



STEP
INTO YOUR
STORY



VISION

PLACE

WORKSPACE

PEOPLE

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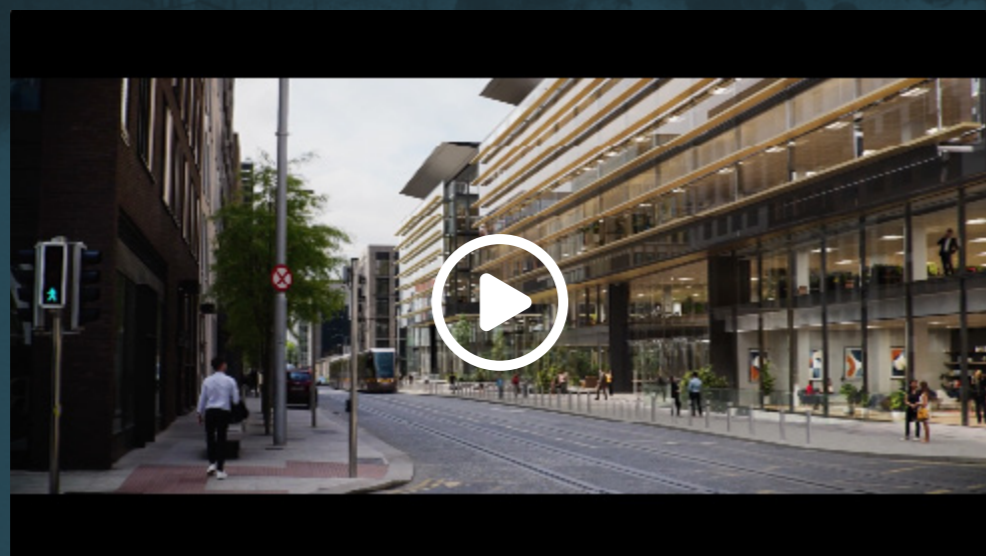
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THERE ARE STORIES TO THIS PLACE.
 WHERE THE CULTURE OF GENERATIONS
 SUSTAINS LIKE A HEARTBEAT,
 WHILE A NEW GENERATION FORGE NEW INDUSTRY
 WITH INTELLIGENT TECHNOLOGY.
 WHERE KNOWING WHAT'S IMPORTANT
 MEANS PROTECTING THE FUTURE TODAY,
 AND HOW YOU LIVE AND WORK CAN BE REDEFINED,
 IN A PROUD, HISTORIC NEIGHBOURHOOD.

PRESS PLAY AND STEP INTO THE STORY OF COOPERS CROSS.



CHAPTER ONE

A STORY OF VISION



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A LANDMARK SIX ACRE MIXED-USE CAMPUS THAT MARKS THE BEGINNING OF A VIBRANT NEW STORY FOR DUBLIN'S HISTORIC NORTH DOCKS.

Comprising 1M SQ. FT. of the most intelligent, sustainable Grade-A office and residential accommodation in the city centre with community green spaces, retail, and a dedicated cultural space. Coopers Cross is redefining how your team can work, live and thrive.



381K

SQ. FT. OF WORKSPACE

ONE

ACRE OF COMMUNITY GREEN SPACE

471

NEW RENTAL APARTMENTS

10K

SQ. FT. OF DEDICATED CULTURAL SPACE

15K

SQ. FT. OF TOWN HALL, CAFÉ AND BUSINESS LOUNGE SPACE

UP TO **47K**

SQ. FT. FLOOR PLATES

18K

SQ. FT. OF RETAIL AND F&B SPACE

Coopers Cross is a place where your team will want to spend time with colleagues and friends. Coopers Cross blends technology and architectural excellence within one dynamic campus.

With intelligent design, sustainable workspaces and rich cultural experiences, Coopers Cross will enhance employee wellbeing and sense of community.



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WALDORF ASTORIA – CAIN INTERNATIONAL



TEN HANOVER QUAY – KENNEDY WILSON



CAPITAL DOCK – KENNEDY WILSON



20 KILDARE STREET – KENNEDY WILSON



BRICKWELL MIAMI – CAIN INTERNATIONAL



PROJECT BALIUS – CAIN INTERNATIONAL

A VISION INSPIRED BY EXPERIENCE

Kennedy Wilson and Cain International each have a strong record of creating inspired, innovative commercial and residential spaces, with a focus on thoughtful design and purposeful construction.

They are bringing that proven ethos to Coopers Cross, working to create a new story for this prime location through carefully curated public spaces and intelligent architecture of a scale and standard never before seen in the city.

Kennedy Wilson is committed to staying engaged with the Coopers Cross community long after the doors open. It's an ongoing relationship inspired by a drive for constant improvement through an ever evolving partnership with the community.





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A STORY OF PLACE



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DUBLIN IS A GLOBAL CITY WITH AN EXCEPTIONAL CULTURAL HERITAGE. OUR NORTH DOCKS LOCATION IS HOME TO A PROUD COMMUNITY WITH A RICH HISTORY, AND A DIVERSE NEW COMMUNITY OF GLOBAL BUSINESSES.





DESIGNED TO ENHANCE WELLBEING

At Coopers Cross you'll find spaces optimised to ensure employee wellbeing with plenty of bike parking and electric car charging ports as well as a clean air circulation system, tenant welfare facilities and dedicated social and cultural spaces.

A thoughtfully landscaped public park is the centrepiece of the campus, the perfect place to relax and come together with friends and colleagues. Getting work and life balance right shouldn't just be an aspiration. At Coopers Cross it's a reality.





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YOUR CONNECTED CAMPUS

LUAS (TRAM) RED LINE
1 MIN WALK

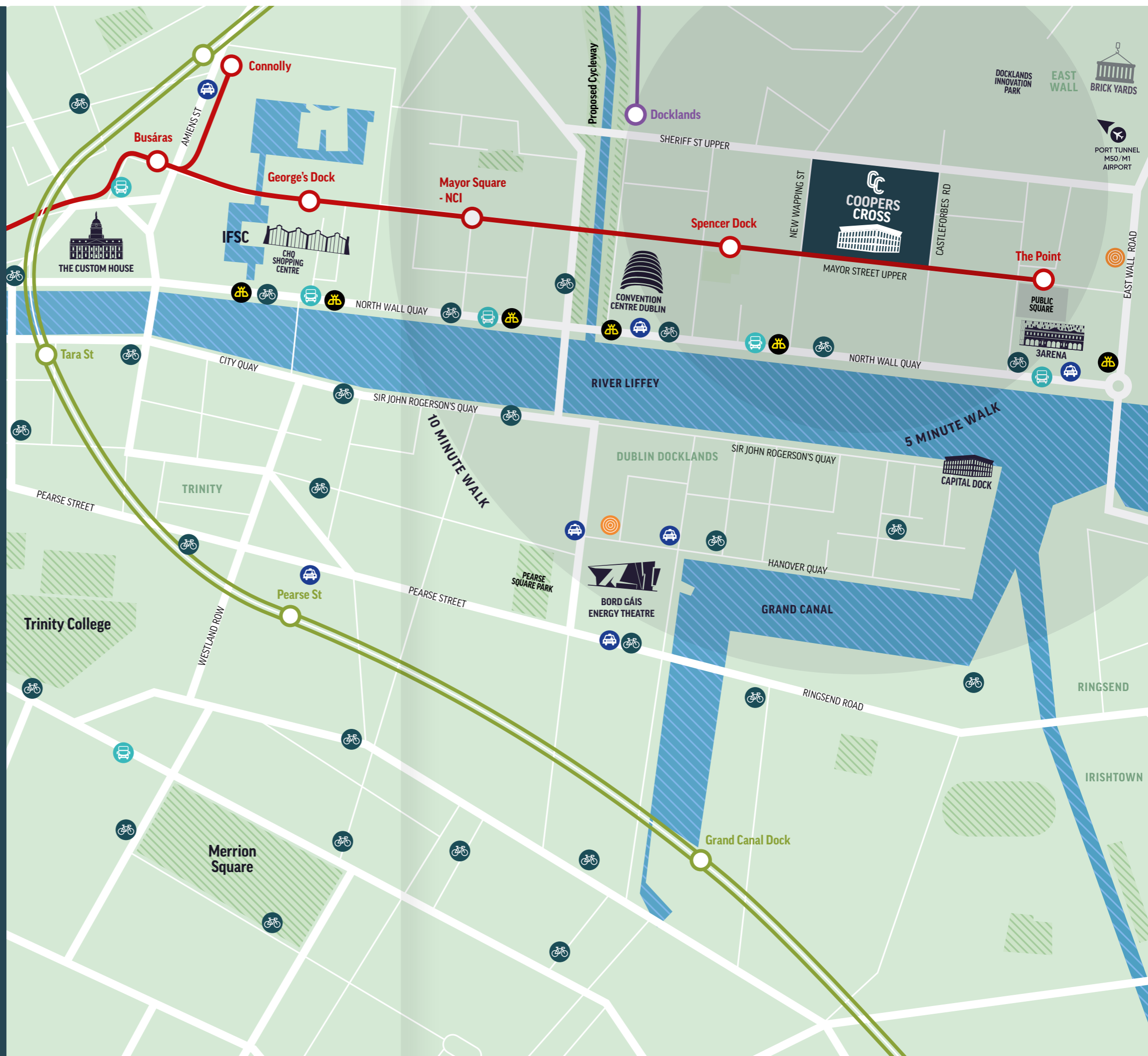
DUBLIN BIKES
1 MIN WALK

DUBLIN BUS
2 MINS WALK

DOCKLANDS OVERGROUND
RAIL STATION
5 MINS WALK

DUBLIN AIRPORT
15 MINS DRIVE

-  LUAS RED LINE
-  IRISH RAIL LINE
-  DART & RAIL LINE
-  TAXI
-  DUBLIN BUS
-  DUBLIN BIKES
-  RESIDENTIAL
-  OFFICES
-  HOTELS
-  AIRCOACH
-  AIRLINK EXPRESS





THE MAYSON HOTEL



THE GIBSON HOTEL



353 CROSSFIT



ODEON POINT SQUARE CINEMA

AT THE HEART OF A VIBRANT COMMUNITY

Dublin's North Docks is bustling with social life, creativity and culture. With the famous 3Arena, EPIC Museum, local restaurants and bars, ODEON Point Square cinema and a wealth of events and entertainment all year round, the opportunity to write your own story is here.



EPIC THE IRISH EMIGRATION MUSEUM



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A STORY OF WORKSPACE



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Two spectacular LEED Platinum energy-efficient office buildings totaling 381,000 sq. ft.

With a sector-defining intelligent building system, our Grade-A office space is designed to deliver cost-effective and seamless convenience for your employees.

COOPERS CROSS DELIVERS WORKSPACES THAT ARE FUTURE-READY AND SUSTAINABLY-LED – IMPROVING YOUR TEAM'S EFFICIENCY AND PERFORMANCE.



2.8M
FLOOR TO CEILING HEIGHT

UP TO
46.8K
SQ. FT. FLOOR PLATES

84
CAR SPACES

744
BICYCLE PARKING SPACES

83
SHOWER CUBICLES

12
SMART HIGH-SPEED LIFTS

5K
TOWN HALL SPACE

7
FLOORS

15.5K
SQ. FT. TERRACE SPACE

INTELLIGENT BUILDING
MANAGEMENT SYSTEM

DOUBLE HEIGHT
RECEPTIONS



BREEAM
OUTSTANDING





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WELCOME TO THE SUSTAINABLE, INTELLIGENT CAMPUS

THE SMARTEST OFFICE BUILDING IN DUBLIN

The entirety of Coopers Cross is founded on sector defining innovation to deliver seamless convenience and to enhance sustainability, safety, health and wellbeing, and of course operational efficiency.

This is intelligent architecture at its most exciting and most inspiring.



SmartScore
PLATINUM



WiredScore
PLATINUM



Watch how Coopers Cross is setting the standards for intelligent buildings in Dublin.



