

THE
FREIGHT
BUILDING

DUBLIN 1

SUSTAINABILITY

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THE
FREIGHT
BUILDING

SMART AND SUSTAINABLE NEW OFFICE HQ

The Freight Building by Glenveagh Properties Plc comprises 9,742 sq m of modern Grade A office space set over ten floors which will transform the streetscape of the North Docklands





“ A key focus for Glenveagh Properties Plc across our commercial and residential portfolio is to create 1st class place making and buildings for both owners and occupiers from external appearance and fabric to functionality and occupier experience.






We have achieved this in the Freight Building through a detailed design process while our professional team lead by O'Mahony Pike Architects have brought a striking appearance to the building and the entrance plaza.

At Glenveagh we place sustainability at the heart of our business and we have invested significantly in targeting both LEED and WELL accreditation which will set a world class standard for the Freight Building.

WESLEY ROTHWELL
Chief Commercial Officer

**AN EXCITING
ADDITION TO DUBLIN'S
OFFICE MARKET**

Glenveagh 

 <p>RAISED ACCESS FLOORS</p>	 <p>TYPICAL FLOOR TO FLOOR HEIGHT 2.8M</p>	 <p>LED LIGHTING</p>	 <p>5 LIFTS</p>	 <p>AVERAGE LIFT WAITING TIME: LESS THAN 25 S FOR AT PEAK TIMES</p>
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EXTENDING TO 104,000 SQ. FT IN THE HEART OF THE DUBLIN DOCKLANDS

 <p>96 BIKE SPACES</p>	 <p>LOCKERS</p>	 <p>8 SHOWERS</p>	 <p>SUSTAINABILITY FOCUSED</p>	 <p>LARGE GROUND FLOOR FOYER</p>
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TARGET **BER A3**

AVERAGE FLOOR PLATES
12,000 SQ. FT

A MODERN FUTURE PROOFED DESIGN WHICH IS SUSTAINABILITY FOCUSSED

Target sustainability credentials:



Design driven by ambition for high sustainability credentials and enhanced end user experience

The **WELL accreditation** means that the building has been designed with consideration of the health and wellbeing of the Occupants

The 'high levels' of natural light and air quality, enhances the quality of the internal spaces



GREEN CREDENTIALS



The Freight Building provides LEED Gold and WELL Gold Certification and incorporates a broad spectrum of sustainable principles to achieve an A3 BER rating. The Building will be Taxonomy compliant.

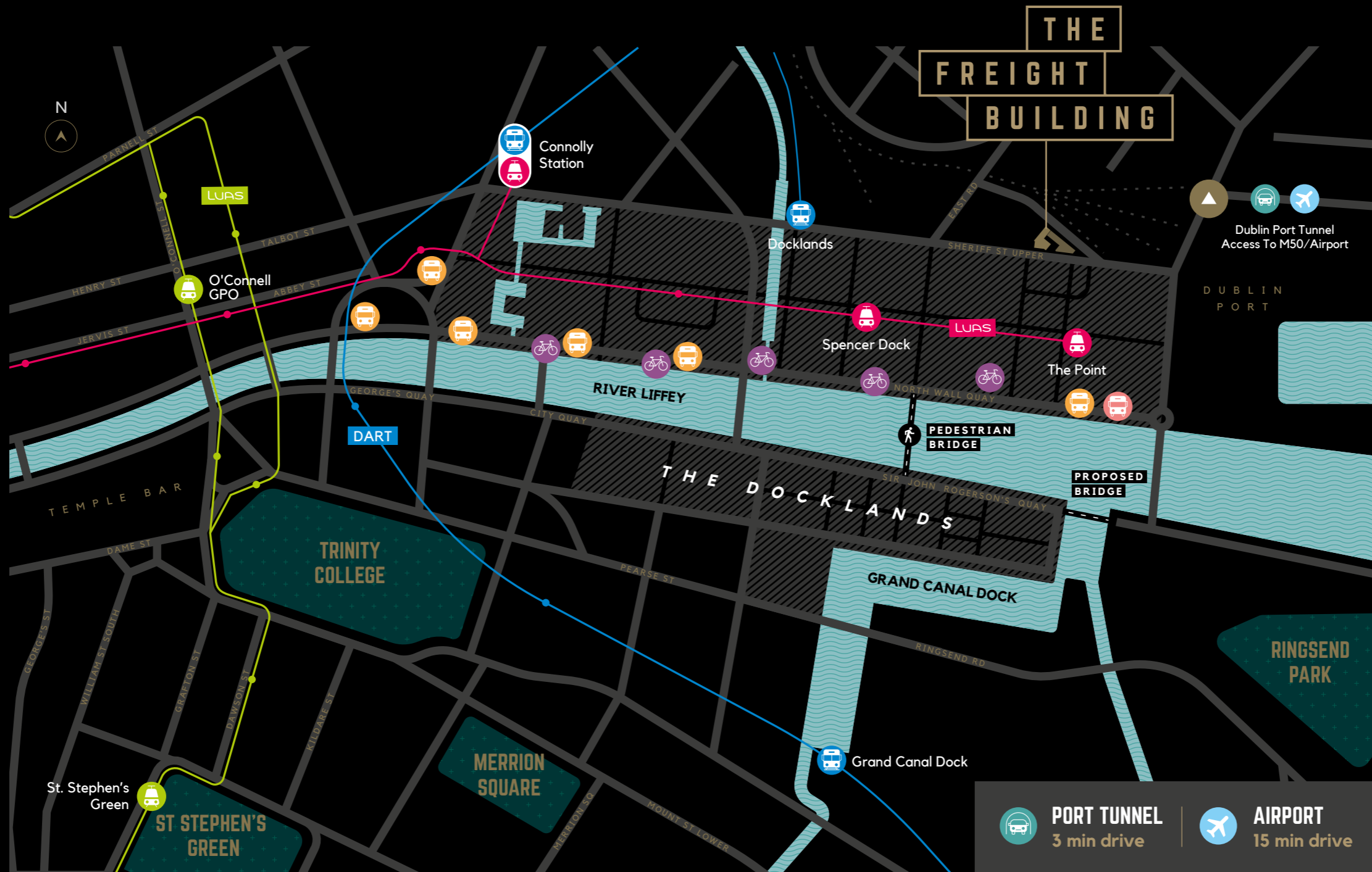
- High Efficiency Multi-Function Chillers
- Air Conditioning and Energy Monitoring
- Enhanced fresh air with Heat Recovery
- Zoned Per Floor
- Energy Efficient Four-Pipe Fan Coil System
- Water Efficient Automated Appliances
- Enhanced Access Control (phone access)
- Energy Efficient Passenger Lifts
- High ratio of Glazing and shallow 'floor plates' providing Enhanced Natural Light
- Energy Efficient LED Lighting to Reception / Core Areas
- Variable Speed Drives on Fans and Pumps
- High Performance Façade
- Sub-Metering of Main Energy Consumption
- Heat Recovery Ventilation
- Intelligent Lighting Controls
- Energy Targeting and Monitoring

