

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.

A M E N I T I E S

Key features



141 secure bike spaces



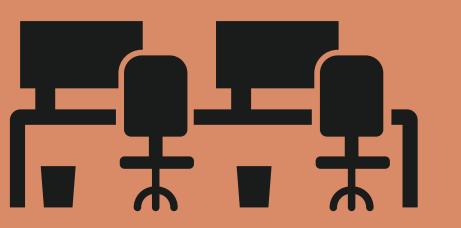
85 secure car spaces



17 showers



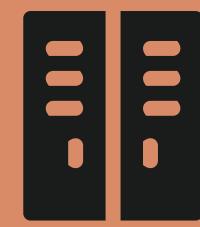
10 EV charging points



Fully fitted floors



Towel service and
drying room



141 lockers



LEED Gold

BER>A3

BER A3



BANKSIDE

LOCATION

Close to nature, and so much more

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.



THE GRAND CANAL



EXCELLENT TRANSPORT LINKS



THE GRAND CANAL



ST STEPHEN'S GREEN



GRAFTON STREET



LOCAL HOTELS

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.

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

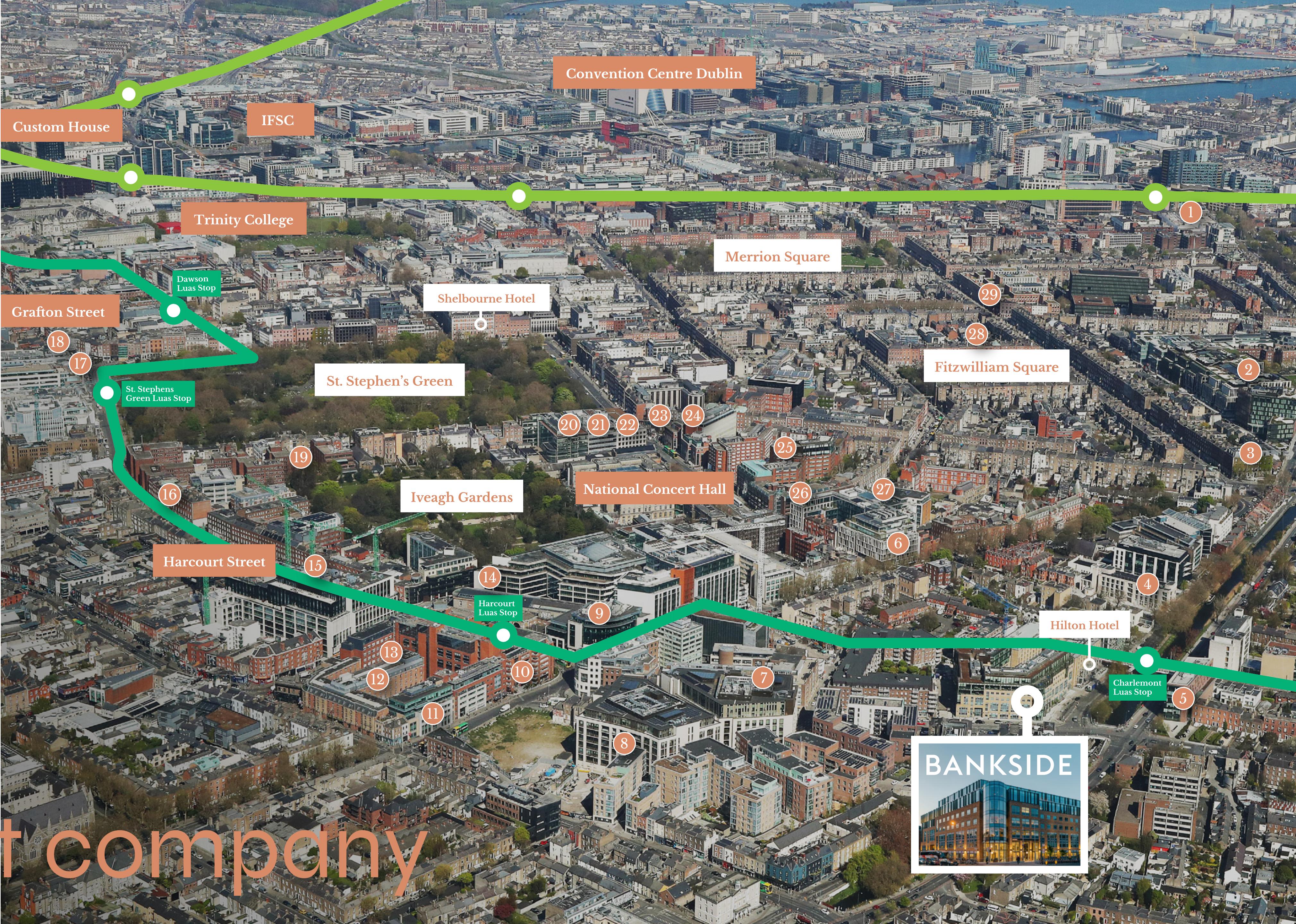
Dublin Airport - 30 mins

- 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 Advisors, 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 KPMG
- 15 Byrne Wallace
- 16 Toast
- 17 Qualtrics
- 18 Standard Life
- 19 Maples
- 20 Vodafone
- 21 AerCap
- 22 PTSB
- 23 Aramark
- 24 Eversheds
- 25 Arthur Cox
- 26 Metlife
- 27 CRH
- 28 ESB
- 29



BANKSIDE

AMENITIES

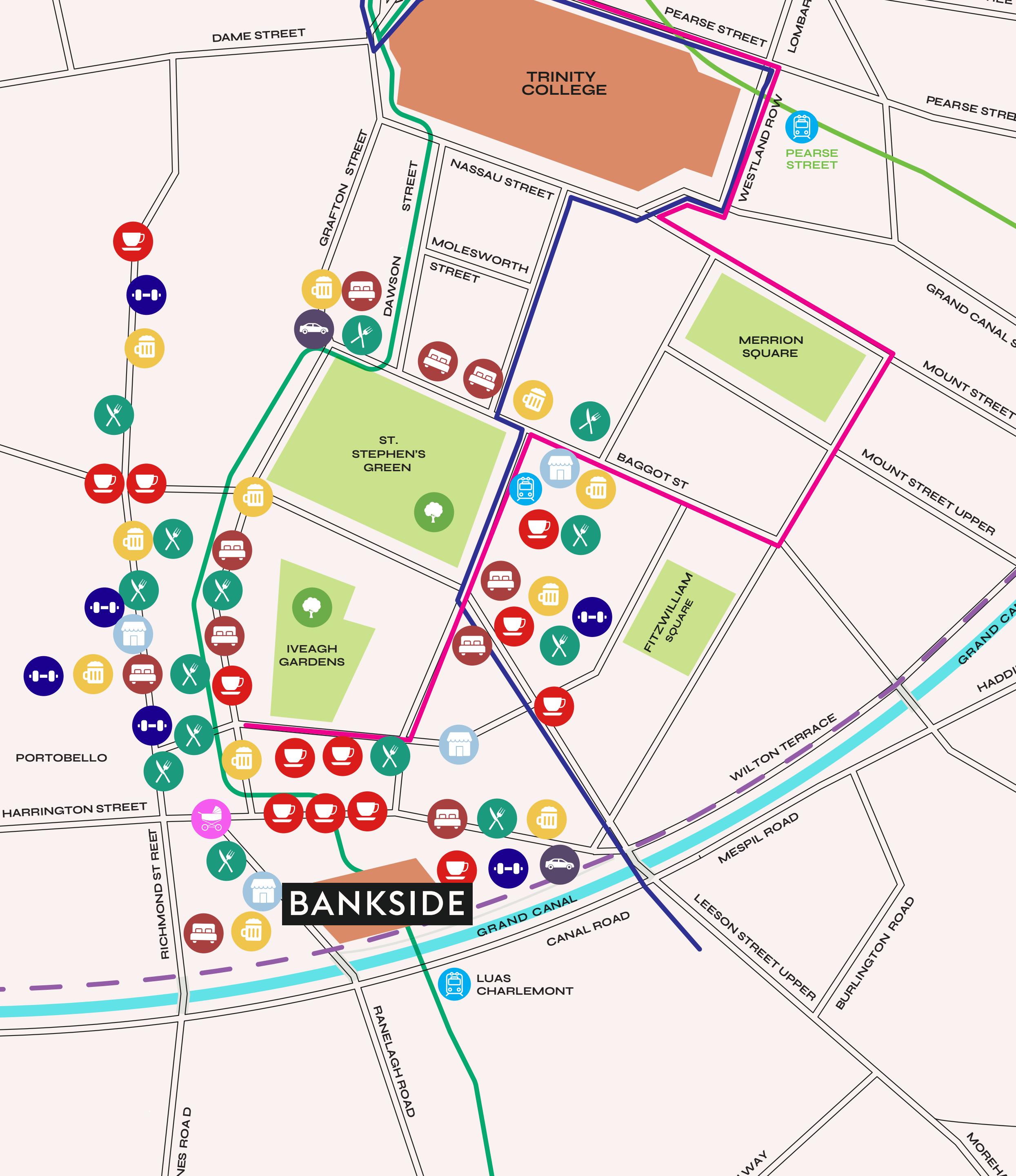
At the centre of everything



Bankside's location combines some of Dublin's trendiest residential addresses such as Portobello and Ranelagh, with 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

