

# BANKSIDE

Premium Office Space in Dublin 2





BANKSIDE

T H E   B U I L D I N G

# A landmark opportunity

Located on Dublin's Grand Canal, the newly re-imagined Bankside building is right at the heart of Dublin's Central Business District. Within minutes' walk to both St Stephen's Green and the Iveagh Gardens as well as world class amenities including shops, restaurants and hotels, it offers potential tenants the opportunity to occupy modern, ESG quality offices, with excellent transport links and top-tier building facilities.



BER A3





BANKSIDE



T H E   B U I L D I N G

# The future looks bright



Bankside's light-filled double height reception creates an exceptional arrival experience to spacious offices, while its dual aspect across all seven floors offers uninterrupted views of the canal and surrounding areas.

The thoughtful re-design and comprehensive upgrade of this prestigious building provides an excellent working environment that should appeal to a universal audience, with LEED Gold and BER A3 accreditations helping ensure that you meet your corporate sustainability targets.



# Key features



141 secure bike spaces



85 secure car spaces



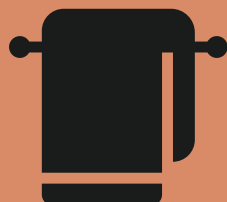
17 showers



10 EV charging points



Fully fitted floors



Towel service and  
drying room



141 lockers



LEED Gold



BER A3

The building’s best in class amenities include generous bike parking, showers, changing and drying room facilities.





BANKSIDE

L O C A T I O N

# Close to nature, and so much more



THE GRAND CANAL



ST STEPHEN'S GREEN



GRAFTON STREET

THE GRAND CANAL



Dublin's Grand Canal, once a vital trade route, has become a favourite place to unwind. Its waterside paths are ideal for a lunchtime stroll, with shops, cafés, markets, hotels, restaurants and pubs all just a short walk away. Excellent transport connections make it easy to reach other parts of the city and beyond.



EXCELLENT TRANSPORT LINKS



THE GRAND CANAL

This attractive pocket of the city has drawn a strong line-up of major employers. Companies such as Amazon, Bloomberg, Deloitte, KPMG, Stripe and EY are already established here, creating a vibrant business community in the heart of Dublin.



LOCAL HOTELS



BANKSIDE

TRANSPORT

# Super connected








With a Dublin bike station and the LUAS Charlemont stop right outside the doors, plus 18 bus routes and a taxi rank nearby, Bankside is easily reached from anywhere. Or if you're travelling by train or DART, Grand Canal Dock Dart station is just a short walk or cycle away. Bankside offers generous car parking directly below the building.

Walking

- LUAS Charlemont - 1 min
- Dublin Bikes - 1 min
- Dublin Bus - 1 min
- St Stephen's Green - 10 mins