Slender and elegant, the Freight Building takes its place in the Dublin skyline as part of a coherent high-rise cluster in the Docklands. This memorable silhouette forms the first image of the city on arrival through Dublin Port tunnel

THE
FREIGHT
BUILDING



LOCATION



CYCLING
Dublin Bikes
1 min walk

DART
Docklands Station
2 min cycle
Connolly Station
5 min cycle

LUAS RED LINE
Spencer Dock
6 min walk
The Point Station
3 min walk

BUSES
Served by a number
of bus routes
6 min walk

AIRCOACH
East Wall
(North Wall Quay)
4 min walk

PORT TUNNEL
3 min drive

AIRPORT
15 min drive

Located in Dublin's Docklands, in one of Dublin's most accessible locations benefitting from a wealth of local, national and international transport links

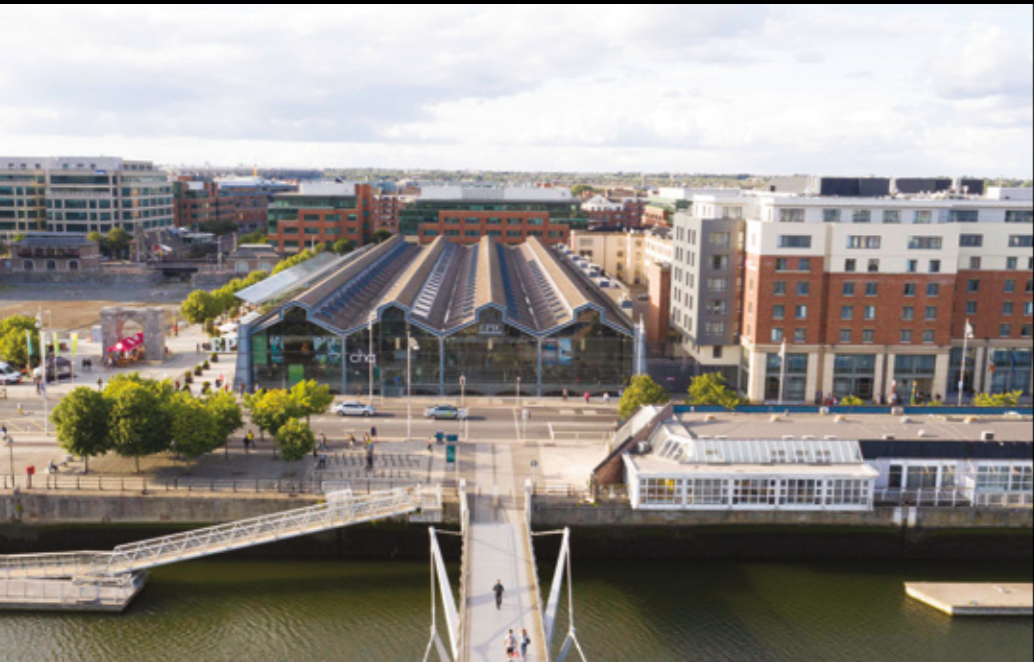


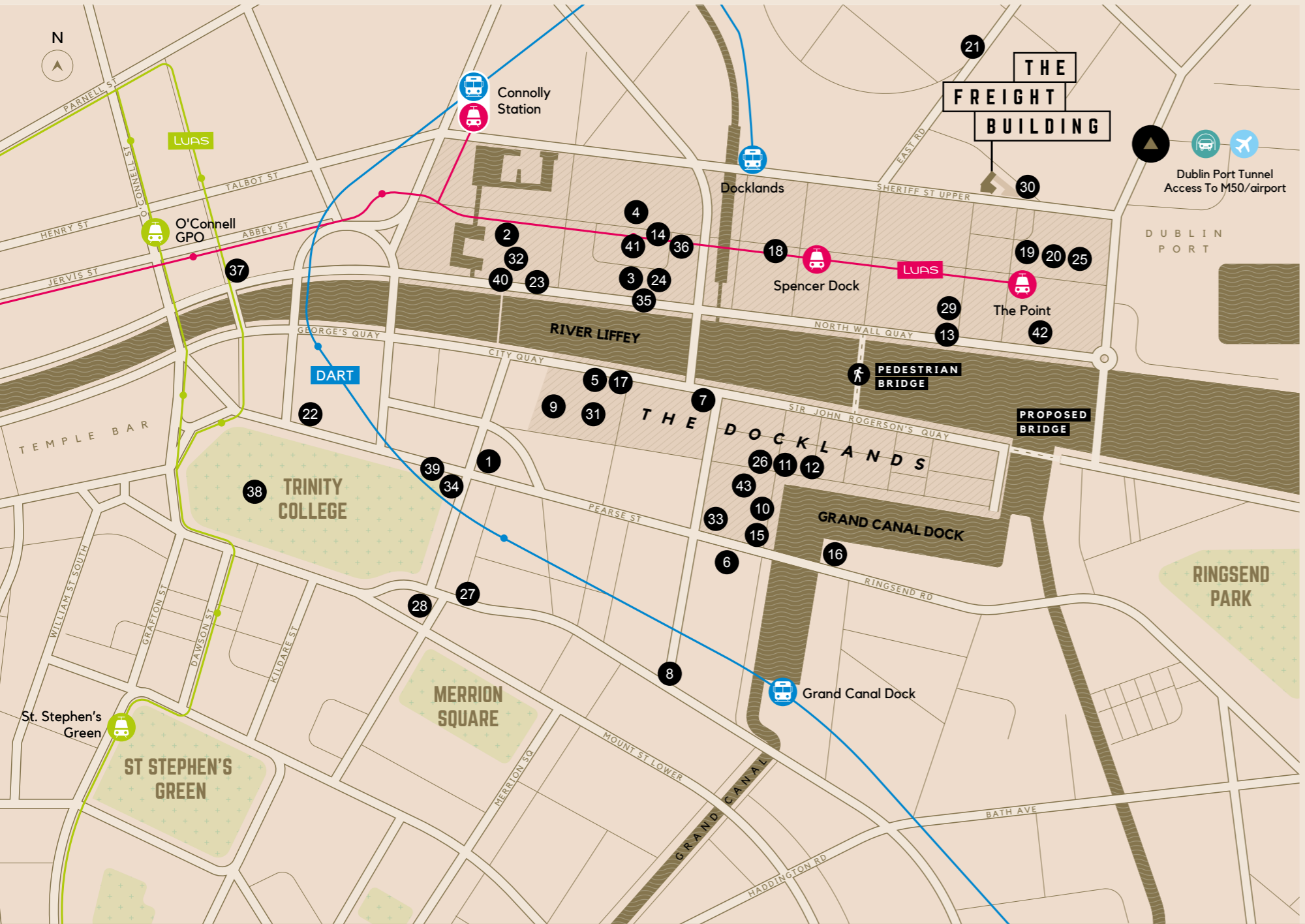
IN THE HEART OF DUBLIN'S NORTH DOCKLANDS





BE PART OF THE DOCKLANDS NEW RESIDENTIAL AND COMMERCIAL COMMUNITY





Food and Drink

- 1. Honey Truffle
- 2. Ely Bar & Grill
- 3. East Restaurant
- 4. The Natural Bakery
- 5. Gerard's Deli
- 6. KC Peaches
- 7. The Ferryman Bar
- 8. 3FE Coffee
- 9. Lolly & Cooks
- 10. Nut Butter
- 11. HQ Gastrobar
- 12. Herb Street
- 13. The Bottle Boy
- 14. Fresh The Good Food Market
- 15. Il Valentino
- 16. Charlotte Quay
- 17. The Art of Coffee
- 18. Boca Cafe
- 19. Pita Pit
- 20. Freshii
- 21. East Road Café

