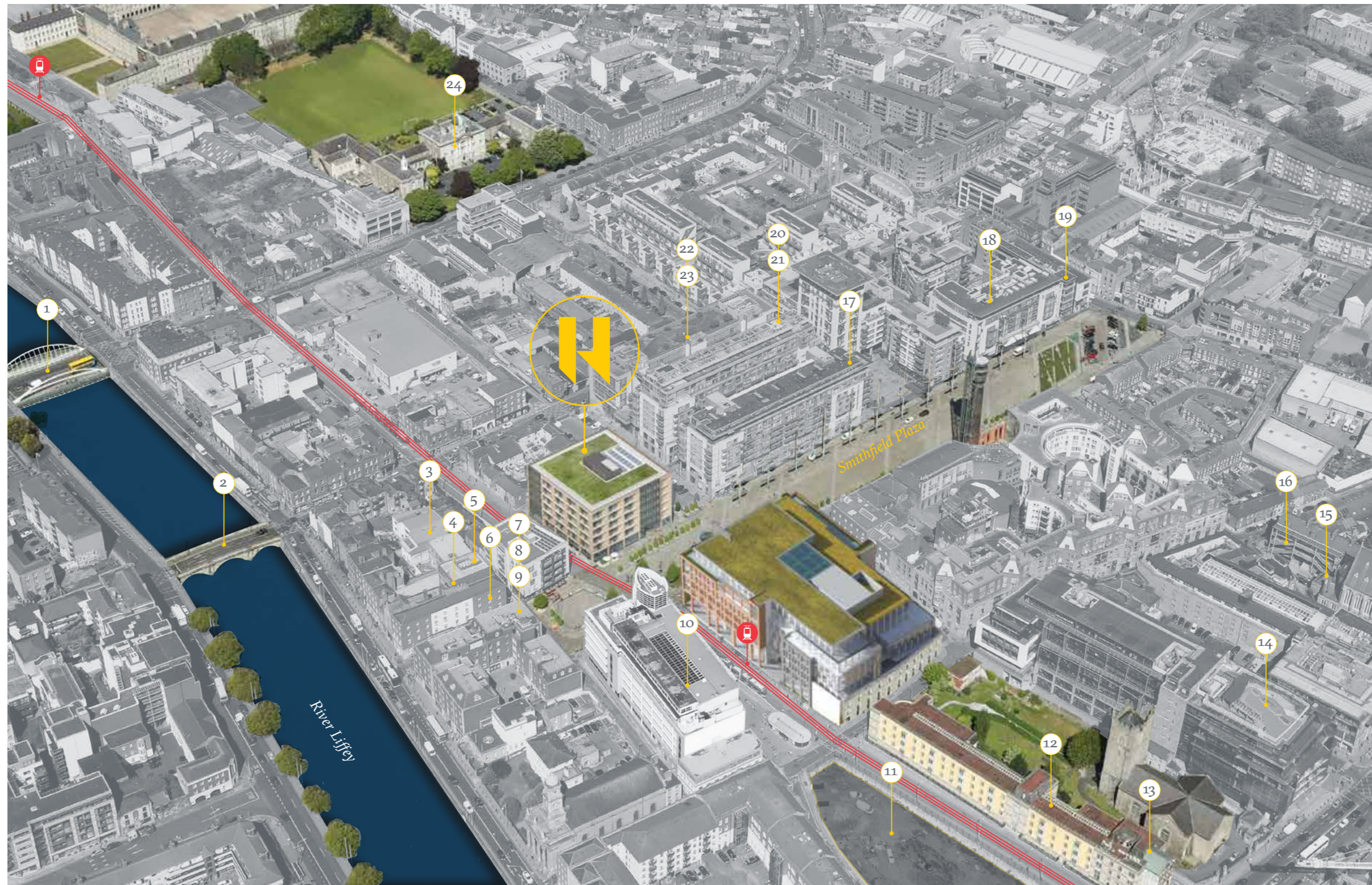
A commercial and social hub in the city centre



Smithfield is a bustling commercial and residential quarter just 10 minutes by tram to the city centre (Luas Red Line), and only 100 metres from the riverfront with its bridges and boardwalks.