Town Hall space with thermal control and air circulation systems delivering the optimum environment, no matter the size of your team gathering.

Real time energy usage tracking

Each floor has sub-meters that allow you to monitor and track your energy usage in real time and in detail. You can use this data to identify usage patterns and adjust your usage accordingly.

Demand/Response Thermal Control

The state of the art HVAC system integrated throughout the building adapts itself to changing environments and needs in real time.

Intelligent Predictive Maintenance

Intelligent building software constantly monitors the performance of the building, and will make intuitive adjustments to correct an issue or automatically generate a maintenance request.

Touchless Door to Floor

Hands-free mobile phone access control systems allow your team to travel from the front door to your floor without touching unnecessary surfaces. Destination-controlled lifts are automatically called as you enter the building - reducing wait time and congestion in lobbies.

ANPR Plate Recognition

As you drive up to the building, the security system automatically detects your car's number plate and provides access to the car park.



Air Quality Sensor & Increased Fresh Air

The campus delivers an additional 20% of fresh air to the buildings above that required by the local building code.

THE CAMPUS COMMUNITY APP

The Coopers Cross app enables a more full experience of the campus. It allows you to book amenities, notify building staff about a maintenance issue, and get up to date information about the building and upcoming events.

FEATURES AT A GLANCE

-  VISITOR MANAGEMENT
-  AMENITY/ROOM BOOKING
-  THERMAL/LIGHTING CONTROL
-  DIGITAL WAYFINDING
-  PARKING MANAGEMENT SYSTEM
-  SEAMLESS ACCESS CONTROL
-  CAMPUS COMMUNICATION PLATFORM

SETTING HIGHER STANDARDS



Coopers Cross is seeking the highest sustainability credentials in the market, targeting LEED Platinum, BREEAM Outstanding and WELL Platinum.

As an occupier, you can rest assured that your business utilises energy efficiently, with cutting-edge building management systems that deliver prime operational performance.

TARGETING THE HIGHEST SUSTAINABILITY CREDENTIALS

NO FOSSIL FUELS
FULLY ELECTRIC BUILDING OPERATION

SOLAR ENERGY
PRODUCTION AT ROOF LEVEL

247 TREES
WITH A MIX OF SPECIES

7,500M²
PLANTED AREA

ADDITIONAL 20%
OF FRESH AIR TO THE BUILDINGS**

HIGH EFFICIENCY
INTELLIGENT CONTROL LED LIGHTING

35% - 40%
REDUCTION IN POTABLE WATER USE*

2,990M²
BIODIVERSE ROOF AREA

* BASED ON THE SELECTION OF EFFICIENT SANITARY FIXTURES
** ABOVE LOCAL BUILDING CODE

SUSTAINABILITY AND INTELLIGENT DESIGN DELIVERS REAL RESULTS TO YOUR BUSINESS



WELLNESS EXPERIENCE



EMPLOYEE PERFORMANCE



WORKPLACE FLEXIBILITY



OPERATIONAL CARBON



OPERATIONAL COST



ENERGY USAGE



One acre of landscaped public realm with over 247 trees enables more movement outdoors and spaces for wellbeing.

Sustainable and locally sourced materials, including Kilkenny Limestone and Wicklow Granite, provide a natural and tactile setting.





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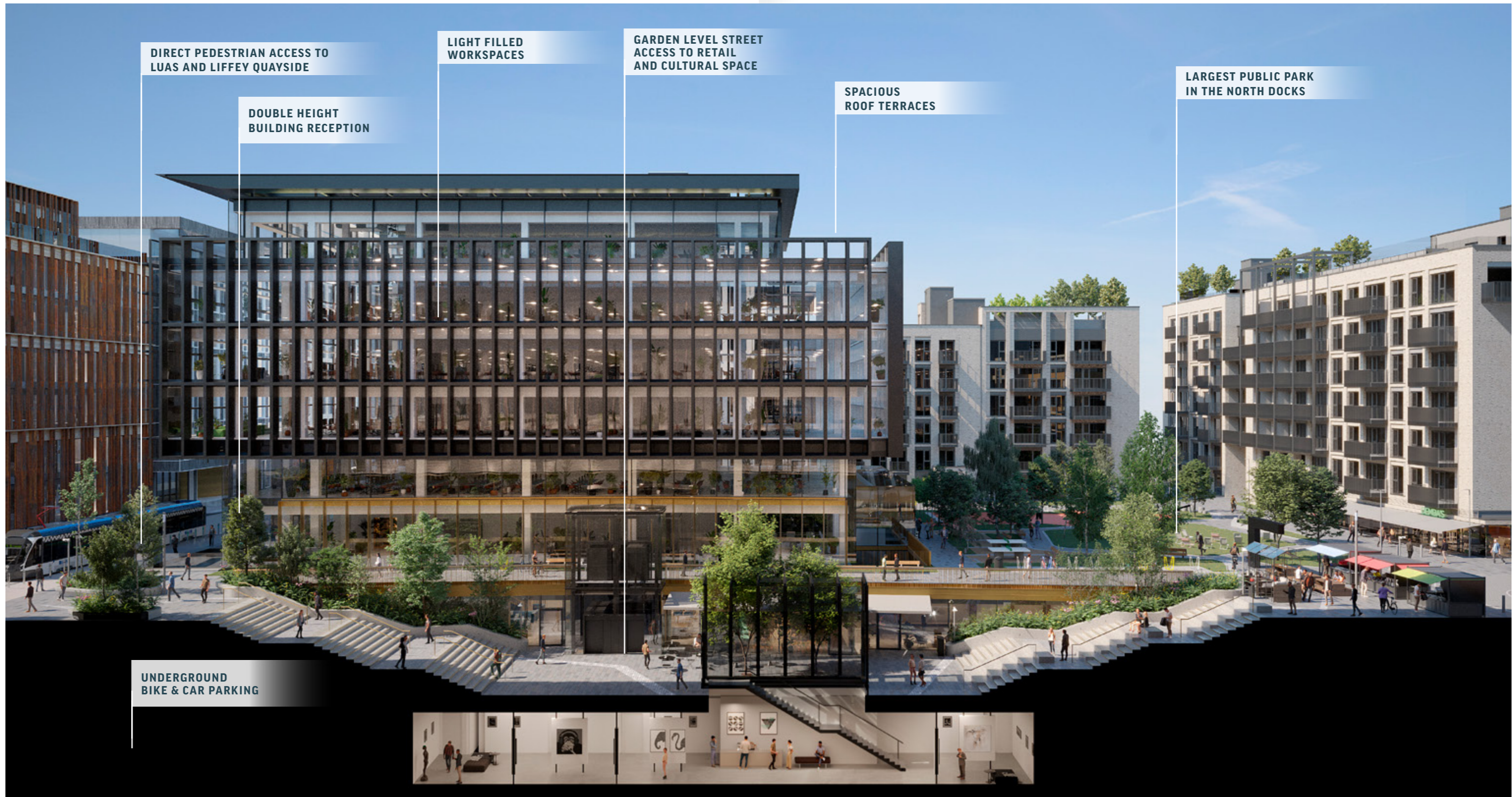
SPECS

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1 | COOPERS CROSS

CLICK [HERE](#) TO SEE BUILDING 1 AREA SCHEDULE

BUILDING 1 OFFERS UP TO 15,800 SQ. FT. FLOOR PLATES DESIGNED TO MEET THE NEEDS OF TOMORROW'S WORKFORCE TODAY.



93,100
SQ. FT. OF GRADE-A SPACE

UP TO
15,800
SQ. FT. FLOOR PLATES

4
SMART HIGH-SPEED LIFTS

5,570
SQ. FT. OF PENTHOUSE TERRACES

2.8M
FLOOR TO CEILING HEIGHT

270
BICYCLE PARKING SPACES

23
SHOWER CUBICLES

7
FLOORS



BREEM
OUTSTANDING





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Touchless mobile access controls allow your team and visitors to walk uninterrupted through security turnstiles.

MAKE A SEAMLESS ENTRANCE

The double-height reception is clad in high performance glazing and polished plaster with Chelmsford Granite flooring to give a warm and modern arrival.

A mobile phone security access system, destination-controlled lifts and touchless door-to-desk make the experience of moving through the building seamlessly.



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**FLEXIBLE FLOOR PLATES
UP TO 15,800 SQ. FT.**

Create a dynamic office environment to suit your team's needs through highly flexible floor plates and versatile design. Harness moments of collaboration surrounded in an abundance of natural light green spaces.



TAKE CONNECTING TO NEW HEIGHTS FROM THE TERRACES OF BUILDING ONE.

Large terraces designed to allow for activation and space to unwind.



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2 | COOPERS CROSS

CLICK [HERE](#) TO SEE BUILDING 2 AREA SCHEDULE

BUILDING TWO OFFERS UP TO 46,800 SQ. FT. FLOOR PLATES FOR MAXIMUM FLEXIBILITY



SPACIOUS ROOF TERRACES

10K SQ. FT. OF DEDICATED CULTURAL SPACE

GARDEN LEVEL STREET ENTRANCE TO TOWN HALL SPACE

LIGHT-FILLED WORKSPACES

FULL BUILDING HEIGHT ATRIUM RECEPTION

287,700
SQ. FT. OF GRADE-A SPACE

9,990
SQ. FT. OF PENTHOUSE TERRACES

474
BICYCLE PARKING SPACES

UP TO
46,800
SQ. FT. FLOOR PLATES

7
FLOORS

8
SMART HIGH-SPEED LIFTS

2.8M
FLOOR TO CEILING HEIGHT

60
SHOWER CUBICLES



BREEAM
OUTSTANDING





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MAKE A DRAMATIC ENTRANCE

Arrive to a dramatic building reception wrapped in Kilkenny Limestone and capped with a light-filled, full building height atrium. Traverse the building using your mobile device to access door to desk controls, destination-controlled lifts and sliding doors.





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LARGE FLOORPLATES UP TO 46,800 SQ. FT. FOR TEAM COLLABORATION

Large, flexible floorplates with high performance floor-to-ceiling glazing provide an abundance of natural light and minimizes heat loss. Minimal columns create expansive spaces to allow for more flexible floor space design for how your team works today and tomorrow.





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15K SQ. FT. OF TOWN HALL, CAFÉ AND BUSINESS LOUNGE SPACE

Seamlessly connected town hall, café and business lounge spaces provided in one unique amenity area. This space provides a place to share social experiences, with tiered town hall seating for collaboration and presentations; a café offering an ideal coffee break location and a business lounge space for an informal place to connect with colleagues. It is the perfect social and collaborative space for your employees to enjoy.



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The Town Hall integrates seamlessly with the Garden Street level and the stepped bleachers, providing a relaxing, social atmosphere and an ideal place for gatherings and cultural events.





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TWO SPACIOUS
ROOF TERRACES

Ample space to relax while enjoying
exceptional cityscape views.



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CHAPTER FOUR

A STORY OF PEOPLE





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COOPERS CROSS IS MORE THAN A CAMPUS. IT IS DESIGNED TO BRING PEOPLE AND COMMUNITY TOGETHER THROUGH SHARED WORKING, LIVING AND CULTURAL EXPERIENCES.





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DESIGNED FOR COMMUNITY - BUILDING

The Garden Street level is a signature public realm feature between the two office buildings. Seamlessly connecting interior and exterior spaces that can be used day and night, it offers a charming place to grab a coffee with a colleague, witness an exhibition or simply enjoy the sun - all within one landmark.





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STEP INTO LIVING

471 SPACIOUS RENTAL APARTMENTS IN A VARIETY OF SIZES AND CONFIGURATIONS, WITH ALL THE AMENITIES YOUR TEAM WILL NEED INCLUDING CONCIERGE, GYM, BUSINESS CENTRE, RESIDENTS LOUNGE, GAMES ROOM, RESIDENTS KITCHEN AND ROOF TERRACES.



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CHAPTER FIVE

A STORY OF CULTURE



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CULTURE IS THE BEATING HEART OF COOPERS CROSS. EVERY EVENT, ENGAGEMENT AND EXPERIENCE WITHIN OUR PUBLIC SPACES AIMS TO ENHANCE YOUR TEAM'S GROWING CULTURE.