Hotels

- 22. Trinity Plaza
- 23. Hilton Garden Inn
- 24. Spencer Hotel
- 25. The Gibson
- 26. The Marker
- 27. The Alex
- 28. The Mont
- 29. The Mayson
- 30. Premier Inn

Wellness/ Exercise

- 31. Perpetua Gym
- 32. Flyefit
- 33. Educo Gym
- 34. Trinity College Sports Centre
- 35. The Spencer Health Club
- 36. SV Fitness

Cultural

- 37. Abbey Theatre
- 38. Trinity College
- 39. Science Gallery
- 40. Epic Ireland
- 41. National College of Ireland
- 42. 3Arena
- 43. Bord Gáis Energy Theatre

**THE DOCKS
ON YOUR
DOORSTEP**

The Freight Building is at the epicentre of Dublin's thriving Docklands. Ease of access is one of the many reasons why Dublin's North Quays has become such a successful business district.

Buses and trams pass every few minutes, linking the city centre and train stations. The nearby East Link Bridge provides a direct route to the city's southside. The M50 and Port Tunnel are close by, making all parts of Ireland easy to reach by road, and Dublin International Airport is just 15 minutes away. There are also numerous Dublin Bike stations, and ample car parking spaces.



THE DOCKLANDS IS NOW HOME TO INTERNATIONAL OCCUPIERS WITH INFLUENCE

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“ At OMP we have been given a rare opportunity to design such a large part of the Dublin Docklands, and the freight building forms the first part of that masterplan alongside the Premier Inn hotel. We’ve folded the building around a new plaza, and that idea of folding follows right through the design, from the expansive 18 metre wide entrance, to the bay windows, finally with the top floor terminating in folded gold panels. We think we have created a distinct, recognizable building, but also one that sits comfortably in the street we are making, giving a new identity to this part of the city ”

JOHN MACKEN
O'Mahony Pike Architects

THE BUILDING







The building amenity areas are conveniently located at ground floor and include designated male and female, self-contained shower suites including toilets and changing facilities.

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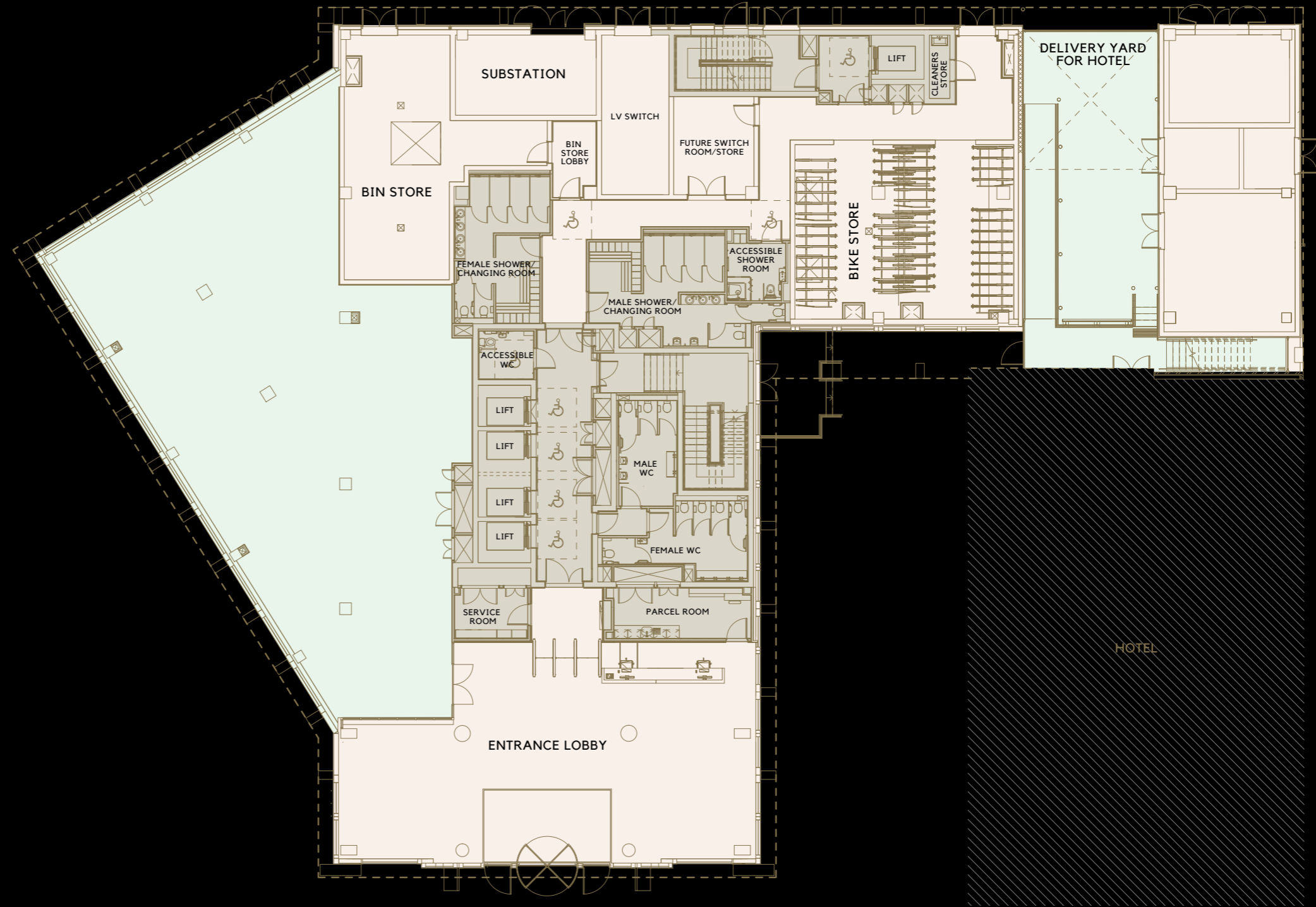
The suites are finished to the highest modern standards which include porcelain floor and wall tiles, timber veneered doors, high quality lockers and hardwood benches. We also have an accessible bike storage area, which includes e-chargers and drying room facilities.