Driving

- Dublin Airport - 30 mins

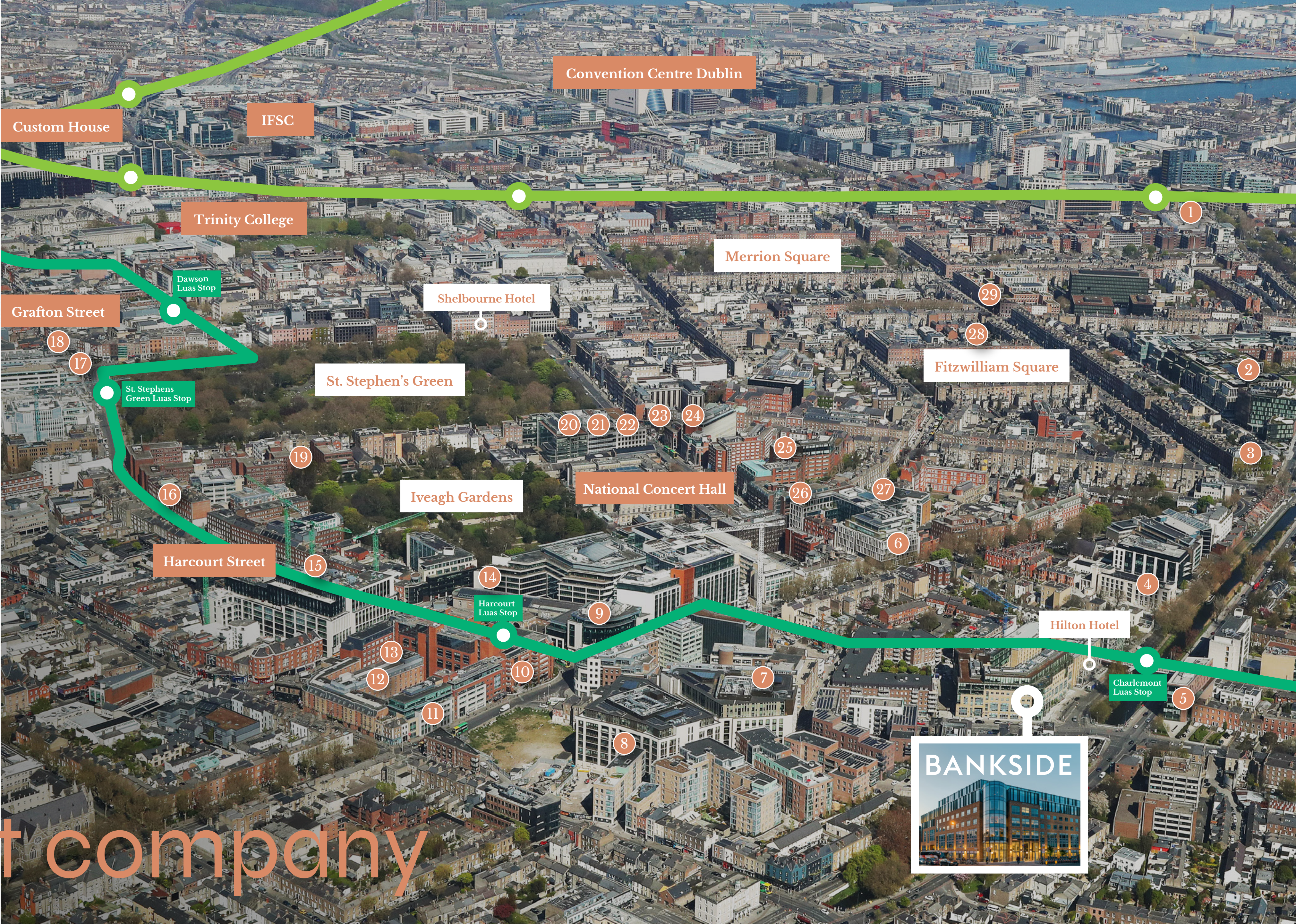
-  LUAS GREEN LINE
-  DUBLIN BIKES
-  CANAL WAY CYCLE ROUTE
-  DUBLIN BUS
-  DART
-  AIRCOACH BUS
-  AIRLINK BUS





BANKSIDE

- 1 Accenture, Google, BT
- 2 Stripe, EY, LinkedIn
- 3 Fitzwilliam Hall, Glandore Business Centre
- 4 Hudson Adviors, Lonestar & Marsh
- 5 Kuwait Embassy, Fairfax Financial & Korea Development Bank
- 6 KKR
- 7 Mercer
- 8 Mark Anthony Brands, Bloomberg, Amazon
- 9 IDA Ireland, Deloitte, CNP Santander
- 10 Mazars, Booking.com
- 11 Regus
- 12 AIB
- 13 EY
- 14 Bank of America, Dropbox, Pepper
- 15 KPMG
- 16 Byrne Wallace
- 17 Toast
- 18 Qualtrics
- 19 Standard Life
- 20 Maples
- 21 Vodafone
- 22 AerCap
- 23 PTSB
- 24 Aramark
- 25 Eversheds
- 26 Arthur Cox
- 27 Metlife
- 28 CRH
- 29 ESB