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10,000 SQ. FT.
DEDICATED
CULTURAL SPACE

STEP INTO A NEW CULTURAL DESTINATION

WHERE CULTURE HAS A DEDICATED ROLE

Culture influences how we experience a place. That's why we have a dedicated Head of Culture Strategy to drive the creation of vibrant cultural commissions and programming through events, engagement initiatives and outreach opportunities. Coopers Cross is a catalyst for enhancing your team's working experience shaped by your values and goals.

A PLACE WHERE COMMUNITY LIVES AND BREATHES

At Coopers Cross we're making a place and we want it to mean something to all of Dublin. Our explicit commitment to culture means you'll be stepping into a stimulating environment where you can work, learn, connect, relax and socialise.

We are setting out to create a place with deep local roots and a city-wide draw.



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FLOOR PLANS AND SPECIFICATIONS



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AREA SCHEDULE COMBINED

Level	Use	Building 1		Building 2		Combined	
		NIA Sq. Ft.	NIA Sq. M.	NIA Sq. Ft.	NIA Sq. M.	Total Sq. Ft.	Total Sq. M.
PENTHOUSE	Office	9,793	910	36,280	3,371	46,073	4,280
FOURTH FLOOR	Office	15,816	1,469	46,798	4,348	62,614	5,817
THIRD FLOOR	Office	15,816	1,469	46,544	4,324	62,360	5,793
SECOND FLOOR	Office	15,816	1,469	46,279	4,299	62,095	5,769
FIRST FLOOR	Office	11,810	1,097	38,143	3,544	49,953	4,641
GROUND FLOOR	Office	9,095	845	22,540	2,094	31,635	2,939
	Reception	1,792	167	4,657	433	6,449	599
	Business Lounge	-	-	4,800	446	4,800	446
	Townhall	-	-	2,875	267	2,875	267
GARDEN STREET LEVEL	Office	13,143	1,221	36,038	3,348	49,180	4,569
	Reception/ Café	-	-	2,768	258	2,768	258
TOTAL NIA		93,081 Sq. Ft.	8,647 Sq. M.	287,721 Sq. Ft.	26,731 Sq. M.	380,802 Sq. Ft.	35,378 Sq. M.

Cultural space 9,965 Sq. Ft. in Building 2 Basement not included in above areas.



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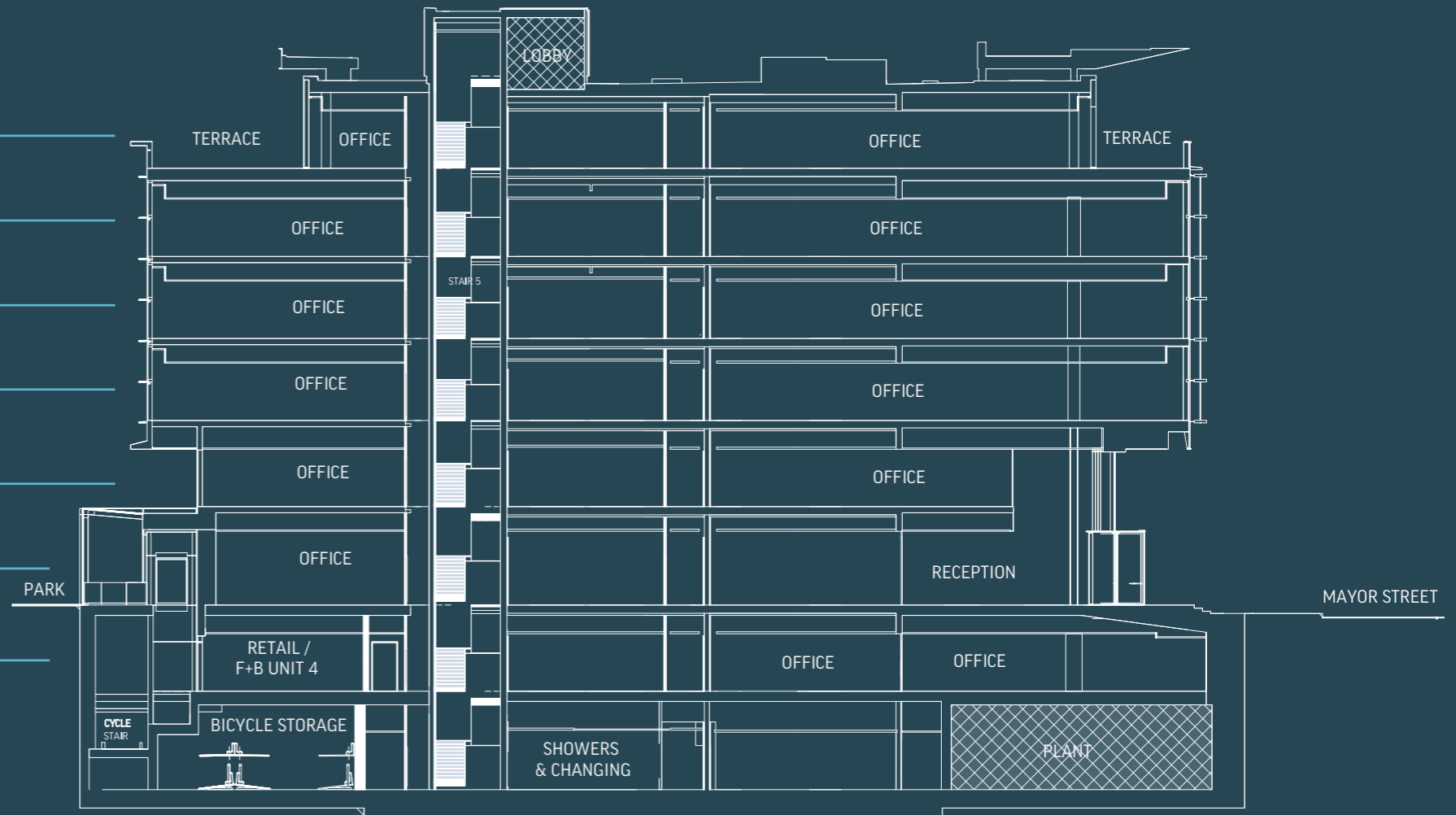
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AREA SCHEDULE BUILDING ONE

Level	Use	NIA Sq. Ft.	NIA Sq. M.
PENTHOUSE	Office	9,793	910
FOURTH FLOOR	Office	15,816	1,469
THIRD FLOOR	Office	15,816	1,469
SECOND FLOOR	Office	15,816	1,469
FIRST FLOOR	Office	11,810	1,097
GROUND FLOOR	Office	9,095	845
	Reception	1,792	167
GARDEN STREET LEVEL	Office	13,143	1,221
TOTAL		93,081 SQ. FT.	8,647 SQ. M.





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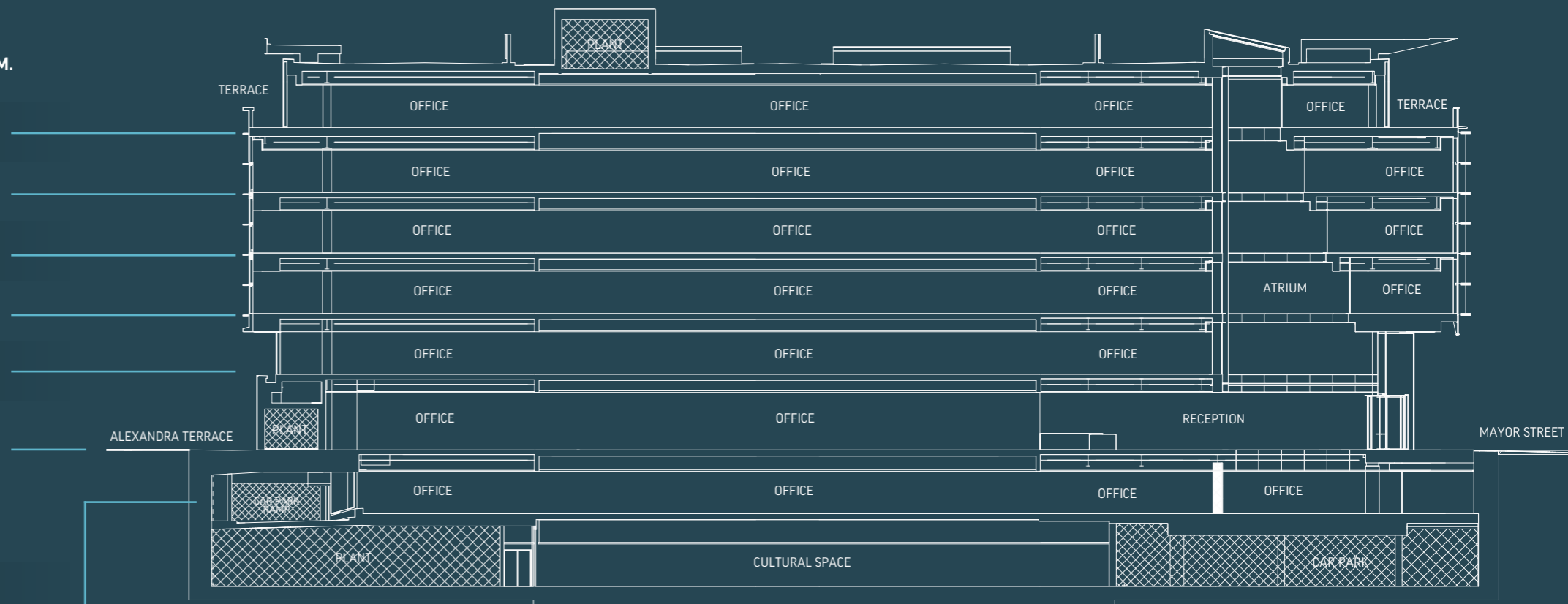
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AREA SCHEDULE BUILDING TWO

Level	Use	NIA Sq. Ft.	NIA Sq. M.
PENTHOUSE	Office	36,280	3,371
FOURTH FLOOR	Office	46,798	4,348
THIRD FLOOR	Office	46,544	4,324
SECOND FLOOR	Office	46,279	4,299
FIRST FLOOR	Office	38,143	3,544
GROUND FLOOR	Office	22,540	2,094
	Reception	4,657	433
	Business Lounge	4,800	446
GARDEN STREET LEVEL	Townhall	2,875	267
	Office	36,038	3,348
	Reception/ Café	2,768	258
TOTAL		287,721	26,731
		SQ. FT.	SQ. M.



Cultural space 9,965 Sq. Ft. in Building 2 Basement not included in above areas.