AMENITIES

FLOOR PLANS

SCHEDULE OF ACCOMMODATION

FLOOR	NETT LETTABLE AREA (SQ.M.)	NETT LETTABLE AREA (SQ.FT.)
Basement	0	0
Ground	321	3,463
1st	921	9,914
2nd	1,125	12,109
3rd	1,125	12,112
4th	1,125	12,109
5th	1,125	12,110
6th	1,126	12,129
7th	1,122	12,084
8th	913	9,829
9th	836	9,006
Total	9,742	104,864

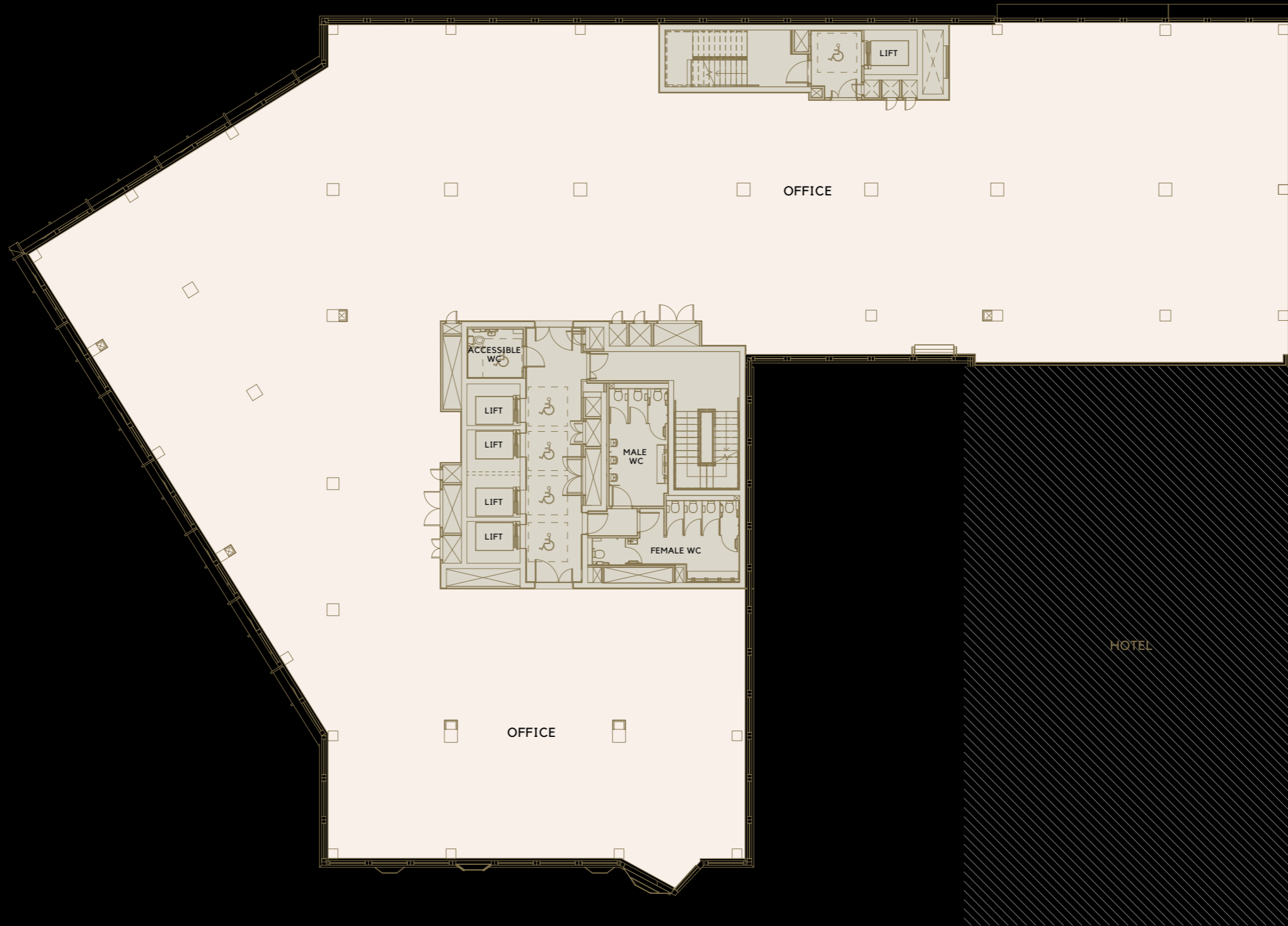