In great company



BANKSIDE

A M E N I T I E S

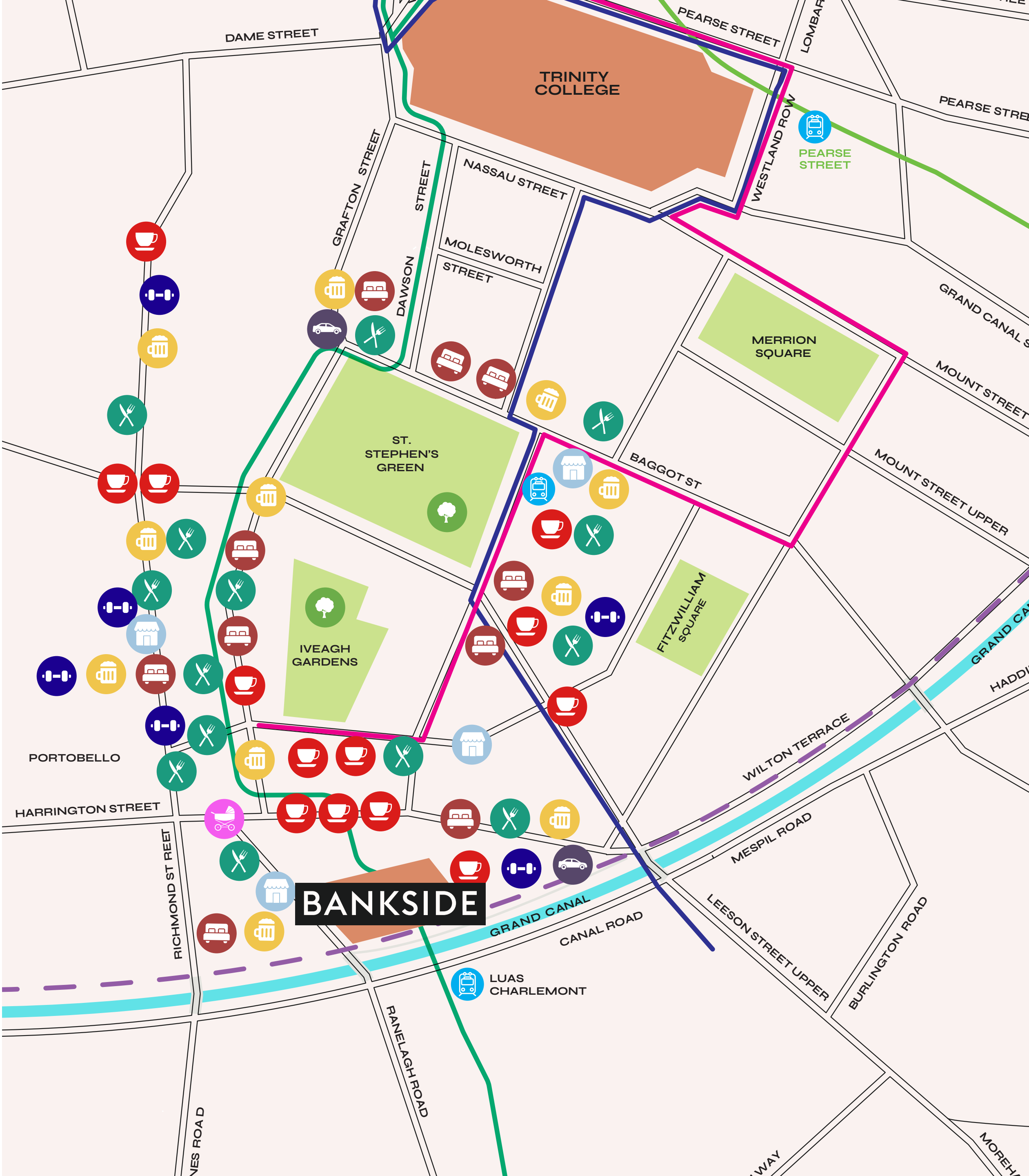
At the centre of everything

Bankside’s location combines some of Dublin’s trendiest residential addresses such as Portobello and Ranelagh, with the all the worldclass amenities of Dublin’s CBD. From a lunchtime bite, workout spot, shopping or a meet-up for dinner or drinks after work, Bankside has plenty to offer.

Local highlights on your doorstep include: The Art of Coffee, Sprout & Co, McCafferty’s at the Barge, Mister S and both the Hilton and Clayton Hotels.