A vibrant district, rich in historic and cultural attractions, Smithfield has an abundance of cafés, restaurants, bars and shops making it a popular hive of activity by day and night.

Its wealth of amenities and convenient central location has attracted a host of international and indigenous occupiers, including global software company Workday, Brown Bag Films/9 Story, and the Law Society of Ireland.

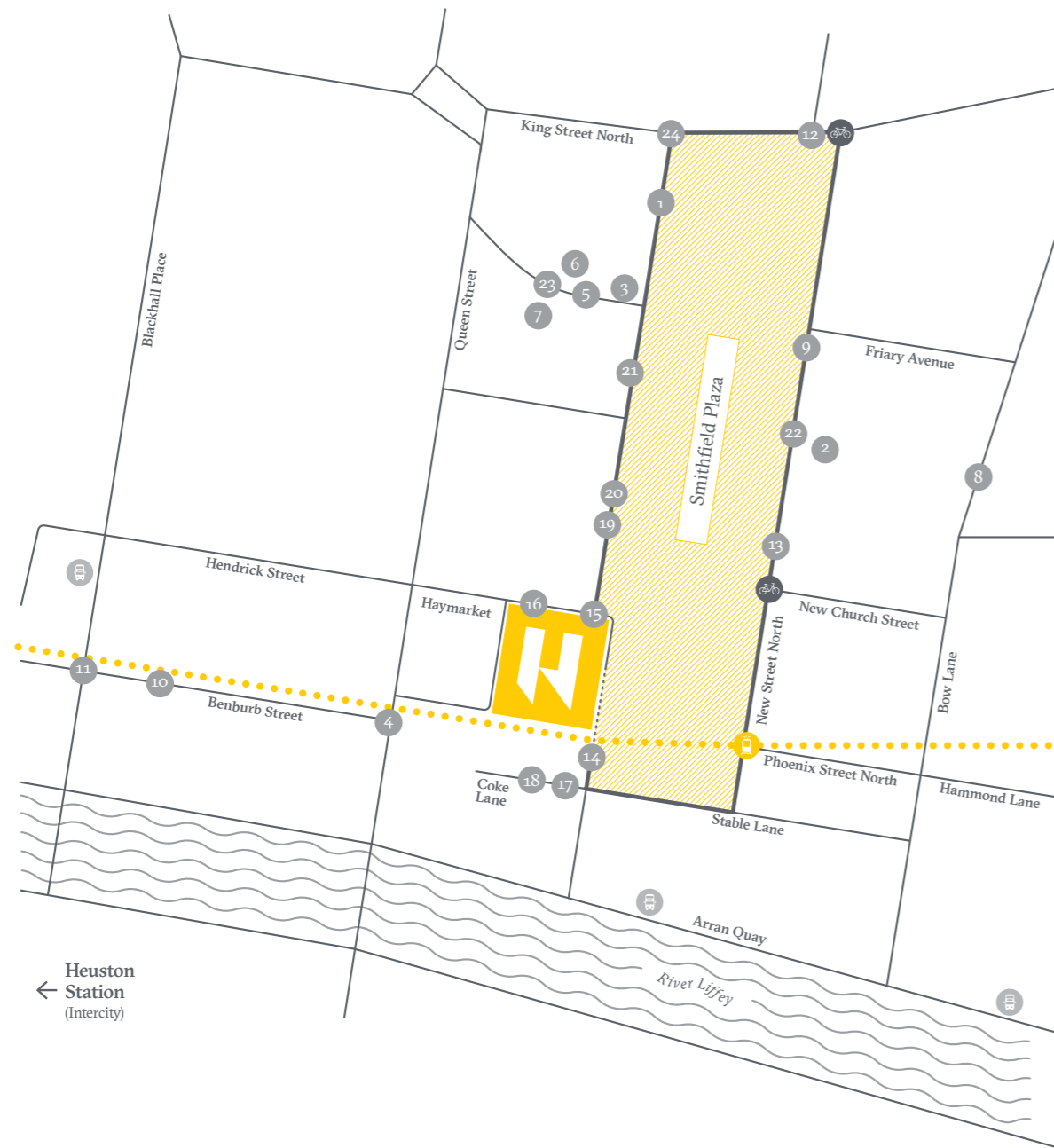


In good company

Haymarket House is surrounded by a host of international and indigenous occupiers from IT, legal, medical, media and government sectors.