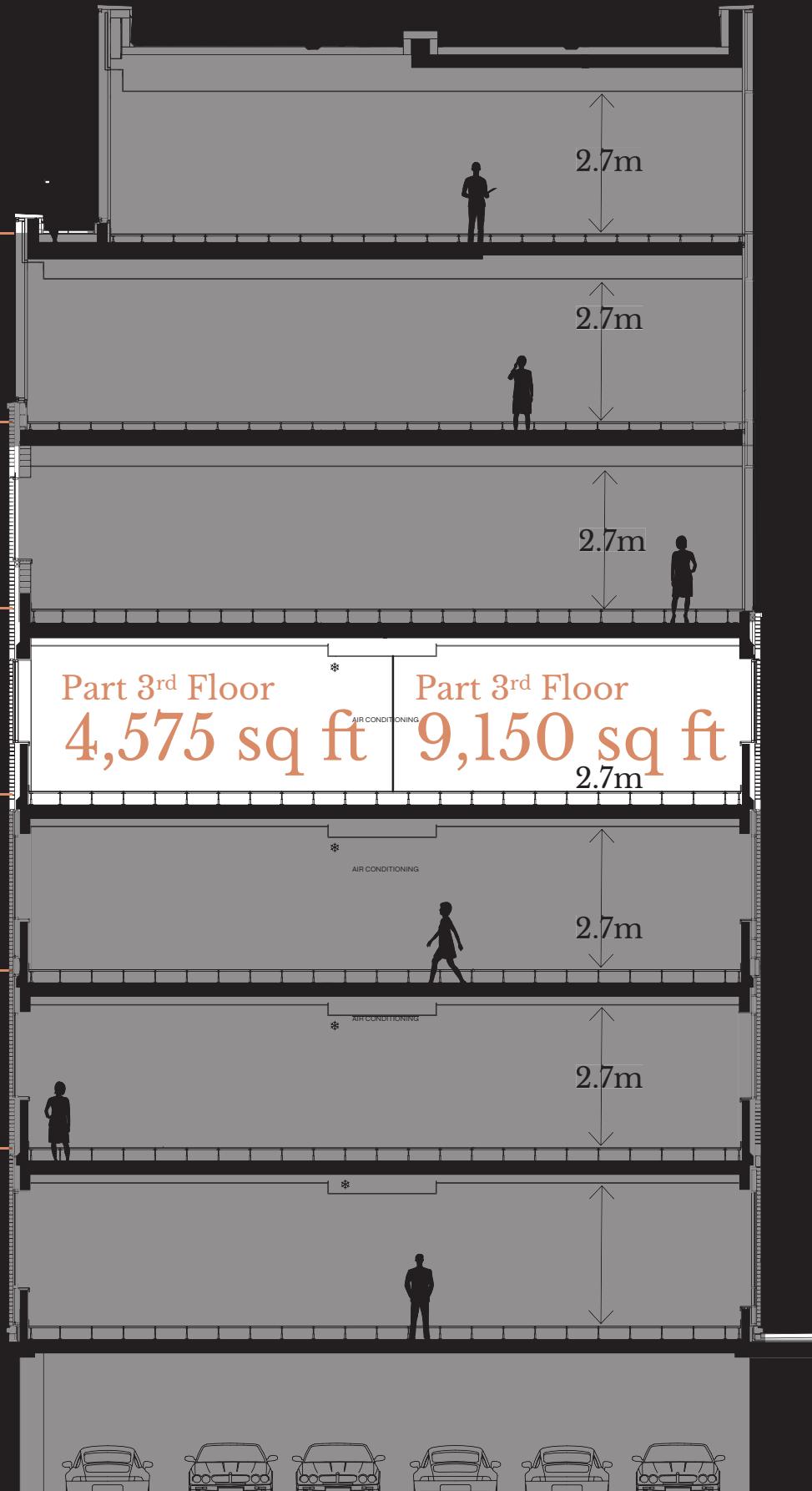


L I M I T E D A V A I L A B I L I T Y

The choice is yours

The 3rd 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.