- Restaurants
- Cafés
- Gym
- Hotels
- Pubs
- Convenience Stores
- Crèches
- Car Parks
- Parks



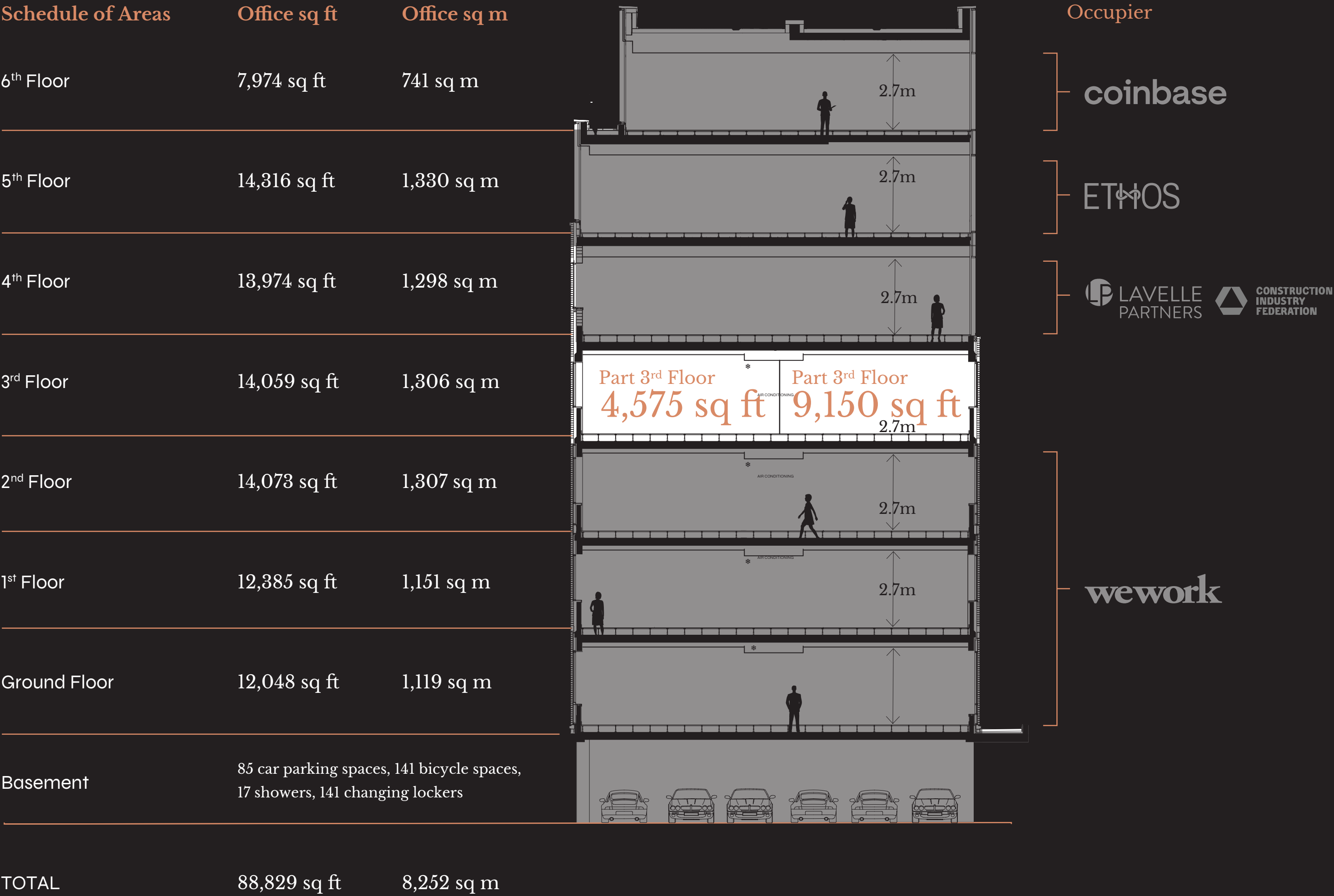


# The choice is yours

Following a comprehensive refurbishment, the part 4<sup>th</sup> floor of Bankside is available by way of direct lease from the Landlord. The floor offers newly fitted out workspace for immediate occupation, whilst also offering the opportunity for tenant personalisation.

The 3<sup>rd</sup> Floor is currently undergoing comprehensive refurbishment to a high end fully fitted specification.

The two suites are available by way of direct leases from the Landlord and will be ready for occupation from early Q2 2026.





FLOOR PLAN

3<sup>rd</sup> Floor

Part 3 <sup>rd</sup> Floor	4,575 sq. ft.
Part 3 <sup>rd</sup> Floor	9,150 sq. ft.