GROUND FLOOR
321.7 Sq.m. / 3,463 Sq.ft.



FIRST FLOOR

921 Sq.m. / 9,914 Sq.ft.



TYPICAL FLOOR (2ND - 7TH)
1,125 Sq.m. / 12,109 Sq.ft.



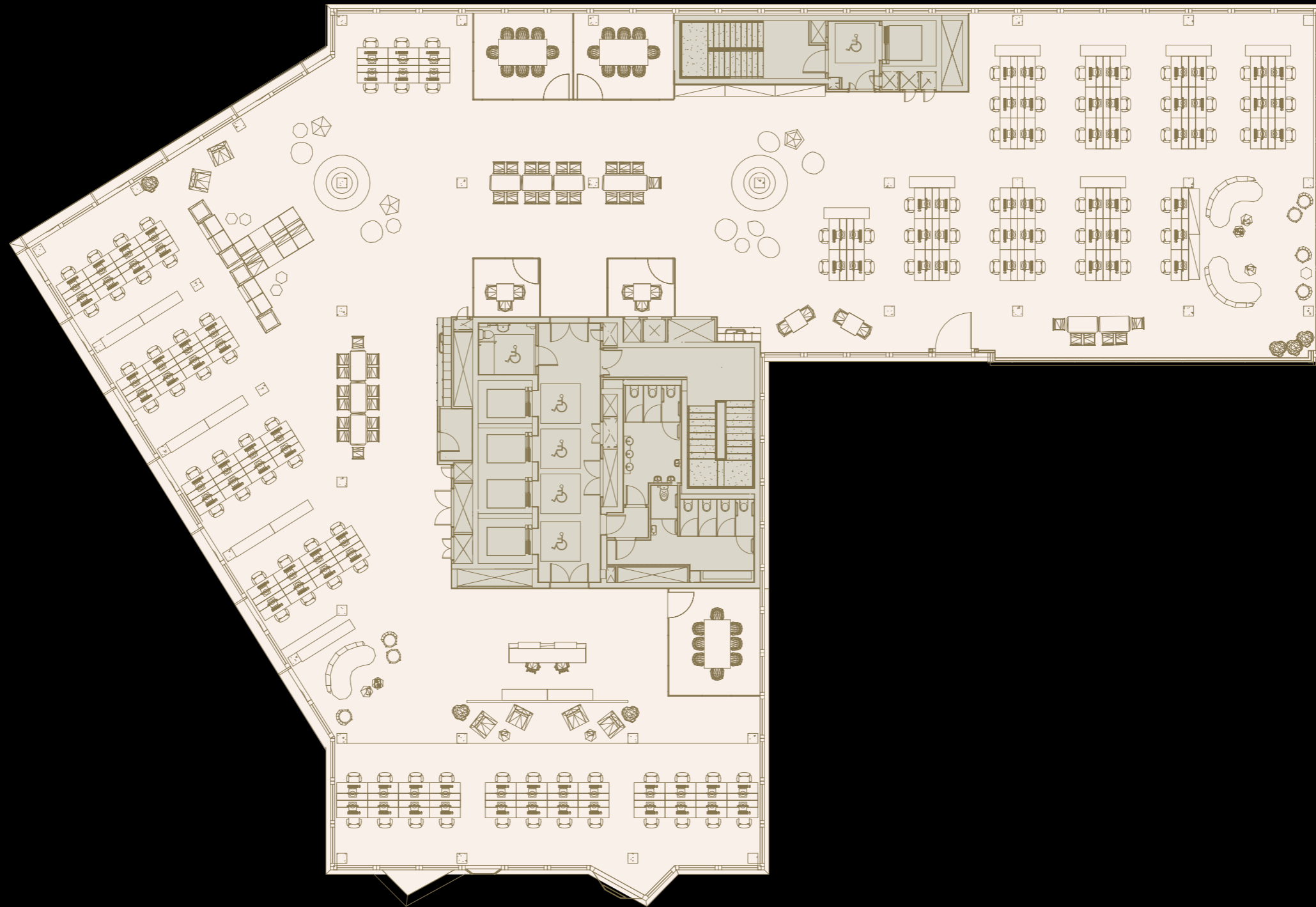
EIGHTH FLOOR

913.1 Sq.m. / 9,829 Sq.ft.



NINTH FLOOR

836.7 Sq.m. / 9,006 Sq.ft.



TEST FITS



SPECIFICATION

OCCUPANCY

Means of escape:

- 1 person per 6 sqm (Fire escape widths and capacity)

Lift Provision:

- 1 person per 8 sqm

FLOOR LOADINGS

Office Floors:

- 5kN/sqm

Plant Rooms:

- 7.5kN/sqm

FLOOR HEIGHTS (approximate)

Reception floor to ceiling:

- General 4.3m
- Lift Lobby

Office floor to ceiling:

- 2.8m

Office slab to slab soffit:

- 3.5m

Office floor to floor:

- 3.75m

Raised access floor zone:

- 100mm (Excluding 50mm floor zone)

Structural slab depth:

- 250mm typically

Ceiling service zone:

- 550mm (excluding 50mm ceiling zone)

Planning Module:

- 1.5m square typically through out

Structural Grid:

- 7.5m x 7.5m grid typically

Structure:

- The structure is a concrete frame off piled foundations. Lateral stability is provided by the concrete cores. Columns are generally on a 7.5m grid. The floor plates are typically 250mm deep flat slabs. The frame sets back at the 8th and 9th floors to create panoramic roof terraces

ELEVATION TREATMENT

Entrance:

- The Building is entered off the plaza shared with the hotel, which is off Sheriff Street Upper, Dublin 1
- The main entrance is defined by a recon stone archway framing the entrance of a glazed screen which contains assisted entrance doors which swing and revolve

Façade:

- The façade is made up of two types,
- Aluminium framed wall system, containing in-fills of glass, aluminium and composite panels
- Aluminium rainscreen system, finished in a powder coated metallic finish.

EXTERNAL FINISHES

Plaza:

- The plaza is landscaped with a combination of hard and soft finishes
- Stone paving
- Tree planting and raised beds

Roof Terraces:

- Proposed landscaping
- Paving flags and astroturf
- Raised beds with planting
- Street furniture

INTERNAL FINISHES

Reception

Floor Finish:

- Terrazzo with inlay strips

Wall Finish:

- Polished plaster with brass inlay strips
- Exposed Concrete
- Full height glazed curtain walls

Columns:

- Exposed Concrete

Ceiling:

- Exposed soffit – painted white
- Exposed services – painted white

Reception Desk:

- Bespoke reception desk with mitered corners and anodized brass sheet metal front

Access Control System:

- Brushed stainless steel Black powder coated turnstiles and toughened glass security screens
- Access control to all doors off the Lobby

Lift Lobby Doors:

- Brushed anodized brass effect coloured stainless steel

Internal Office Finishes

Walls:

- Combination of exposed concrete and painted drylined walls

Floors:

- 600x600 raised access floor – medium duty fixed to adjustable pedestals

Columns:

- Exposed Concrete

Ceiling:

Combination of

- Exposed Soffit and services, painted white
- Metal suspended ceiling system. System to incorporate light fittings, diffusers, smoke detectors and illuminated signage
- Plasterboard margins to the perimeter, which includes diffusers and lighting

LIFT LOBBIES

Feature Wall:

- Timber slats on plastered walls painted grey

Floors:

- Terrazzo with inlay strips

Ceiling:

- Plasterboard ceiling with decorative strip LED lighting edge detail

Doors:

- Dark Grey painted doors with brass reveals

TOILETS

Walls:

- Large format porcelain tiles with feature relief tile

Floors:

- Large format porcelain tiled floor

Ceiling:

- Painted plasterboard with downlights and recessed LED strip lighting

Doors:

- Dark Grey painted doors with brass reveals

WC Cubicles:

- Full height effect. High quality grey laminate with stainless steel ironmongery and pedestal legs

Vanity Units:

- Composite stone countertop on brass fronted, black lacquered unit, with 'desk mounted' basins 'trough sinks' and integrated stainless steel taps and soap dispensers

Sanitary Ware:

- Concealed steel frame and cisterns, wall hung WC pans

Air Changes:

- 10 air changes per hour

SHOWER AND CHANGING FACILITIES

- 4 no. male and 4 no. female self-contained showers and changing rooms
- Full height effect cubicles. High quality grey laminate with stainless steel ironmongery and pedestal legs
- Lacquered black secure timber lockers
- Lacquered grey hardwood seating at lockers
- Floors and walls finished in large format porcelain tiles with feature relief tile
- WCs in changing areas
- Separate drying room