BASEMENT LEVEL FLOOR PLAN

BUILDING 1

21
CARS

270
BICYCLE

23
SHOWERS

52
LOCKERS

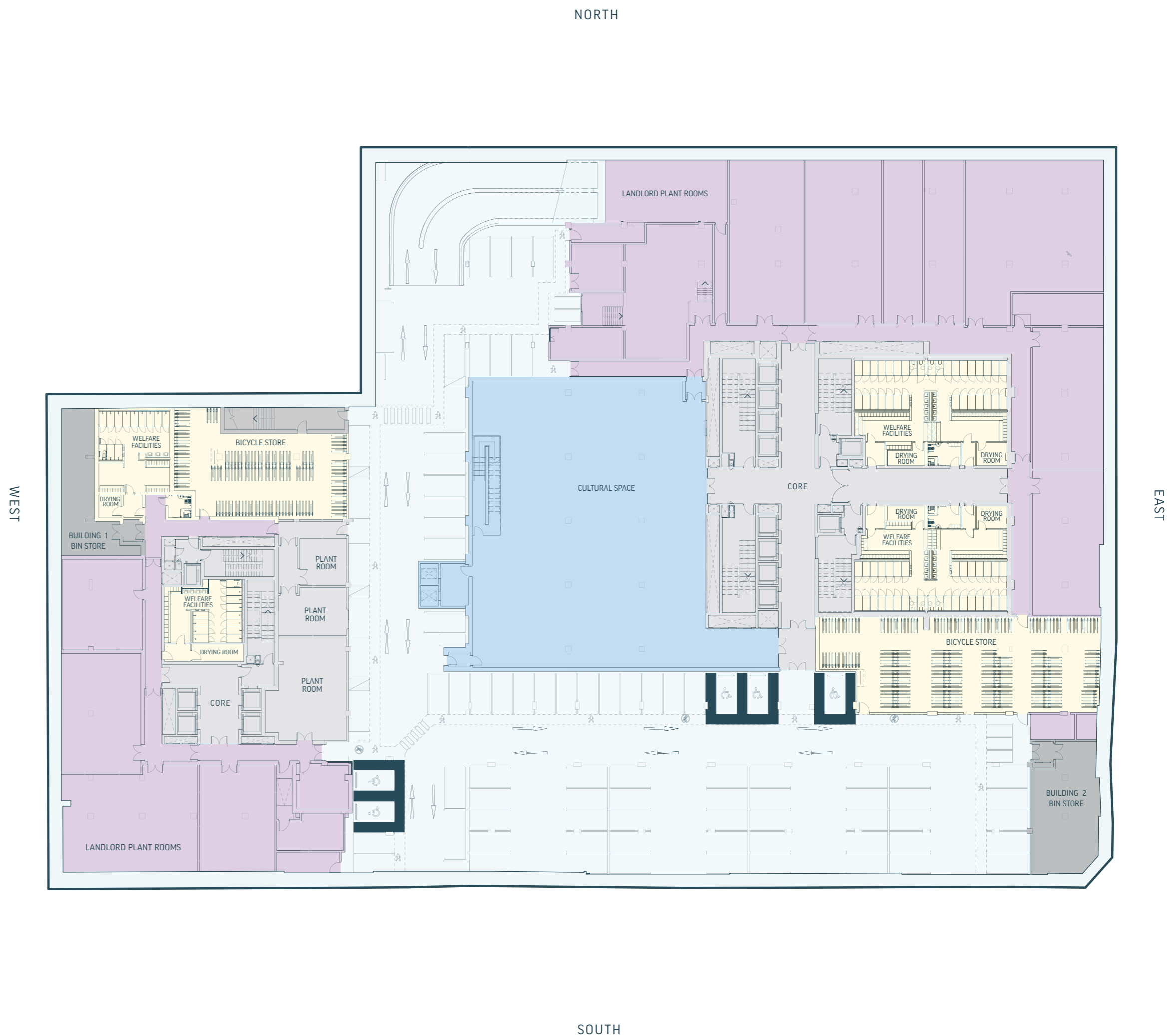
BUILDING 2

63
CARS

474
BICYCLE

60
SHOWERS

150
LOCKERS



GARDEN STREET
LEVEL
FLOOR PLAN

FLOOR AREAS

BUILDING 1
13,143 SQ. FT.
1,221 SQ. M.

BUILDING 2
39,911 SQ. FT.
3,708 SQ. M.



GROUND FLOOR PLAN

FLOOR AREAS

BUILDING 1
10,888 SQ. FT.
1,012 SQ. M.

BUILDING 2
33,775 SQ. FT.
3,138 SQ. M.



NORTH

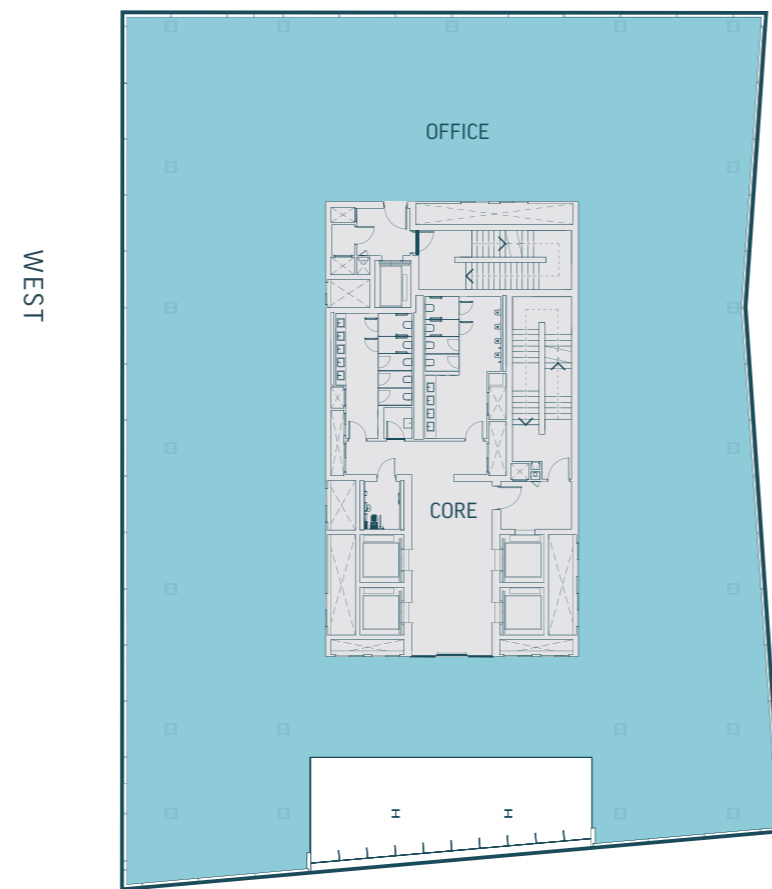
SOUTH

FIRST FLOOR PLAN

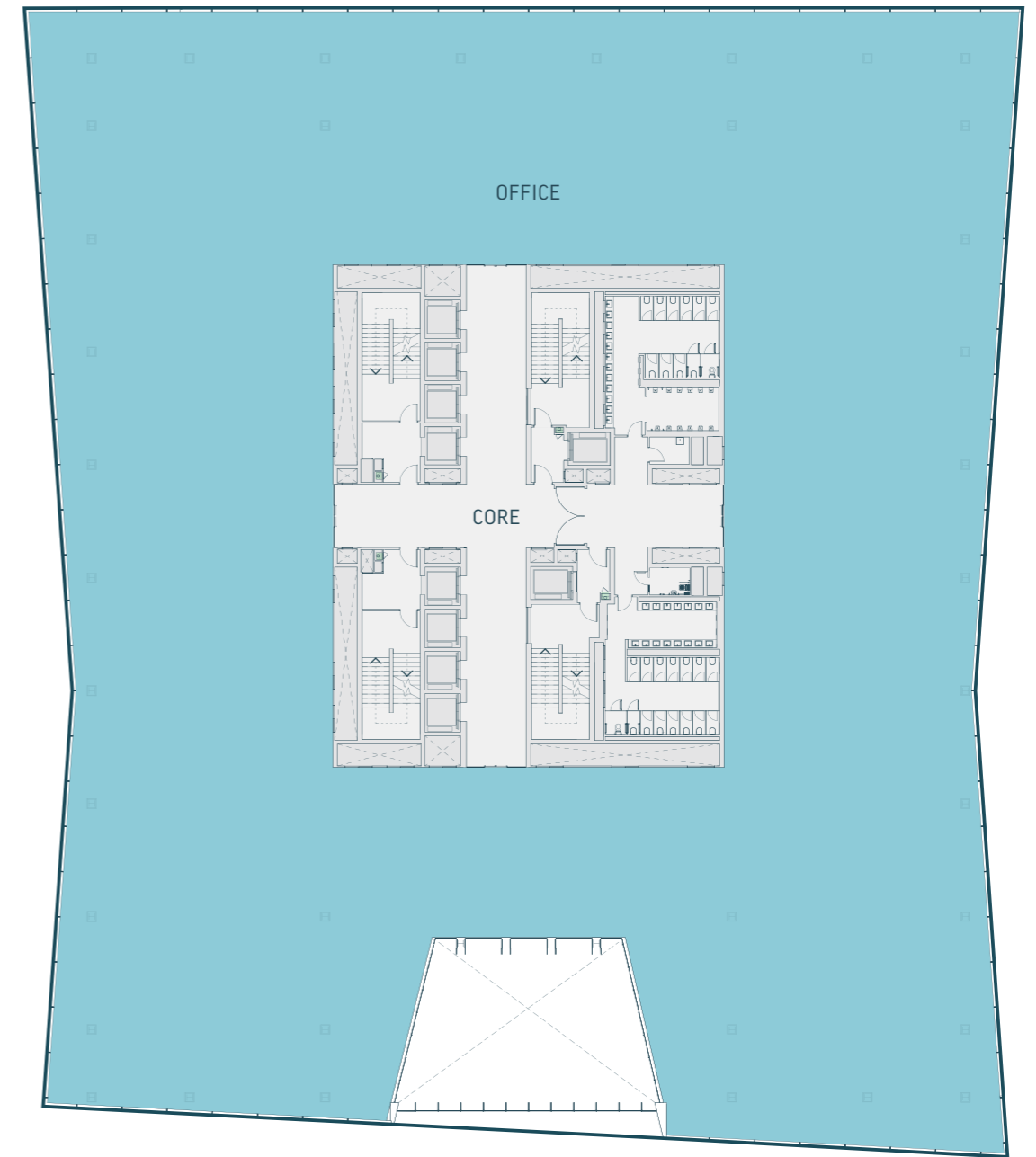
FLOOR AREAS

BUILDING 1
 11,810 SQ. FT.
 1,097 SQ. M.

BUILDING 2
 38,143 SQ. FT.
 3,544 SQ. M.