1. James Joyce Bridge
2. Mellows Bridge
3. Javelin Group
4. Brandon Global
5. Hayes Higgins Partnership
6. Torque Consulting Engineers
7. Webzen
8. Gore & Grimes Solicitors
9. McCartan & Burke Solicitors
10. Family Court Services
11. Family Court Complex (Due 2020)
12. The Bar Council of Ireland
13. The Law Society Library
14. Workday
15. Detail Design
16. Enovation Solutions
17. Brown Bag/9 Story
18. The Maldron Hotel
19. Chartered Medical Group
20. Irish Film Classification Office
21. Department of Justice
22. Dublin City Council
23. Office of Public Works
24. The Law Society of Ireland

Access a wealth of amenities day and night



Hotels, Restaurants & Bars

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

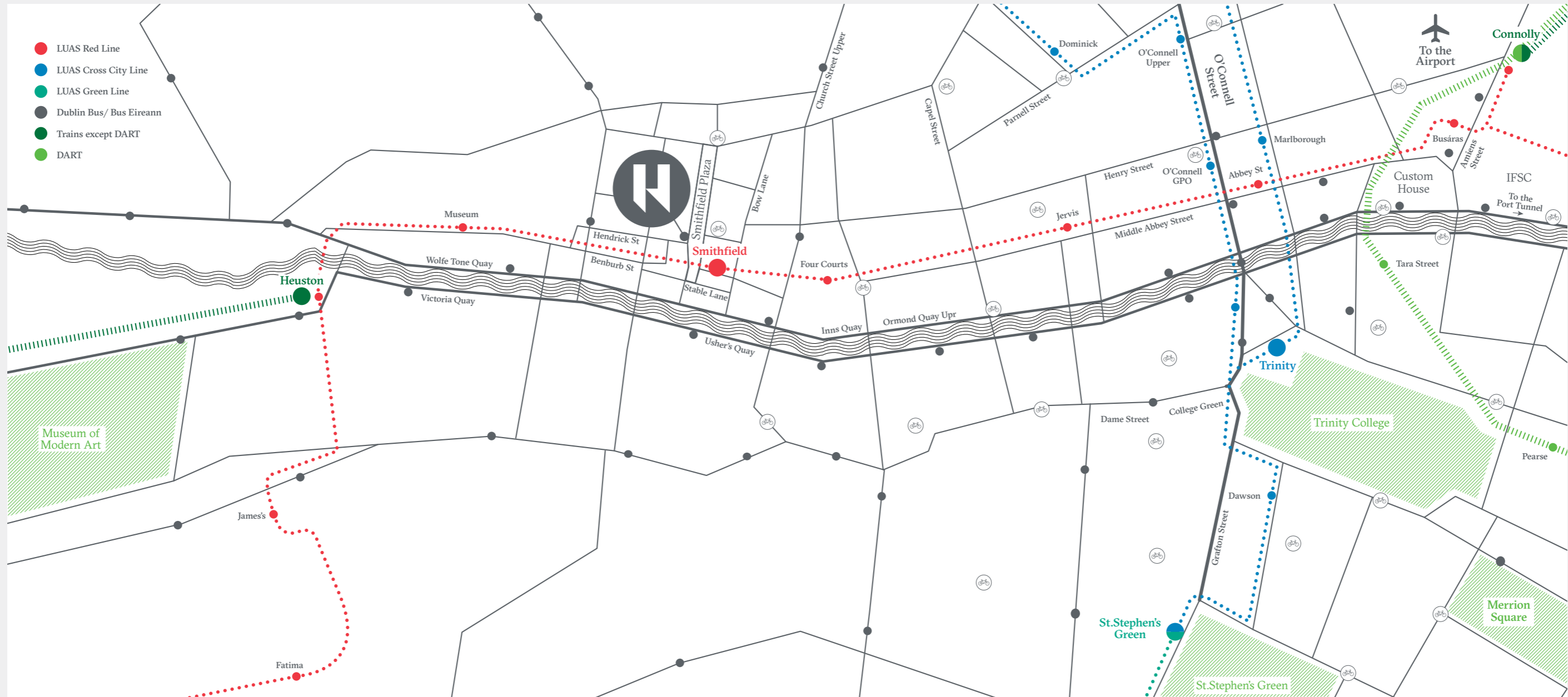
Cafés & Casual Food

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

General Convenience

21. Fresh Supermarket
22. Fitness Ireland
23. Lighthouse Cinema
24. Escape Health Club

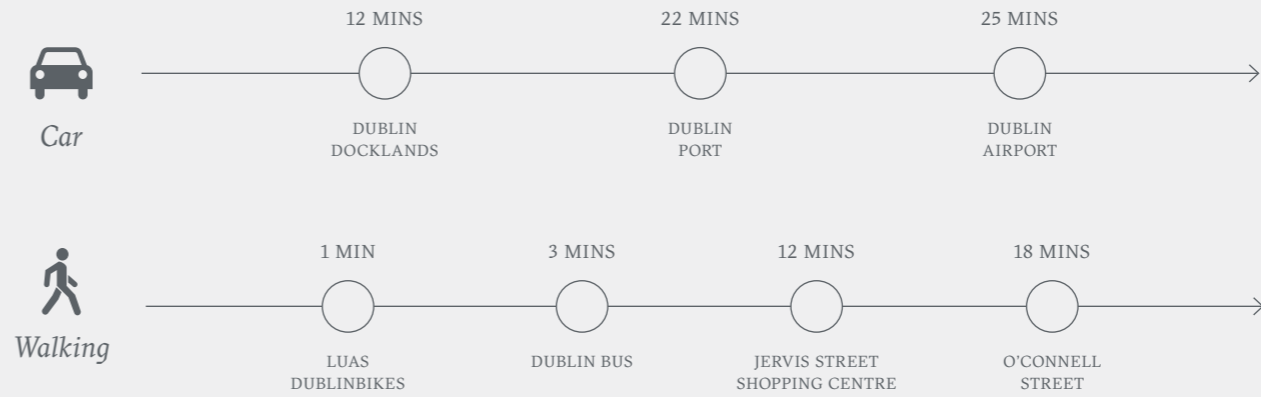
- Luas Line
- 🚏 Smithfield Luas Stop
- 🚲 Dublinbikes
- 🚏 Dublin Bus