Delivery Q1 2026  
New Fully Fitted Cat B Specification





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F L O O R P L A N

# 3<sup>rd</sup> Floor

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Delivery Q1 2026  
New Fully Fitted Cat B Specification





Basement





BANKSIDE

FLOORPLAN

# Basement





# Technical Specification

This specification demonstrates the high level of quality provided in terms of building design.

**Internal Office Finishes**  
**Walls:** Emulsion painted dry lining.  
Floors: 600mm x 600mm raised access flooring medium grade as per PSAMOBII.  
**Floor Finishes:** Milliken Tufted Textured Loop pile carpet tile 560g/m.sq. to general office areas with feature sections in LVT finish.  
**Ceilings:** Exposed concrete and feature linear baffles in places.  
**Columns:** Emulsion painted plasterboard encasement.  
**Joinery:** Selected hardwood veneer doors with solid hardwood frames and architraves, with glazed vision panels to corridor doors. Painted solid doors frames and architraves to all service ducts openings. Stainless steel ironmongery throughout.  
**Glazed Screens:** 2.4m high glazed screens & doors to private offices, meeting rooms and main office entrance.  
**Reception:** Dedicated tenant reception space with bespoke reception desk.  
Kitchenette: Fully fitted kitchenette with laminate surfaces, quartz countertop and integrated appliances including fridge freezer, microwave and dishwasher.  
**Lighting:** Energy efficient suspended LED dimmable luminaires with suspended circular LED downlight feature lights.  
**Furniture:** Sit / stand works desks (with screens), task seating and task desks, with select meeting room furniture. Workstations served by bus-bars located under raised access flooring, with Cat 6 network points throughout.  
**Blinds:** Proprietary roller blinds.

**Reception**  
**Internal Walls:** Feature walls of large format selected natural limestone stone cladding and ‘Rimex’ with LED feature lighting, and large format porcelain tiling to other selected reception walls and columns.  
**Floors:** The floor finish is in selected grey large format 1200x600x30mm honed stone tiles with selected broadloom carpet seating area inlay. Selected ‘Tuftiguard’ recessed matwells to main entrance.  
**Ceilings:** Proprietary ‘Gypsum MF’ plasterboard ceilings with feature continues LED trough lighting and feature downlighting with recessed sections of proprietary metal ceiling tiles to allow for services access.  
**Columns:** Reception columns clad in large format porcelain tiles to match wall.  
**Reception desks:** Selected bespoke natural stone and hardwood finish to reception desk with laminate timber back desk.

**Toilets**  
**Walls:** Porcelain wall tiling with inset large format mirror. Proprietary IPS panel system to match cubicles with selected high quality Formica laminate finish.  
**Floors:** Porcelain floor tiling to match walls.  
**Ceilings:** Proprietary ‘Gypsum MF’ plasterboard ceilings with feature downlighting.  
**Doors:** Selected hardwood veneer door leaf with solid hardwood frames and architraves, to all core area circulation doorways with glazed vision panels to corridor doors.  
**Vanity units:** Proprietary Hi mac composite linear unit with hi mac splash back, with IPS front panel and back painted glass panels to match rear of toilet cubicles.  
**Sanitary Fittings:** High-quality ceramic sanitaryware.  
**Joinery:** Proprietary full height toilet cubicle system with high quality Formica laminate

finish and matching IPS panel system and back painted glass panels to rear wall.

**Building Cores**  
**Internal Walls:** Selected natural stone cladding and ‘Rimex’ feature walls, selected hardwood veneer finish to selected walls, polished plaster walls with natural stone skirting.  
**Floors:** Selected honed stone tile finish  
**Ceilings:** Proprietary ‘Gypsum MF’ plasterboard perimeter bulkhead with feature downlighting and recessed sections of proprietary ceiling tiles to allow for services access.

**Stair Finishes**  
**Walls:** Painted plaster board finish with painted MDF skirtings and stringer boards.  
**Floors:** Selected broadloom with proprietary metal nosing’s with contrasting colour vinyl strip inserts.  
**Ceilings:** Painted plaster board finish  
Balustrades: Selected colour painted metal balustrades and handrails  
**Joinery:** Painted solid doors frames and architraves to all escape stairs access doors with clear glass vision panels. Stainless steel ironmongery throughout.