BUILDING 1



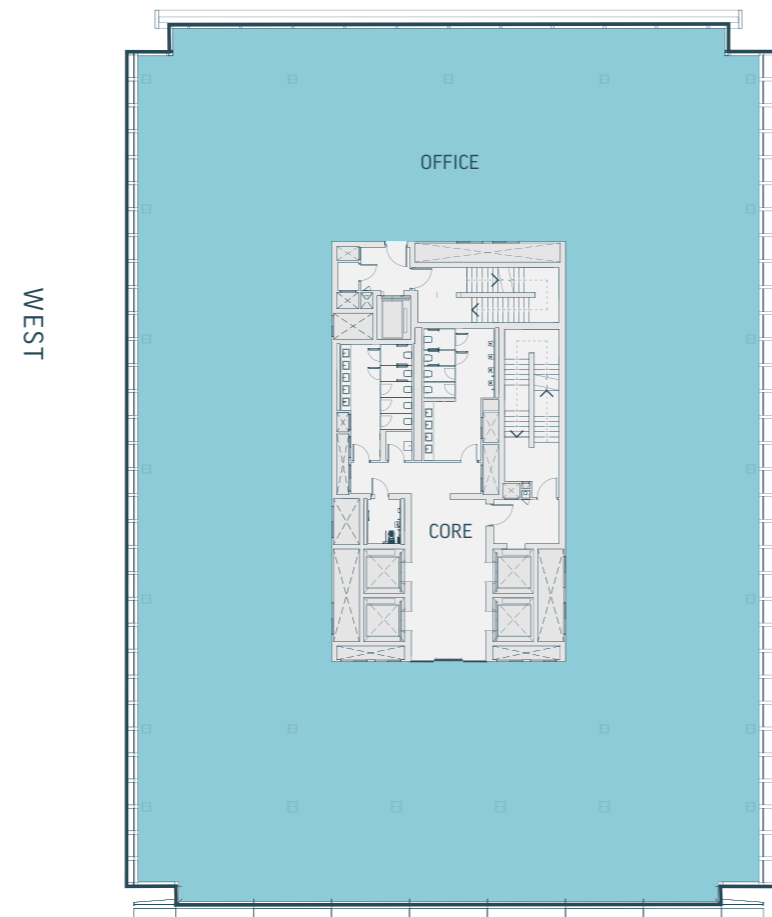
BUILDING 2

SECOND FLOOR PLAN

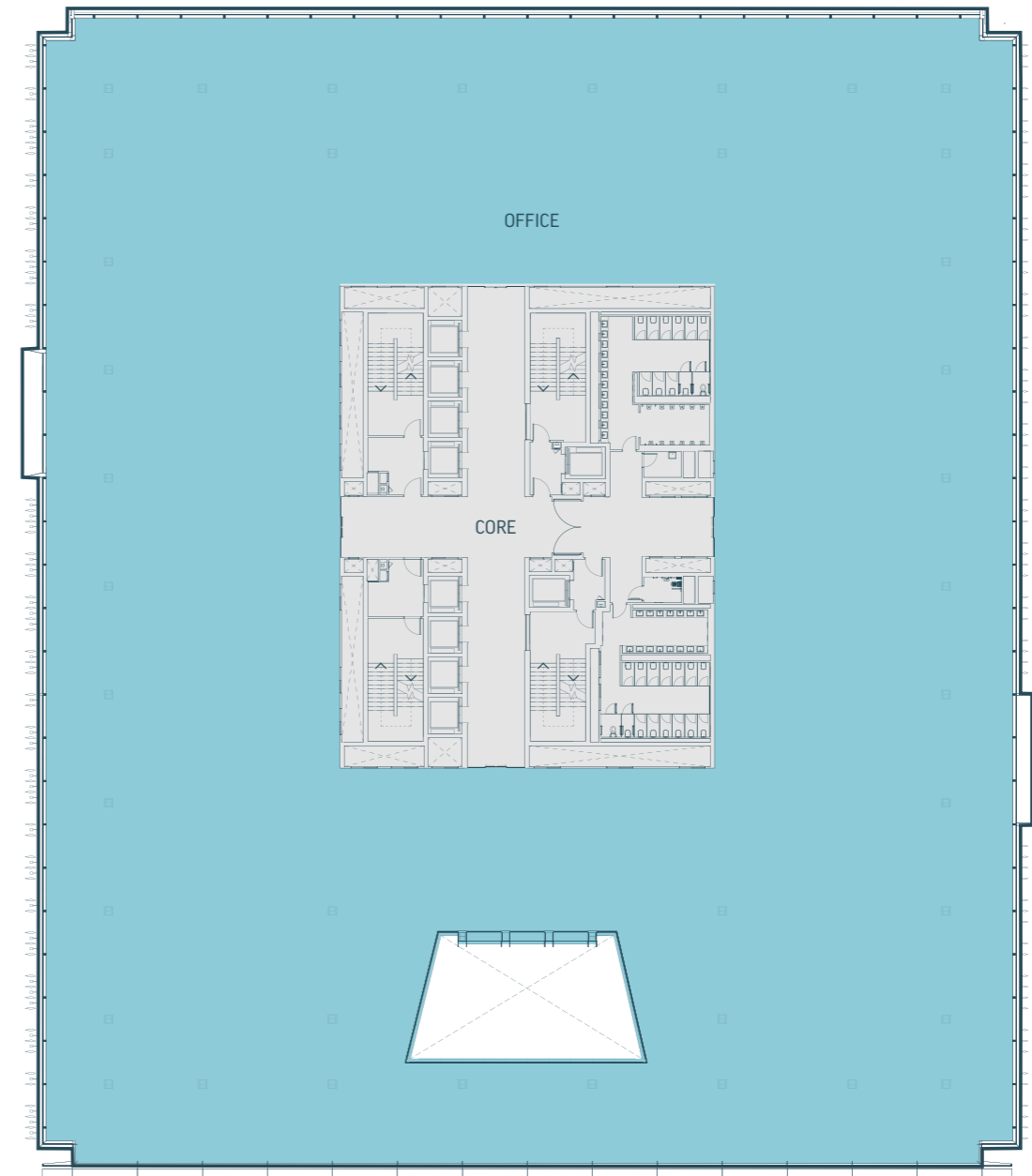
FLOOR AREAS

BUILDING 1
 15,816 SQ. FT.
 1,469 SQ. M.

BUILDING 2
 46,279 SQ. FT.
 4,299 SQ. M.



BUILDING 1



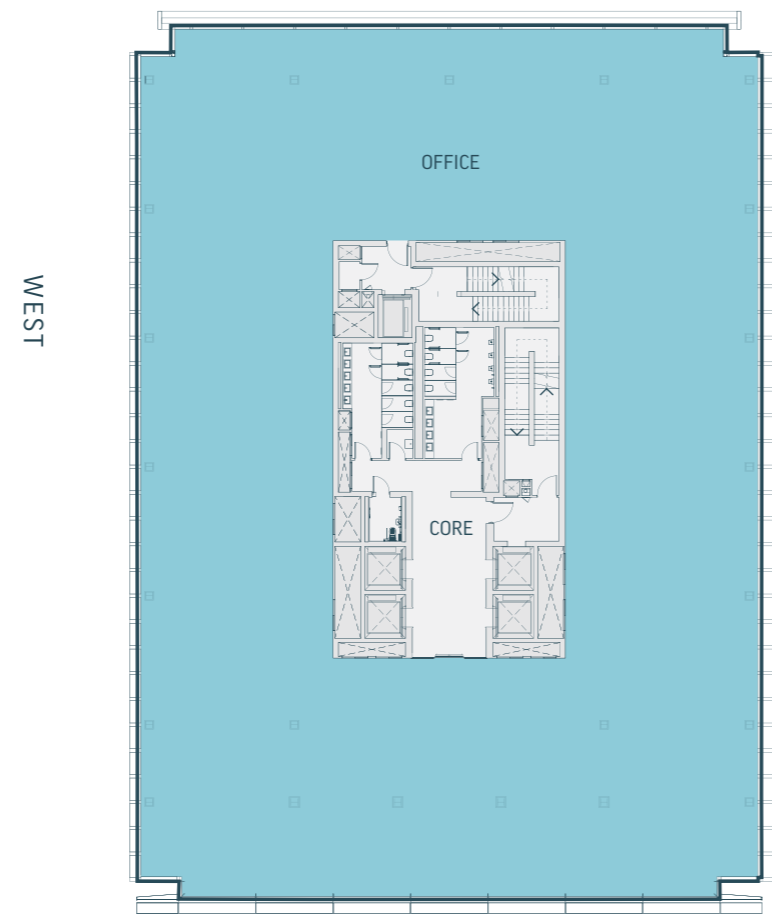
BUILDING 2

THIRD FLOOR PLAN

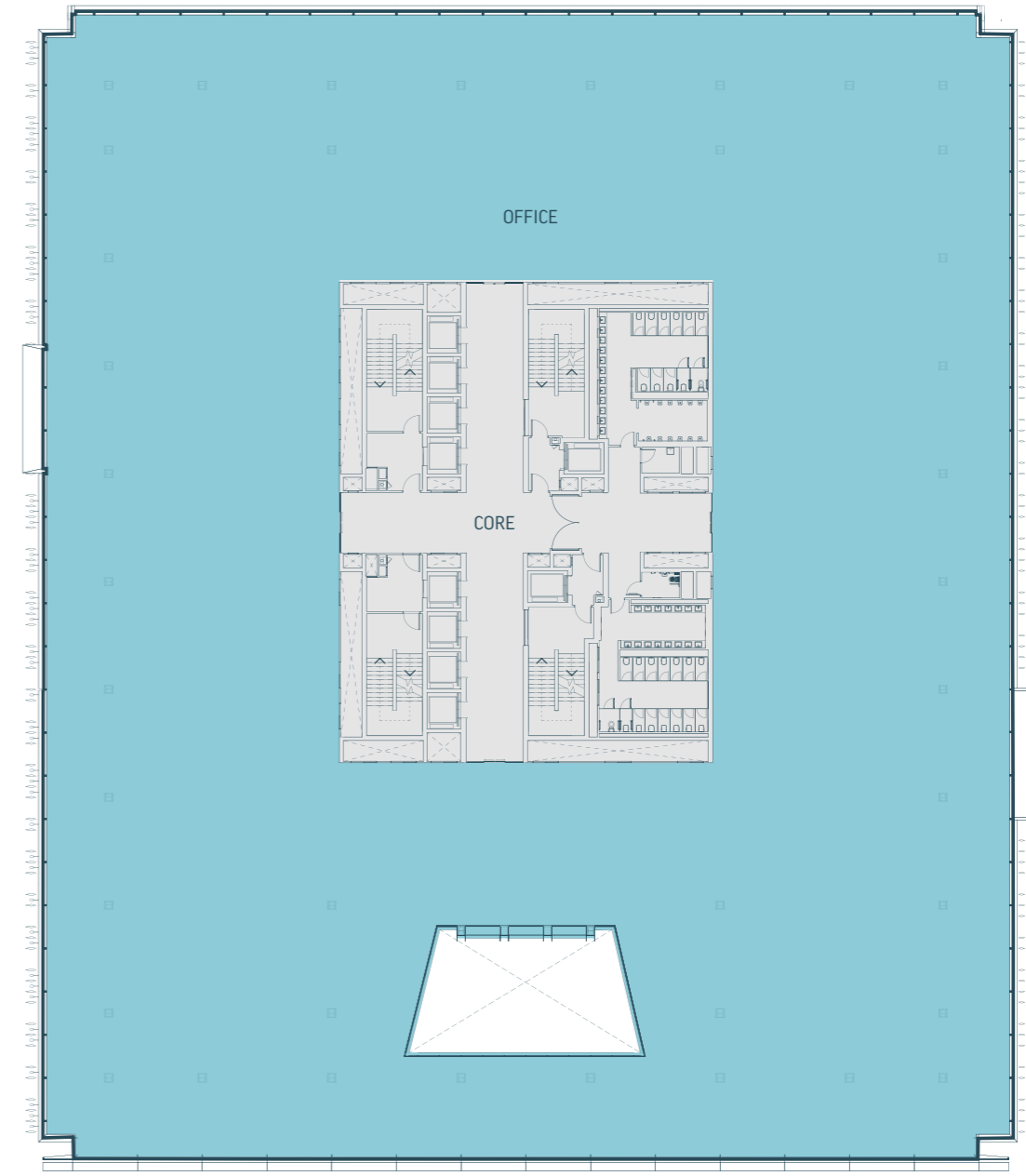
FLOOR AREAS

BUILDING 1
 15,816 SQ. FT.
 1,469 SQ. M.

BUILDING 2
 46,544 SQ. FT.
 4,324 SQ. M.