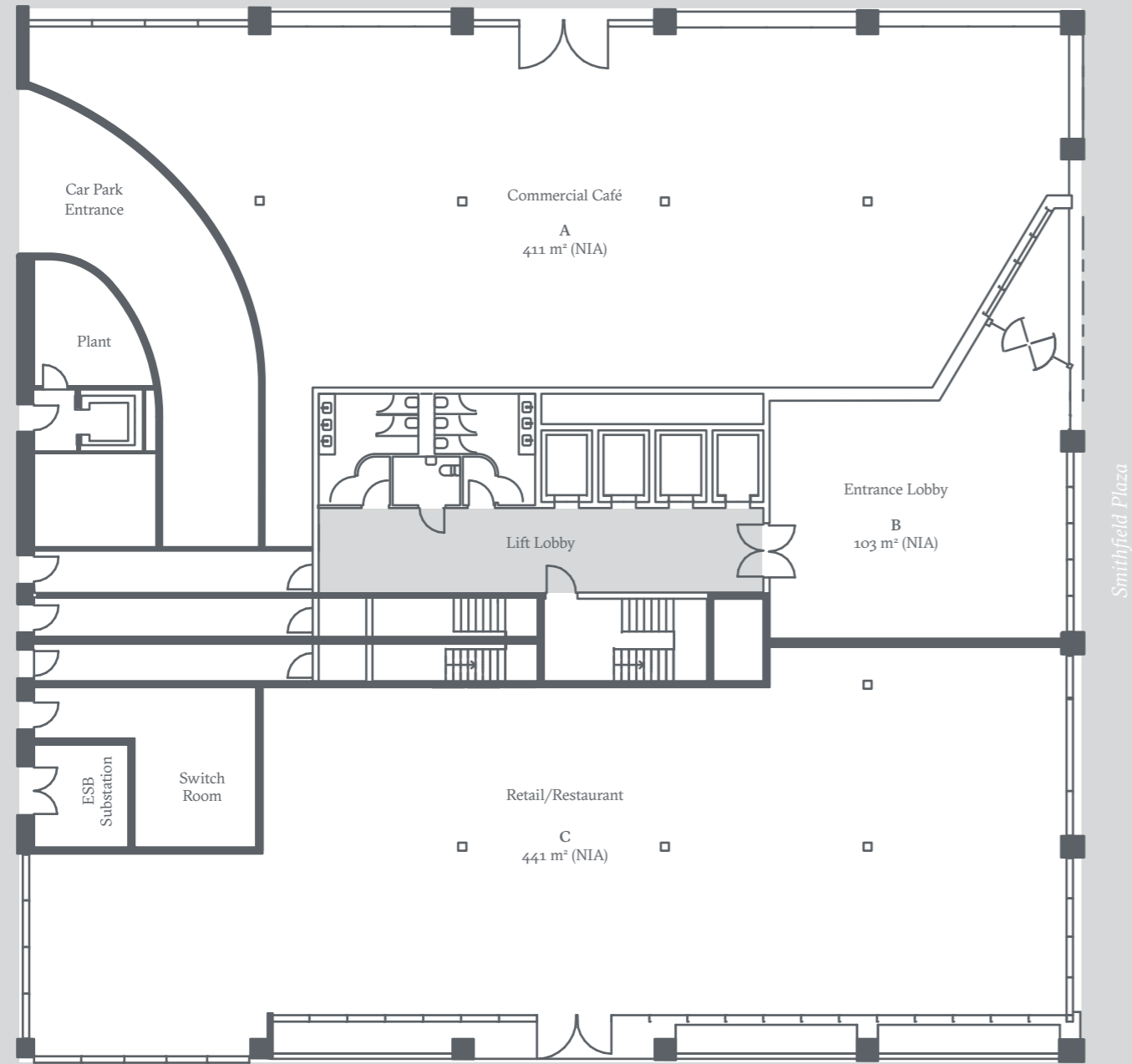


Central, highly connected location

Haymarket House is only 12 kilometres from Dublin International Airport and is immediately accessible to transport routes from Dublin Airport, bus and train stations.