**Basement & Car Park**  
85 no. car spaces in total.  
A campus wide communal shower facility is provided within the basement of the building with provision for 16 no. ‘wet/dry’ shower cubicles separated into male and female facilities & 1 no. unisex universal access shower.  
141 no, bicycle spaces provided.  
141 no. lockers provided.  
Drying room.  
10 no. EV charging points.  
SUPPORT AREAS - CORE OR BELOW GRADE

Selected Vinyl flooring.  
Selected coved vinyl skirtings.  
Plaster finish to blockwork / concrete walls.  
Flush solid core veneered timber doors with recessed frames.  
Exposed Concrete ceilings.  
24/7 dedicated air conditioning as required.

**Building Certification**  
• LEED Gold  
• BERA3

**Lifts**  
3 no. 13 passenger lifts and 3 no. 12 passenger lifts across 3 cores.

**Air Conditioning**  
Air Conditioning by means of 4 pipe fan coil unit system arranged on a modular basis for flexibility served from high efficiency landlord Chiller Plant.

**Fire Protection**  
The fire alarm system complies with IS3218 2013 The system is designed for L2/L3 coverage as defined in IS3218 2013. The fire alarm system is fully addressable and capable of interfacing with other systems. Fire extinguishers are provided Dry risers with ground floor breeching inlet and floor by floor landing valve.

**Security System**  
The building comes complete with landlord provided access control, CCTV and intruder alarm systems installed at main cores, main entrance, car park and exit points to the building. These systems are IP type adaptable to an ope network and fully expandable to incorporate the tenant’s requirements. In addition, all doors and windows above ground level are provided with nonvisible

cable ways for the future installation of the following systems: alarms for emergency exit doors, access control system and entrance intercom. Nonvisible cableways are provided throughout the building to allow for the future installation of a CCTV system.

**BMS & LMS**  
A complete Building Management Control System including all necessary motor control centres and front end PC is provided. The Building Management Control System allows interface with the following: Fire Alarm, Access Control & Security Systems.

**Roof Finishes**  
‘Paralon’ waterproofing membrane on high density roof insulation on concrete and steel roof structure laid to falls with proprietary Green Roof drainage attenuation.  
**Roof plant screening:** Roof plant is enclosed within an externally screened area. Plantroom louvres and external screening cladding are high quality proprietary polyester powder coated micro-louvre system with free area ventilation as required by the plant equipment.

**External Wall Completions**  
**Façade (original):** Existing brick cladding with Velfac double glazed screens are retained. Façade (2018 extension): Double glazed high performance bonded curtain walling system. The roadway facing elevations have a structural silicone jointed curtaining walling system with polyester powder coated frame internally, and feature projecting fin details externally. The elevations facing the rear have pressure plate and cap to curtain walling glazing. All glazing cills, flashing, capping’s, and louvers to be polyester powder coats aluminium pressings.

**Main entrance doors:** Entrance facades have structural silicone jointed curtaining walling system with polyester powder coated frame internally, and feature clear glass revolving door and swing side door for wheel chair access. Revolving door is 2.7m high.

**Occupancy**  
**Means of escape:** 1 person per 6 sq m  
**Internal climate:** 1 person per 8 sq m  
**Lift provision:** 1 person per 8 sq m  
**Toilets:** 1 person per 10 sq m as per BS:6465-1 2009

**Planning Module**  
1.5m square generally throughout.

**Structural Grid**  
6.0m x 6.0m generally throughout.

**Floor Loadings**  
**Office floors:** 3.0kN per sq m (+ 1 kN per sq m partitions).  
**Lift lobby and toilet areas:** 4.0kN per sq m  
**Plant rooms:** 7.5kN per sq m  
**Area of roof outside plant areas:** 0.75kN per sq m  
**Car park:** 2.5kN per q m

**Floor Heights**  
**Reception floor to ceiling:** 5.925m  
**Office floor to ceiling:** 2.700m  
Raised floor zone: 250mm (L0 to L4), 150mm (L5 & L6)  
**Ceiling zone:** 150mm (L0 to L4), 400mm (L5 & L6)

**Structure**  
Insitu concrete structure flat floor slabs throughout with insitu concrete columns and external walls.  
New concrete and steel roof structure to new fifth and sixth floors.



# BANKSIDE

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