BUILDING 1



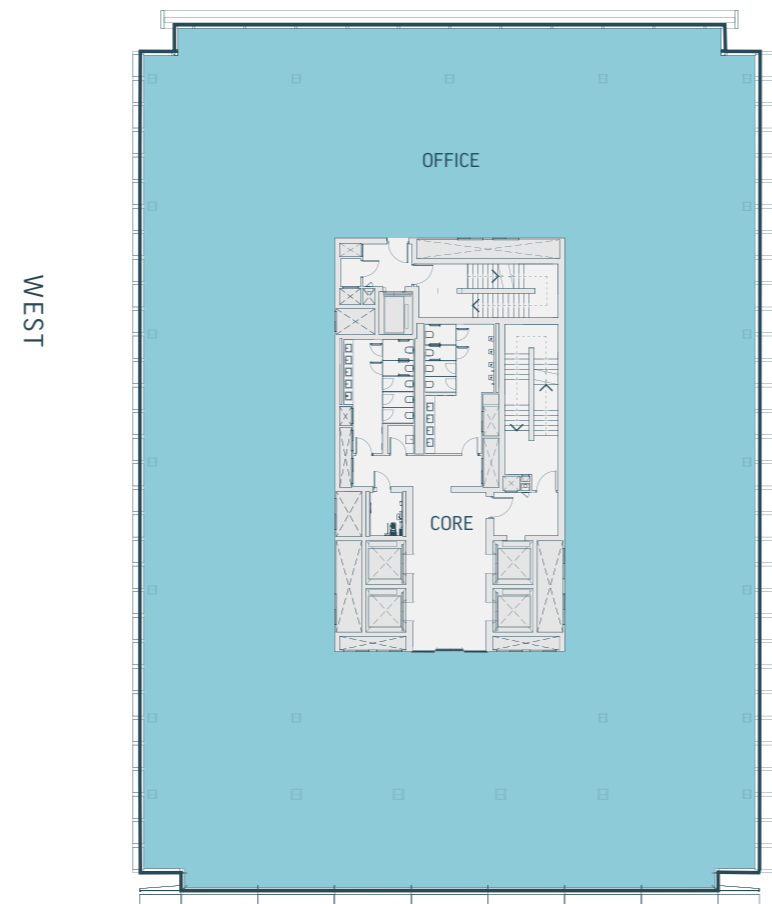
BUILDING 2

FOURTH FLOOR PLAN

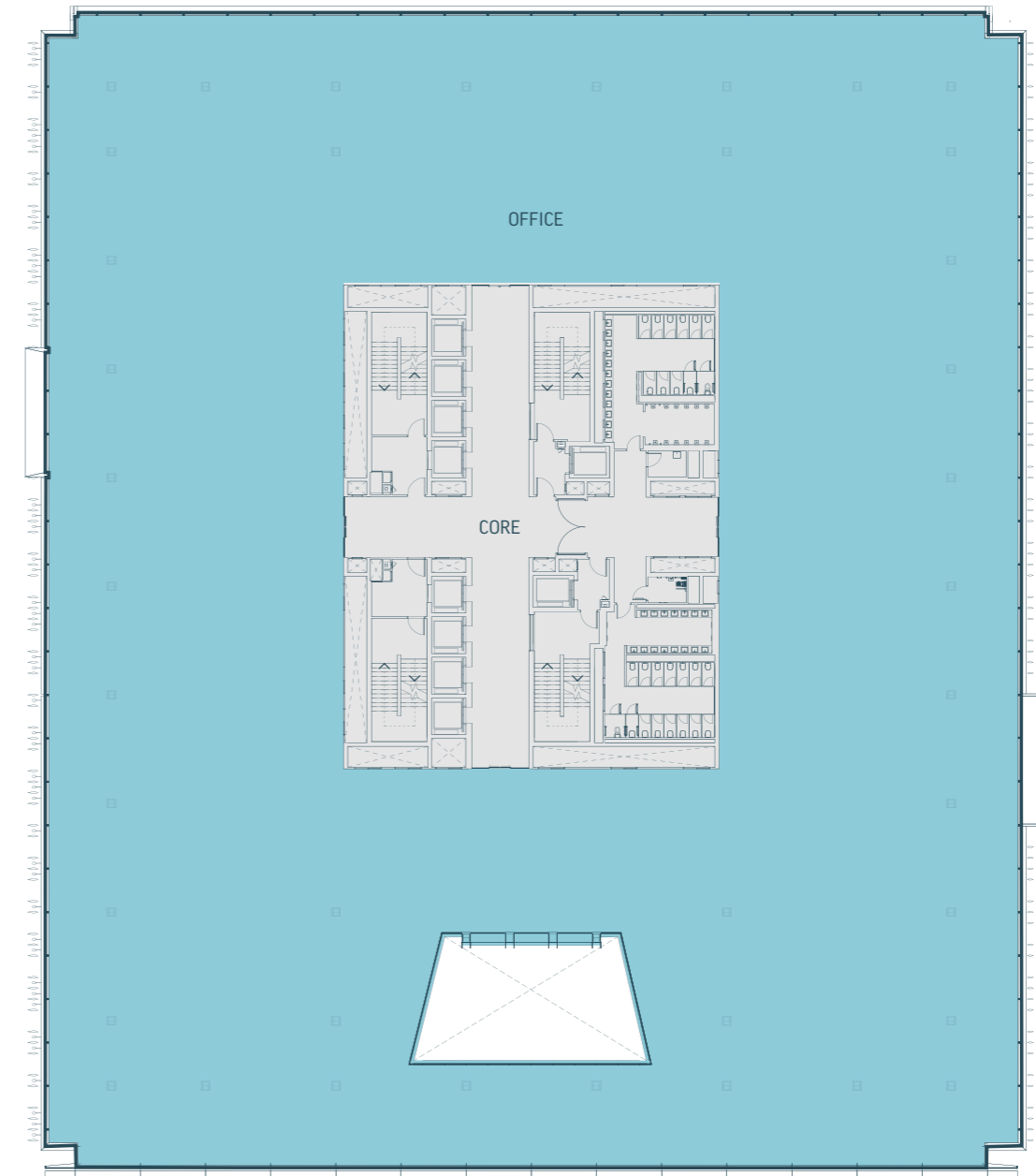
FLOOR AREAS

BUILDING 1
 15,816 SQ. FT.
 1,469 SQ. M.

BUILDING 2
 46,798 SQ. FT.
 4,348 SQ. M.



BUILDING 1



BUILDING 2

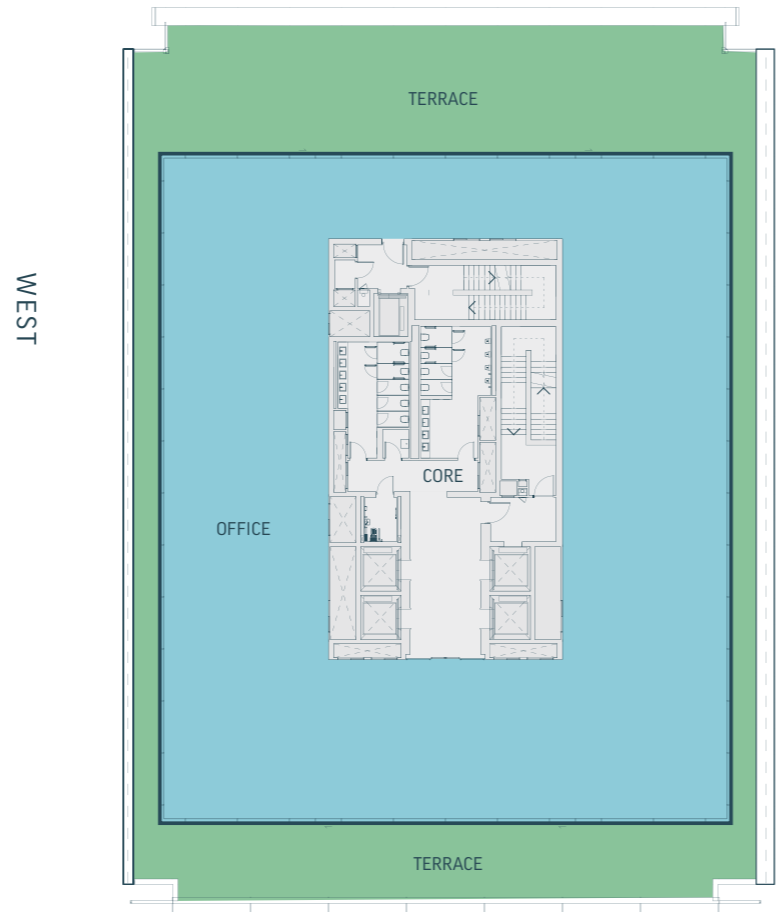
SOUTH

PENTHOUSE FLOOR PLAN

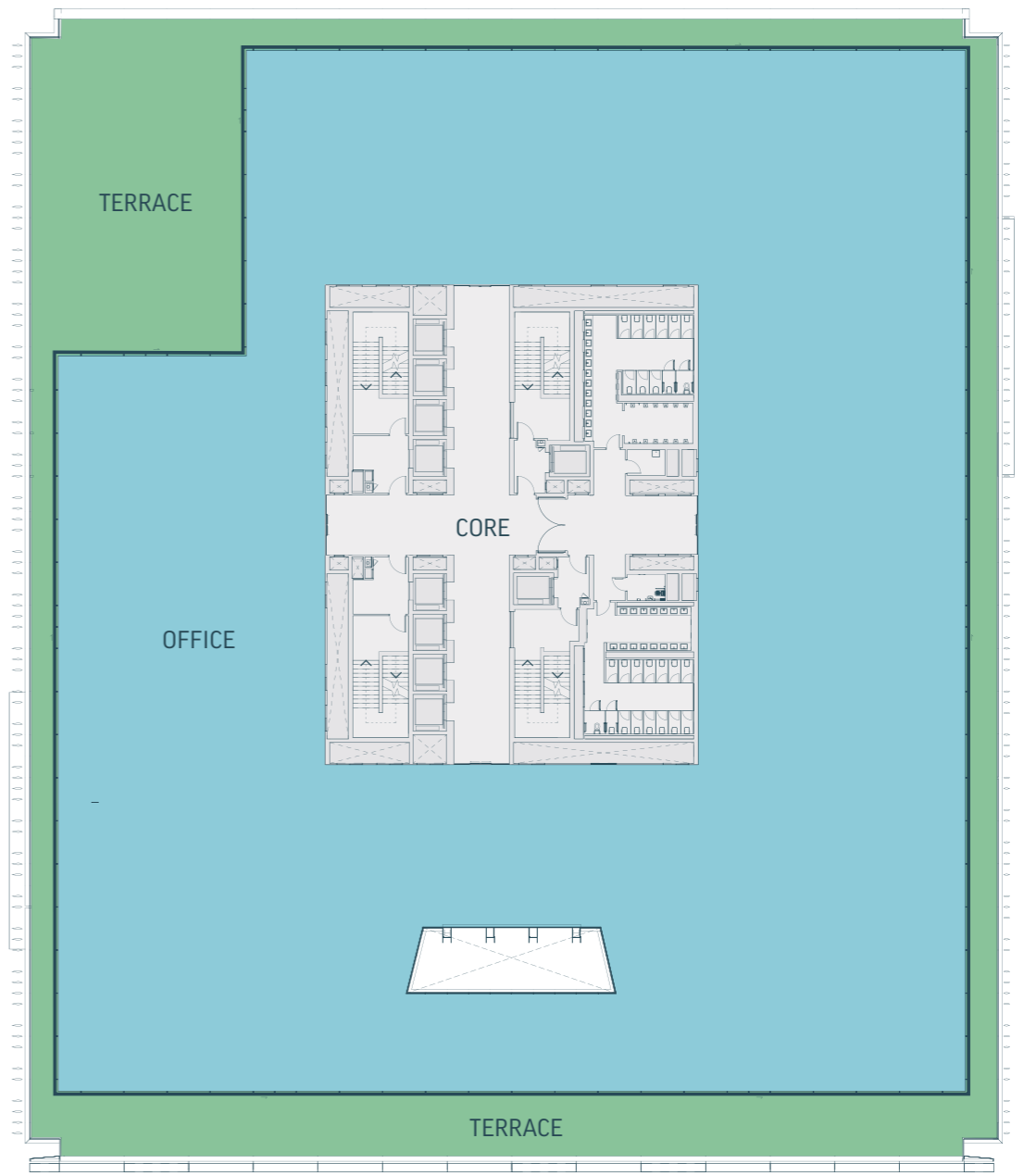
FLOOR AREAS

BUILDING 1
 9,793 SQ. FT.
 910 SQ. M.

BUILDING 2
 36,280 SQ. FT.
 3,371 SQ. M.