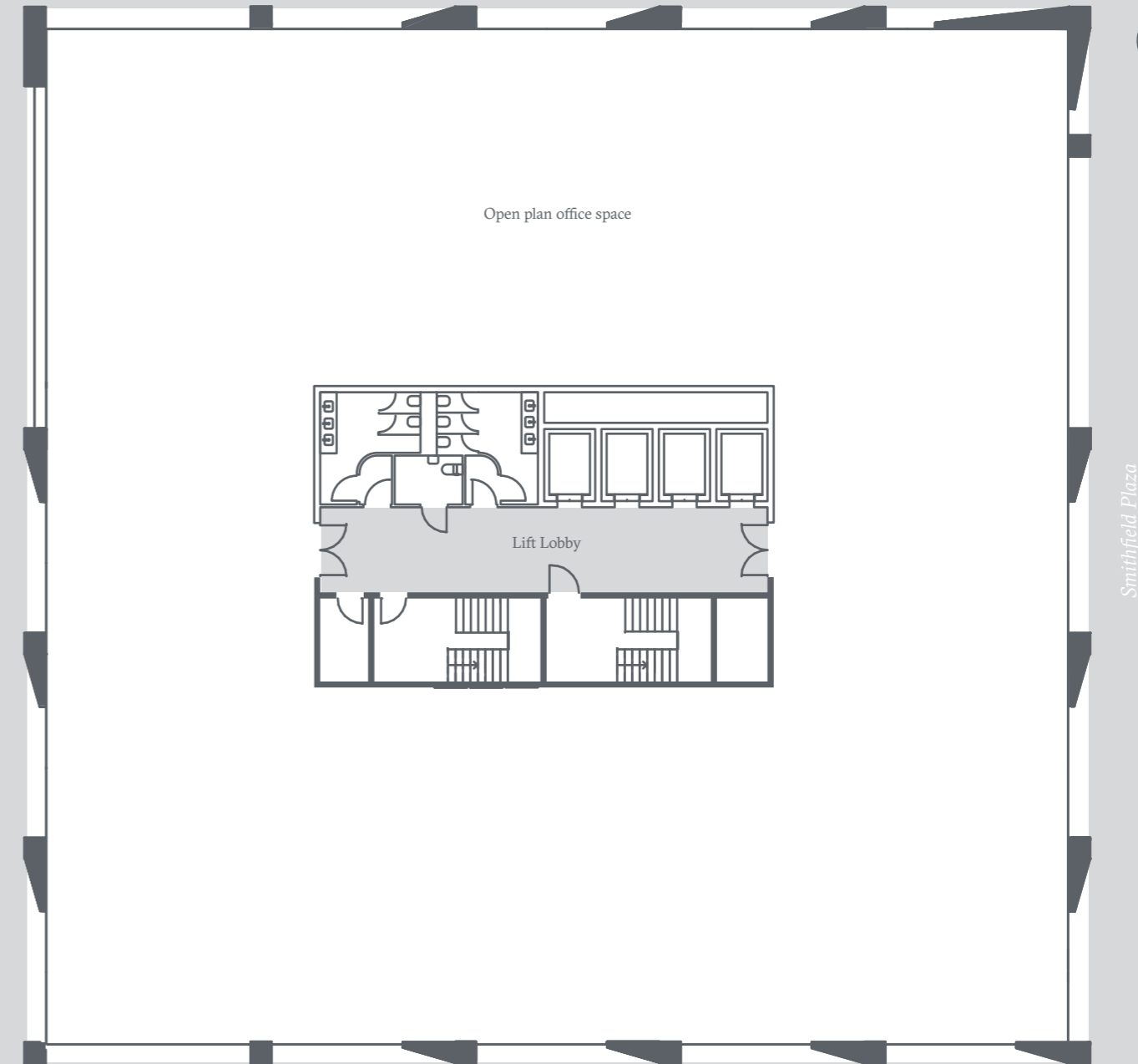
Less than 1 minute's walk away, the Luas Red Line brings Dublin city centre's full range of amenities to your doorstep within 10 minutes.