LIFTS

Passenger:

- 4 no. 13 person enhanced access controlled energy efficient passenger lifts

Internal finishes:

- Full height rear mirror, brass effect stainless steel panels and doors

Floors:

- Terrazzo / Vinyl

Waiting Time:

- Morning peak – less than 25 seconds

Fire Fighting/Passenger:

- 1 no. 15 person lift

COMMON PARTS

- 96 bicycle spaces in secure store

SUSTAINABILITY

- BER Target is A3
- LEED Gold
- WELL Gold

SERVICES

Mechanical Services

The mechanical services of the office building comprise of

- Heating is provided by high efficiency Multi-Chillers at roof level. These serve 4 pipe FCU's in the office ceiling space, underfloor heating in Reception and radiators in the stairwells
- Cooling is provided by high efficiency Multi-Chillers at roof level. These serve 4 pipe FCU's in the office ceiling spaces
- Fresh air ventilation will be provided by heat recovery AHUs and heat recovery units
- Boosted hot and cold water and mains water shall be distributed through out the building
- The building is sprinkler protected through out
- A complete Building Management System will control all primary Mechanical Plant and Environmental Systems, to optimize building performance and utilize energy metering to monitor utility costs and carbon footprint

Electrical Services

The building's electrical installation is to a superior specification for efficiency, flexibility and sustainability

- Dedicated ESB Substation and provision for multi-tenant LV power supply

- Tenant Design – flexible power and data layout for desks through the raised access floor. An allowance of 45w/sqm tenant power is allowed for each Tenant on each floor
- Power track, grommets and conduits for data and power to desk locations.
- Full energy efficient LED luminaires throughout
- Wi-Fi points provision within the ceiling voids for full connectivity
- Door Access System and turnstile gates on the main entrance lobby along with CCTV and security systems. Upper floors provided with conduit runs to allow for access control to be added

Provision made for the subdivision of electrical utility metering for light and power. Landlord energy bills for heating and cooling can be subdivided from the BMS. Life safety systems such as fire alarms, emergency lighting and fire fighting lifts are provided

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Communications

- A dedicated POP (Point of Presence) room is provided in the basement
- The POP Room has 4 no. ducts from the street Eir/Virgin infrastructure
- There are two vertical service riser routes up through the building ensuring good IT connectivity. Each route has additional capacity to allow for the option of additional Providers. This can be achieved with minimal disruption to the building's occupants

DELIVERIES AND WASTE MANAGEMENT

- Deliveries will be via the secondary entrance door off the estate service laneway. This entrance is access controlled
- The bins are taken from the back of house bin store to the estate service laneway



ABOUT GLENVEAGH

Glenveagh Properties PLC, listed on Euronext Dublin and the London Stock Exchange, is a leading Irish homebuilder.

Supported by innovation and supply chain integration, Glenveagh are committed to opening up access to sustainable high-quality homes to as many people as possible in flourishing communities across Ireland.

In 2021, Glenveagh achieved two certifications from the National Standards Authority of Ireland (NSAI) - ISO 14001 Environmental Management and ISO 45001 Occupational Health and Safety.

These certifications ensure that our business is focused on reducing our environmental impact, supported by effective management processes.

Recognising the importance of the Group's six Sustainability Pillars to our strategy, Glenveagh established an Environmental and Social Responsibility Committee to lead our ambitious plans in this area, ensuring we deliver homes for people alongside the highest standards of environmental stewardship and responsible business.

Glenveagh is focused on three core markets - suburban housing, urban apartments and partnerships with local authorities and state agencies.

Since IPO we have delivered approx. 3,000 units and are targeting to deliver 1,400 units in 2022 with a longer term target of over 3,000 units per annum.

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For more information, visit our website:
[glenveagh.ie](https://www.glenveagh.ie)



PROFESSIONAL TEAM

MAIN CONTRACTOR

Collen Construction
Lead: Declan Lee

FAÇADE CONSULTANTS

Murphy Façade Studio
Lead: Neil Murphy

ARCHITECTURE

O'Mahony Pike Architects
Lead: John Macken

ASSIGNED CERTIFIERS

O'Reilly Stuart
Lead: Ger Fagan

CIVIL & STRUCTURAL ENGINEERS

DBFL Consulting Engineers
Lead: John Hayes

PROJECT MONITORS AND QUANTITY SURVEYORS

Build Cost Chartered Quantity Surveyors
Lead: Liam Langan

SERVICES ENGINEERS

Ethos Engineering
Lead: Gavin Murphy

SUSTAINABILITY CONSULTANTS

Ethos Engineering
Lead: Michael Boyle

FIRE CONSULTANTS

Maurice Johnson & Partners
Lead: Stefan Hyde

PLANNING CONSULTANTS

Brady Shipman Martin
Lead: Pauline Byrne



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