BUILDING 1



BUILDING 2



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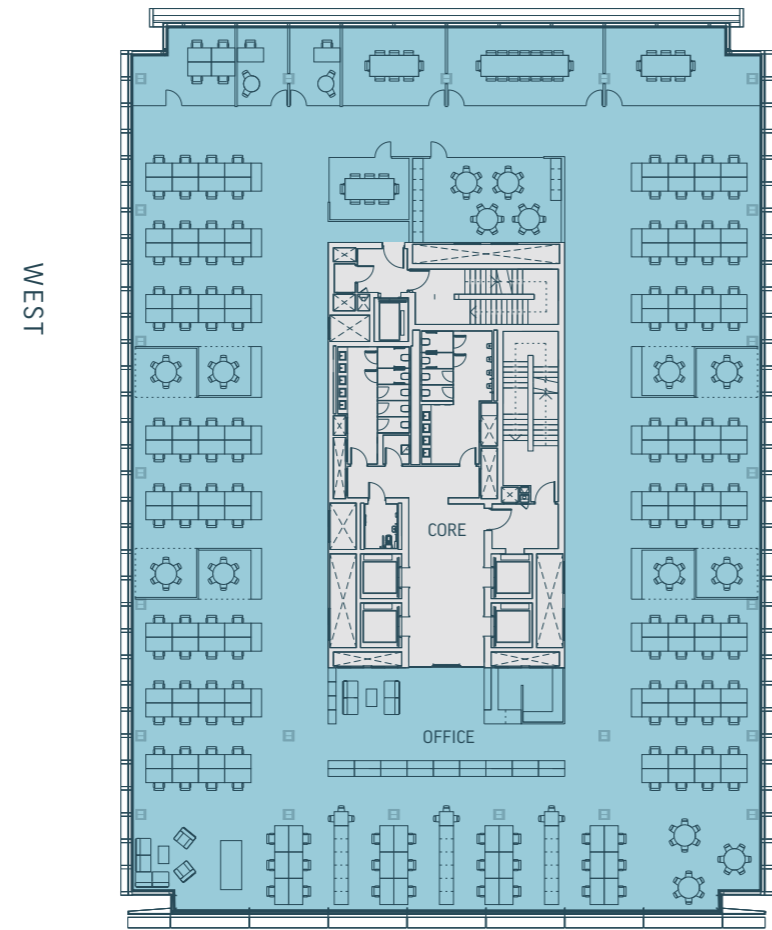
TYPICAL TEST FIT OPEN PLAN / TECH STYLE OFFICE

BUILDING 1 - 1:10 SQ. M.

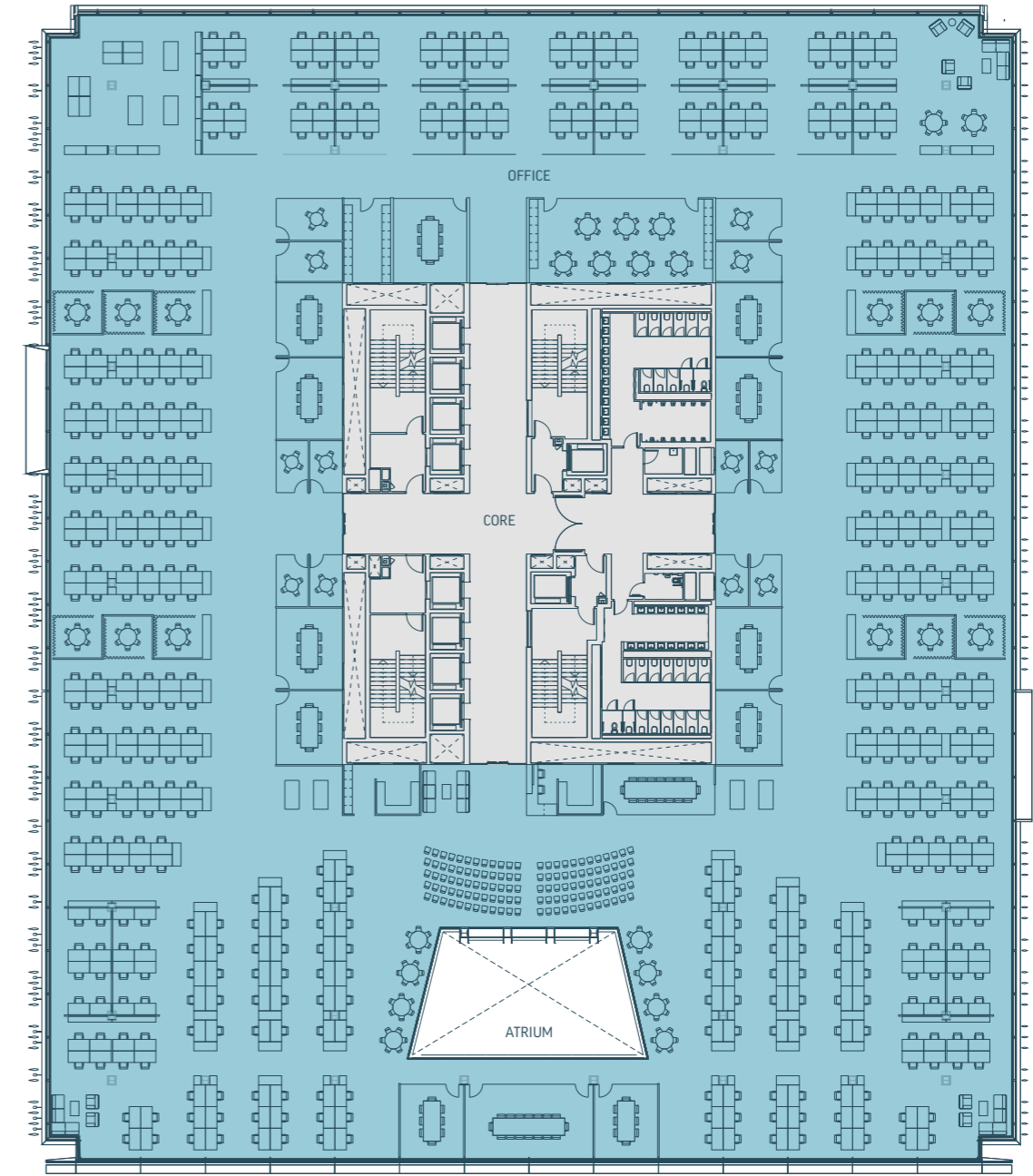
DESK SPACES	158
OFFICES	3
MEETING ROOM (FORMAL)	4
MEETING SPACES (INFORMAL)	12

BUILDING 2 - 1:8 SQ. M.

DESK SPACES	480
OFFICES	0
MEETING ROOM (FORMAL)	20
MEETING SPACES (INFORMAL)	29



BUILDING 1



BUILDING 2

NORTH

SOUTH

WEST

EAST

TYPICAL TEST FIT
LEGAL STYLE OFFICE

BUILDING 1 - 1:10 SQ. M.

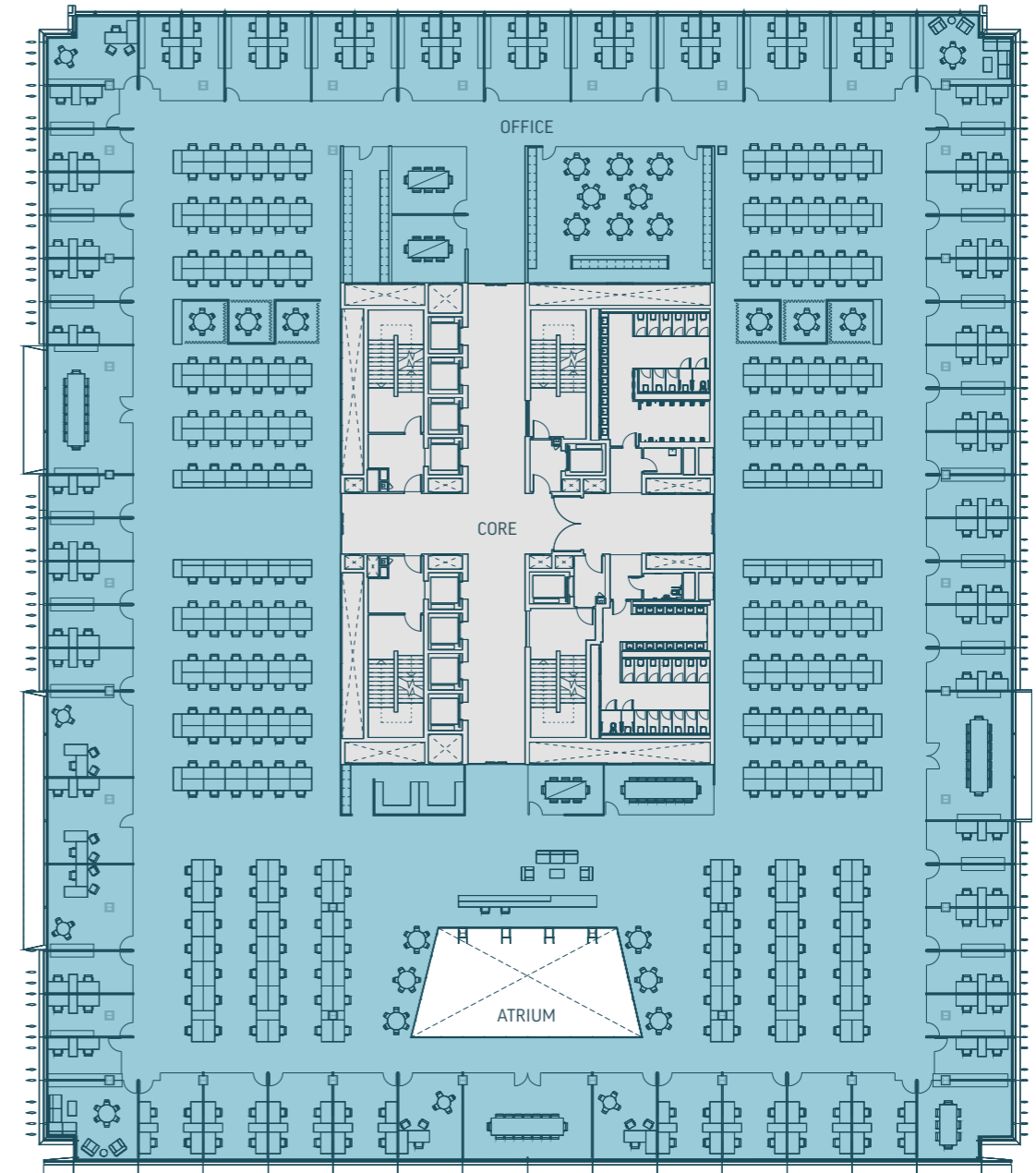
DESK SPACES	126
OFFICES	33
MEETING ROOM (FORMAL)	8
MEETING SPACES (INFORMAL)	0

BUILDING 2 - 1:8 SQ. M.

DESK SPACES	512
OFFICES	56
MEETING ROOM (FORMAL)	7
MEETING SPACES (INFORMAL)	12



BUILDING 1



BUILDING 2



SPECIFICATIONS

BUILDING 1

EXTERNAL FEATURES

EXTERNAL ENVELOPE

- Structural glazing to garden street level
- Unitised structural glazing system with horizontal and vertical fins to upper floors
- Double-glazed window unit with high performance glass coatings to ensure a high level of visual light transmission, low thermal conductance to minimise heat loss and low emissivity to prevent excessive solar heat gain
- Water recovery and re-use via rainwater harvesting

EXTERNAL AREAS

- High quality public realm and landscaping
- Private roof terraces on penthouse levels with stone paved surface and glass balustrades

STRUCTURAL DETAIL

STRUCTURE

- Reinforced concrete substructure with steel frame superstructure

STRUCTURAL GRID

- Typical grid 9m x 7.5m
- Column density of 1 column per 133m² of floor area

STRUCTURAL SLAB

- 150mm composite slab on 750mm castellated steel beams

FLOOR TO CEILING HEIGHTS

- 3.8m for ground floor
- 2.8m for typical floors

FLOOR LOADINGS

- 4kN/m² (office occupancy) + 1kN/m² (partition allowance)

FLOOR/CEILING VOID

- The raised access floor zone in the CAT A area is 150mm which includes the floor tile and carpet finish. These would typically be in the order of 45mm leaving a void of approx. 105mm
- The ceiling zone from the underside of the metal deck floor slab to the underside of the ceiling is generally 900mm

MECHANICAL & ELECTRICAL

BUILDING MANAGEMENT SYSTEM

- A campus BMS system will be installed which will incorporate the landlord and tenant infrastructure.
- The technology will be open protocol to facilitate tenant smart building IOT and smart building integration.