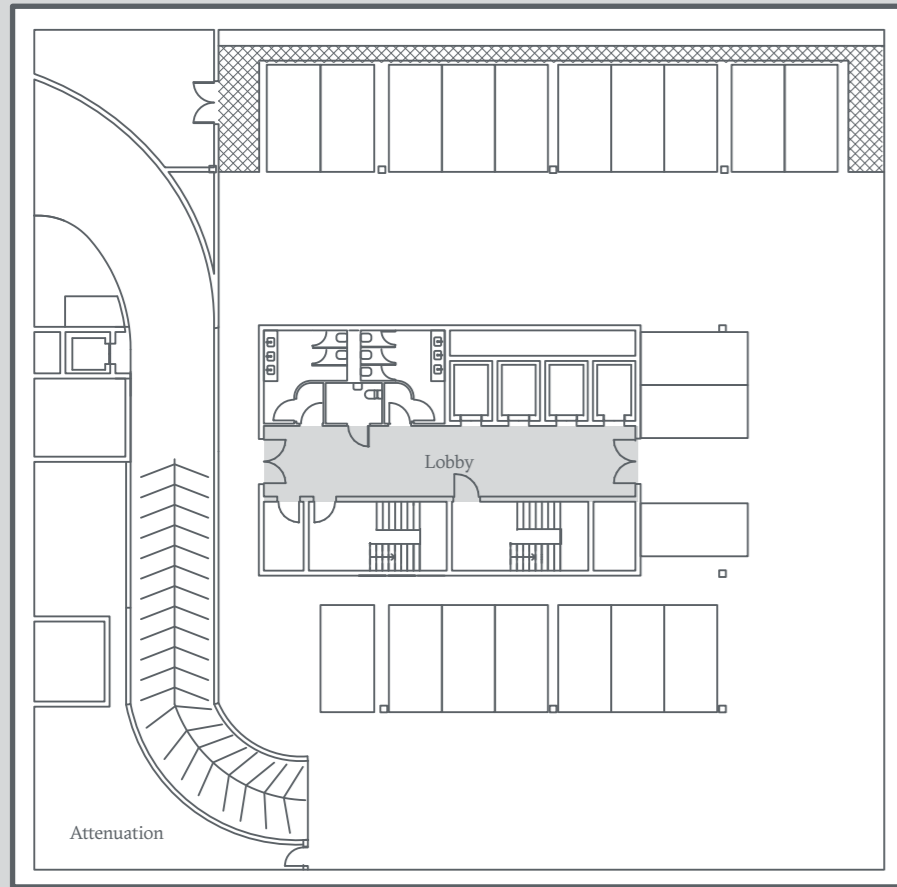
Ground Floor Floorplan

Level	Net Floor Area (m²)
Basement Level -02	-
Basement Level -01	-
Ground Floor	955
First Floor	1185
Second Floor	1185
Third Floor	1185
Fourth Floor	1185
Fifth Floor	1185
Total Internal Area	6,880 sq.m.



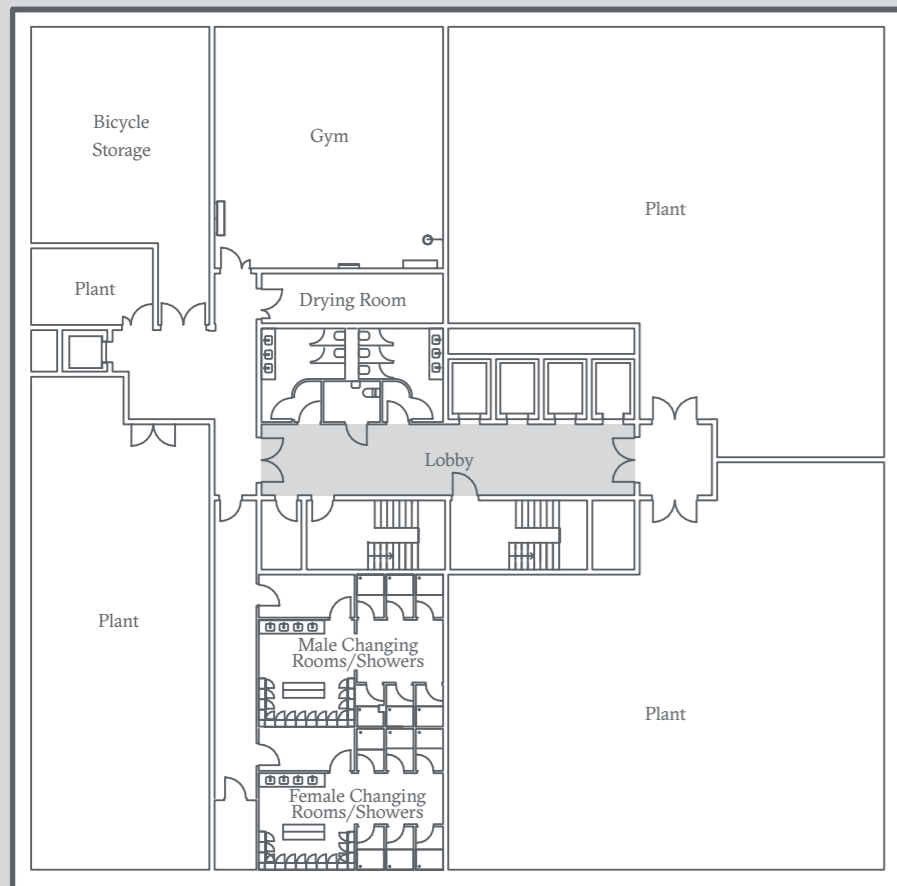
Typical Upper Floor Floorplan

Level	Net Floor Area (m²)
Basement Level -02	-
Basement Level -01	-
Ground Floor	955
First Floor	1185
Second Floor	1185
Third Floor	1185
Fourth Floor	1185
Fifth Floor	1185
Total Internal Area	6,880 sq.m.



Basement Level -1 Floorplan

Level	Net Floor Area (m ²)
Basement Level -02	-
Basement Level -01	-
Ground Floor	955
First Floor	1185
Second Floor	1185
Third Floor	1185
Fourth Floor	1185
Fifth Floor	1185
Total Internal Area	6,880 sq.m.