HEATING & COOLING

- Four pipe multi-purpose heat pump at roof level connected to basement thermal storage centres
- The CAT A design in the tenant space includes four pipe water side fan coil units
- Energy meters and commissioning valves at each riser location
- Electric heat pumps for heating, cooling and hot water

AIR CONDITIONING

- Four pipe water side fan coil units

VENTILATION

- Increased fresh air by 20% over code recommendations
- Mechanical ventilation based on 12 l/s 1 per 7m² (occupancy)
- Showers and toilets @10 air changes per hour
- Air handling units located at roof and basement level
- High efficiency/low energy air handling units with thermal wheel heat recovery

LIGHTING

- Low energy LED lighting with automatic presence detection, daylight sensing and dimmer control
- Office areas: 450 lux
- Circulation areas: 200 lux
- WCs: 200 lux
- Plantrooms: 150 lux

QUALITY OF NATURAL LIGHT

- 2% ADF achieved across all tenant floors

SERVICE RISERS & PLANT

- Dedicated tenant riser space provided
- Space will be allocated to tenants to include:
 - Medium voltage transformer
 - Tenant generator
 - Heat rejection equipment
 - Catering plant space
 - Satellite dish location at roof level

POWER / ESB STRATEGY

- Fossil-free fully electric building operation
- Large PV solar panel array at roof level – above LEED minimum
- Full flexibility for tenant submetering
- MV provision included
- Space for 1 ESB meter and 1 Water meter on each floor plate
- 3 electrical submeters and 1 water submeter will be installed per floor

LANDLORD SPECIFICATION

BUILDING ESTATE / SERVICE CHARGE

- The estate service charge will cover services including:
 - 24/7 security at the estate with manned security room, patrols and CCTV services
 - The use of dedicated visitor parking spaces within the basement at Coopers Cross
 - The opportunity to attend estate events plus use of the estate to host company events.

ACCESS

Access to the demised premises and any associated car parking 24 hours per day, 365 days of the year.

SATELLITE ANTENNAE

Subject to landlord consent and planning as required occupiers can install, operate and maintain their own telecommunications antennas, microwave dishes and other communications equipment in a specific allocated area on the roof solely for their use.

WC & WELFARE AREAS

WALL FINISHES

- Full height large format Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Maglica Ceppo floor tile in grey matte

CEILINGS

- Plasterboard ceilings



CUBICLES

- Full height Venesta cubicle system with oak laminate finish

SANITARYWARE

- Water use control sanitaryware (touchless operation)

BASIN

- Cielo Shui Comfort Rectangular Basin 600x400 on black Silestone Negra solid surface cantilever counter top
- Infrared Noken round electronic wall mounted basin mixer

LOCKERS

- High-gloss laminate lockers with OCS smart locking system

WELFARE FACILITIES

WELFARE FACILITIES

- Located at basement level accessed directly via the building core, car ramp, and bicycle stairs

SHOWERS

- 23 Shower Cubicles: Full Height Flush Fronted Laminate Cubicle System with PTV Soname finish to Doors
- Large forma Florim Buildtech Tiles to Back of Shower

BICYCLE STORAGE

270

BASEMENT CAR PARK

- Total of 21 car parking spaces allocated to Building 1 futureproofed for EV charging
- Includes 3 dedicated electric car charging locations allocated to Building 1 - expandable to 100%

COMMON AREAS

ATRIUM

- Atrium framing in black metaloxide finish in linear format

LIFTS/ LIFT LOBBIES

- Four (4) high-speed 21 person passenger lifts
- Destination control on all floors
- Stainless steel finish to lift reveals and door
- Plasterboard ceiling raft with recessed track light
- Average wait time less than 25 seconds

SECURITY

- Entry/exit points to the building shall be provided with CCTV, door access control and intruder alarm systems
- Upper floors have cable ways installed to facilitate future fit out of door access control to the tenant demise

INTERNAL FINISHES

GENERAL LIFT LOBBIES

- Wall: Large format full height Metaline corten square format wall tiles. Matt black oxide metal wall cladding to house lift controls between each lift
- Ceiling: Painted plasterboard ceiling with central Floating Black Mesh Ceiling with integrated linear lighting.
- Floor: Ceramica Magica Ceppo in grey matte
- Doors: Black RAL 9005 Painted Solidcore Doors with Vision Panels. All doors fitted with high quality steel ironmongery

STAIRCORES

- Wall: Plasterboard painted white
- Ceiling: Plasterboard painted white
- Floor: Carpet (FOH) / vinyl (BOH)
- Balustrade: Feature black metal with stainless steel handrail

RECEPTION & GROUND FLOOR LIFT LOBBY

WALL FINISHES

- Large format full height Metaline corten square format wall tiles
- Matt black oxide metal wall cladding to house lift controls between each lift

FLOOR FINISH

- Chelmsford Granite

CEILINGS

- SAS metal mesh floating ceiling system
- Acoustic plasterboard

WALL FINISHES

- Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Maglica Ceppo floor tile in grey matte

CEILINGS

- Gyproc moistureboard

CUBICLES

- Full height Venesta cubicle system with oak laminate finish

LOCKERS

- High-gloss laminate lockers with OCS smart locking system



SPECIFICATIONS

BUILDING 2 EXTERNAL FEATURES

EXTERNAL ENVELOPE

- Structural glazing to garden street level
- Unitised structural glazing system with horizontal and vertical fins to upper floors
- Double-glazed window unit with high performance glass coatings to ensure a high level of visual light transmission, low thermal conductance to minimise heat loss and low emissivity to prevent excessive solar heat gain
- Water recovery and re-use via rainwater harvesting

EXTERNAL AREAS

- High quality public realm and landscaping
- Private roof terraces on penthouse levels with stone paved surface and glass balustrades

STRUCTURAL DETAIL

STRUCTURE

- Reinforced concrete substructure with steel frame superstructure

STRUCTURAL GRID

- Typical grid 9m x 7.5m
- Column density of 1 column per 133m² of floor area

STRUCTURAL SLAB

- 150mm composite slab on 750mm castellated steel beams

FLOOR TO CEILING HEIGHTS

- 3.8m for ground floor
- 2.8m for typical floors

FLOOR LOADINGS

- 4kN/m² (office occupancy) + 1kN/m² (partition allowance)

FLOOR/CEILING VOID

- The raised access floor zone in the CAT A area is 150mm

which includes the floor tile and carpet finish. These would typically be in the order of 45 mm leaving a void of approx. 105mm

- The ceiling zone from the underside of the metal deck floor slab to the underside of the ceiling is generally 900mm

MECHANICAL & ELECTRICAL

BUILDING MANAGEMENT SYSTEM

- A campus BMS system will be installed which will incorporate the landlord and tenant infrastructure
- The technology will be open protocol to facilitate tenant smart building IOT and smart building integration

HEATING & COOLING

- Four pipe multi-purpose heat pump at roof level connected to basement thermal storage centres
- The CAT A design in the tenant space includes four pipe water side fan coil units
- Energy meters and commissioning valves at each riser location
- Electric heat pumps for heating, cooling and hot water

AIR CONDITIONING

- Four pipe water side fan coil units

VENTILATION

- Increased fresh air by 20% over code recommendations
- Mechanical ventilation based on 12 l/s 1 per 7m² (occupancy)
- Showers and toilets @10 air changes per hour
- Air handling units located at roof and basement level
- High efficiency/low energy air handling units with thermal wheel heat recovery

LIGHTING

- Low energy LED lighting with automatic presence detection, daylight sensing and dimmer control
- Office areas: 450 lux
- Circulation areas: 200 lux
- WCs: 200 lux
- Plantrooms: 150 lux

QUALITY OF NATURAL LIGHT

- 2% ADF achieved across all tenant floors

SERVICE RISERS & PLANT

- Dedicated tenant riser space provided
- Space will be allocated to future tenants to include:
 - Medium voltage transformer
 - Tenant generator
 - Heat rejection equipment
 - Catering plant space
 - Satellite dish location at roof level

POWER / ESB STRATEGY

- Fossil-free fully electric building operation
- Large PV solar panel array at roof level – above LEED minimum
- Full flexibility for tenant submetering
- MV provision included
- Flexibility to submeter each floor plate in half or quarters

LANDLORD SPECIFICATION

BUILDING ESTATE / SERVICE CHARGE

- The estate service charge will cover services including:
 - 24/7 security at the estate with manned security room, patrols and CCTV services
 - The use of dedicated visitor parking spaces within the basement at Coopers Cross
 - The opportunity to use the town hall, attend estate events plus use of the estate to host company events

ACCESS

Access to the demised premises and any associated car parking 24 hours per day, 365 days of the year.

SATELLITE ANTENNAE

Subject to landlord consent and planning as required occupiers can install, operate and maintain their own telecommunications antennas, microwave dishes and other communications equipment in a specific allocated area on the roof solely for their use.

W/C & WELFARE AREAS

WALL FINISHES

- Full height large format Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Maglica Ceppo floor tile in grey matte

CEILINGS

- Plasterboard ceilings

CUBICLES

- Full height Venesta cubicle system with oak laminate finish

SAINTARYWARE

- Water use control sanitaryware (touchless operation)

BASIN

- Cielo Shui Comfort Rectangular Basin 600x400 on black Silestone Negra solid surface cantilever counter top.
- Infrared Noken round electronic wall mounted basin mixer.

LOCKERS

- High-gloss laminate lockers with OCS smart locking system

WELFARE FACILITIES

WELFARE FACILITIES

Located at basement level accessed directly via the building core, car ramp and bicycle stairs.

SHOWERS

- 60 Shower Cubicles: full height flush fronted laminate cubicle system with PTV Soname finish to doors
- Large forma Florim Buildtech tiles to back of shower

BICYCLE STORAGE

474 units

BASEMENT CAR PARK

- Total of 63 car parking spaces allocated to Building 2 futureproofed for EV charging
- Includes 7 dedicated electric car charging locations allocated to Building 2 - expandable to 100%

COMMON AREAS

ATRIUM

Atrium framing in black metaloxide finish in linear format

LIFTS/ LIFT LOBBIES

- Eight (8) high-speed 21 person passenger lifts
- Destination control on all floors
- Stainless steel finish to lift reveals and door
- Plasterboard ceiling raft with recessed track light
- Average wait time less than 25 seconds

SECURITY

- Entry/exit points to the building shall be provided with CCTV, door access control and intruder alarm systems
- Upper floors have cable ways installed to facilitate future fit out of door access control to the tenant demise

INTERNAL FINISHES

GENERAL LIFT LOBBIES

- Wall: Armourcoat 'Koncrete' Polished Plaster with selected Oak Veneer Timber Wall Panelling each side of Lift Doors. Matt black oxide metal wall cladding to house lift controls between each lift
- Ceiling: Painted plasterboard ceiling with central Floating plasterboard ceiling with integrated linear lighting
- Floor: Ceramica Maglica Ceppo in grey matte
- Doors: Oak Veneer Solidcore Doors with Vision Panels. All doors fitted with high quality steel ironmongery

STAIRCORES

- Wall: Plasterboard painted white
- Ceiling: Plasterboard painted white
- Floor: Carpet (FOH) / vinyl (BOH)
- Balustrade: Feature black metal with timber handrail

RECEPTION & GROUND FLOOR LIFT LOBBY

WALL FINISHES

- Kilkenny blue limestone
- Feature bronze cladding
- Timber panelling in flat panels and batons
- Armourcoat 'Koncrete' Polished Plaster with selected Oak Veneer Timber Wall Panelling each side of Lift Doors. Matt black oxide metal wall cladding to house lift controls between each lift

FLOOR FINISHES

- Chelmsford and Wicklow Granite
- Timber flooring

CEILINGS

- SAS 150 system
- Exposed slab with Acosorb DC1 2.0 applied to soffit
- Ecophon solo baffle plant 40mm profile
- Acoustic plasterboard



PROFESSIONAL TEAM

Contractor
John Sisk & Son

Project Architects:
Henry J Lyons

Landscape Architects:
Gillespies

Planning Consultants:
SLA

Structural Engineers:
Barrett Mahony

Service Engineers:
Metec

Fire Safety Engineers:
Maurice Johnson



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