Basement Level -2 Floorplan

Level	Net Floor Area (m ²)
Basement Level -02	-
Basement Level -01	-
Ground Floor	955
First Floor	1185
Second Floor	1185
Third Floor	1185
Fourth Floor	1185
Fifth Floor	1185
Total Internal Area	6,880 sq.m.

Highlights

- A unique detached Office HQ finished to exceptionally high standards
- Highly efficient regular-shaped bright expansive column-free floor plates
- Aluminium curtain wall glazing system providing floor-to-ceiling glazing throughout
- 360 degree views of the city centre and Smithfield Square
- 14,000 sq.ft. roof top garden facility
- Statement lighting features to façade elevations
- Unrivalled tenant facilities at basement level
- Dedicated Red Line Luas stop

Elevation Treatment

- Prefabricated Techrete brick slip wall panel system
- Aluminium curtain wall glazing system
- Metal film features to each façade

Offices

- Column-free floor plates throughout
- Exceptional levels of natural daylight provided throughout
- Clear floor-to-ceiling heights of 2.8m in office areas
- Imposed floor loadings of 5 kN/sq.m. to include partitions
- Mechanical and electrical infrastructure designed for an occupancy of 1 person per 8 sq.m.
- Four-pipe fan coil air-conditioning and heat recovery ventilation (independently metered per floor)
- Suspended ceiling finished with powder coated perforated metal ceiling tiles

- Office lighting 1200mm x 300mm modular fittings with dimmable LED light fittings
- Building management system to monitor and control air conditioning
- Floor by floor power supply metering
- Painted plaster wall finishes
- Ceiling services zone of 450mm
- Raised access floor zone of 150mm
- Floor boxes/grommets wired for power at a ratio of 1 per 8 sq.m.
- Natural anodised aluminium window/wall frames and double glazed windows
- Wall and skirting with shadow gap - all finishes satin matte painted hardwood
- Metal raised floor system on pedestals
- Capped connections on each floor for tea station/kitchen installation

Common Areas

- Impressive 130 sq.m. reception area with 3.2m floor-to-ceiling height
- Integrated Crystal Tourniket revolving entrance door
- Bespoke reception desk clad in Corian with high build lacquer finish to integrated cupboards, drawers and shelves
- Natural stone floor finish
- Plasterboard feature ceiling with Alucove edge treatment and integrated LED halo lighting throughout ground floor reception, waiting area, lift lobby
- High quality 3.5m wide lift lobbies and male and female WC's finished to hotel standard
- 4 premium 13 person Kone passenger lifts serving all floors including basement levels

- Programmable passenger lifts with waiting times sub 25 seconds
- 1 x 1,250 kg goods lift
- Toilet provision has been made based on average population density of 1 person per 8sq.m. at 60:60 based on a single occupancy
- Essential services standby generator
- Two points of access to the building to ensure redundant entry points exist for all service providers
- Frame Room in the basement to accommodate each service provider as required and two dedicated vertical service risers to each floor of the building

Amenities

- 6 male and 6 female premium quality shower facilities and gym facility
- Male and female changing areas, drying rooms and storage lockers
- Secure parking for 20 cars (incl.2 electric car spaces) and 4 motorbikes
- 84 bicycle spaces and 84 secure lockers
- Dedicated tenant plant space available
- Unique 14,000 sq.ft. roof top garden facility

Energy Efficiency and Sustainability

- The building has been designed to achieve
- LEED Gold rating
 - BER A3
 - Wellness Gold Rating
 - Wired Score Platinum





Development Team

Developer
The Linders Group

Development & Project Managers
The Linders Group

Architect
Reddy Architecture and Urbanism

Quantity Surveyors
Kelly & O'Callaghan

Structural Engineers
DBFL

Mechanical & Electrical Engineers
Renaissance Engineering

Fire Consultants
JGA Fire Engineering Consultants

Assigned Certifier
Reddy Architecture and Urbanism

PSDP Health & Safety
Reddy Architecture and Urbanism

Architectural Visualisation
Digital Dimensions

Branding & Marketing
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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 know 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, Water Authority and Northern Press plc.

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