Schedule of Areas	Office sq ft	Office sq m	Occupier
6 th Floor	7,974 sq ft	741 sq m	
5 th Floor	14,316 sq ft	1,330 sq m	
4 th Floor	18,974 sq ft	1,298 sq m	
3 rd Floor	14,059 sq ft	1,306 sq m	
2 nd Floor	14,073 sq ft	1,307 sq m	
1 st Floor	12,385 sq ft	1,151 sq m	
Ground Floor	12,048 sq ft	1,119 sq m	
Basement	85 car parking spaces, 141 bicycle spaces, 17 showers, 141 changing lockers		
TOTAL	88,829 sq ft	8,252 sq m	
			coinbase ETHOS LAVELLE PARTNERS CONSTRUCTION INDUSTRY FEDERATION wework

BANKSIDE

FLOOR PLAN

3rd Floor

Part 3rd Floor 4,575 sq. ft.

Part 3rd Floor 9,150 sq. ft.

Delivery Q1 2026

New Fully Fitted Cat B Specification



FLOOR PLAN

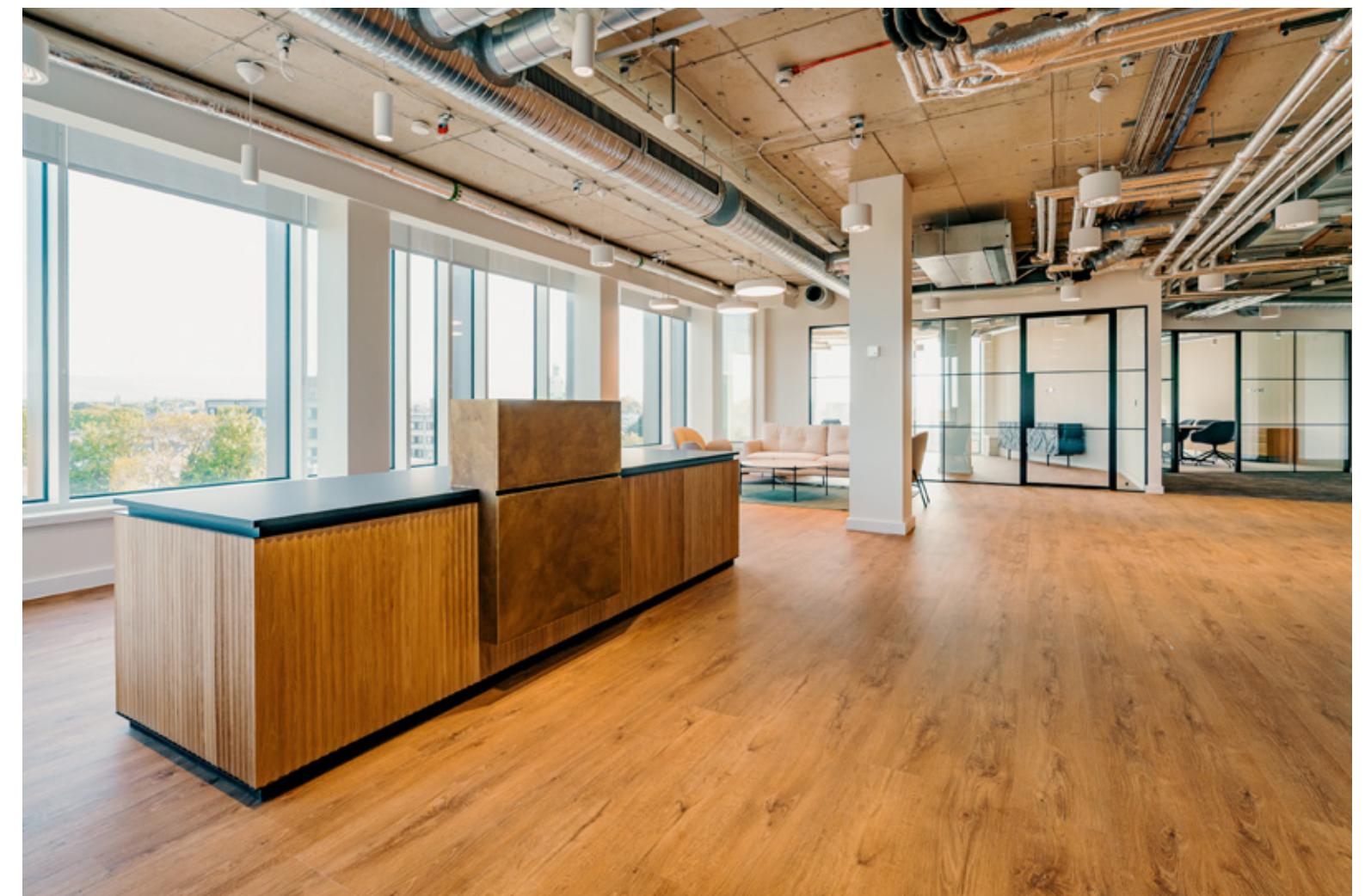
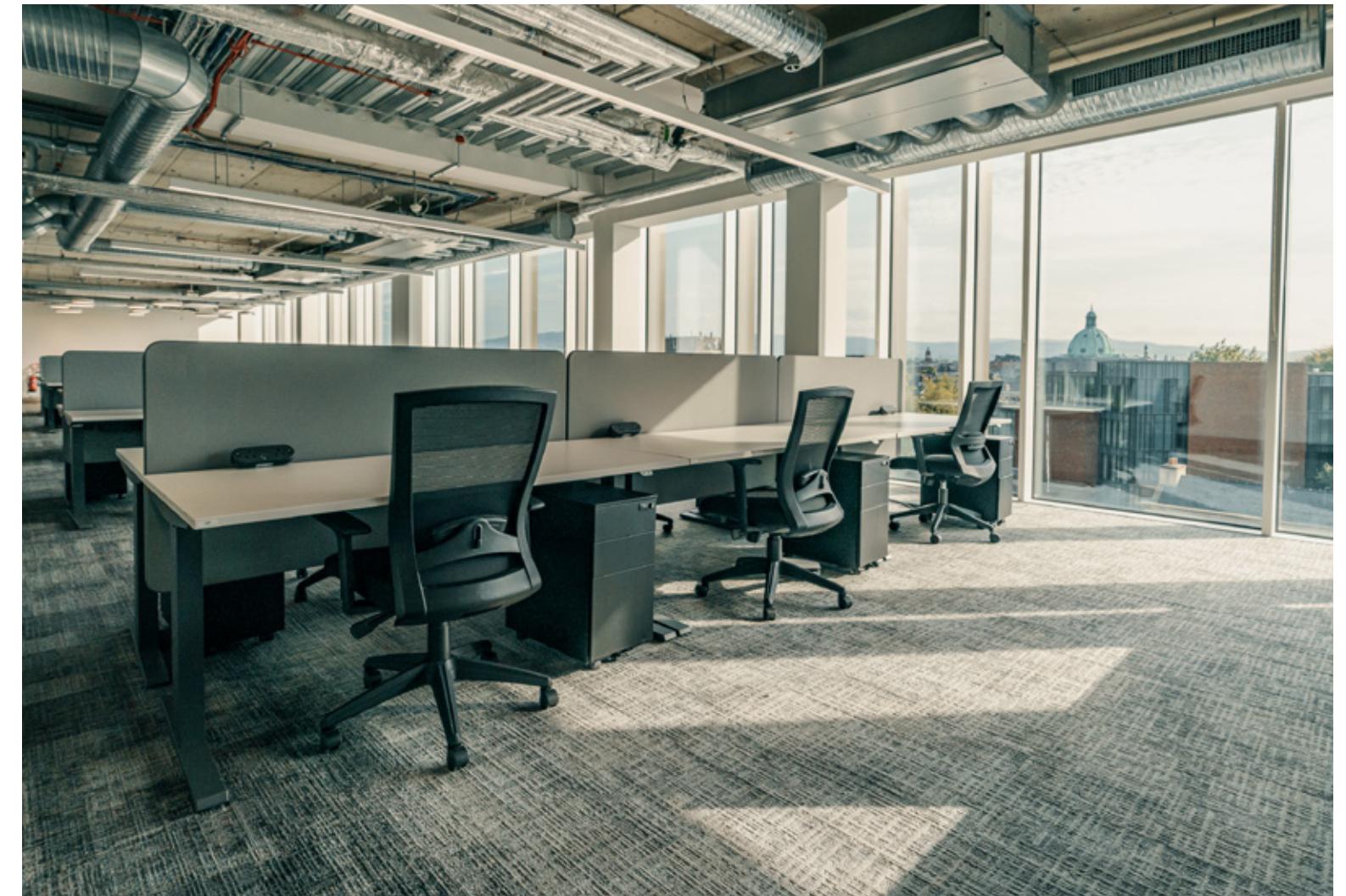
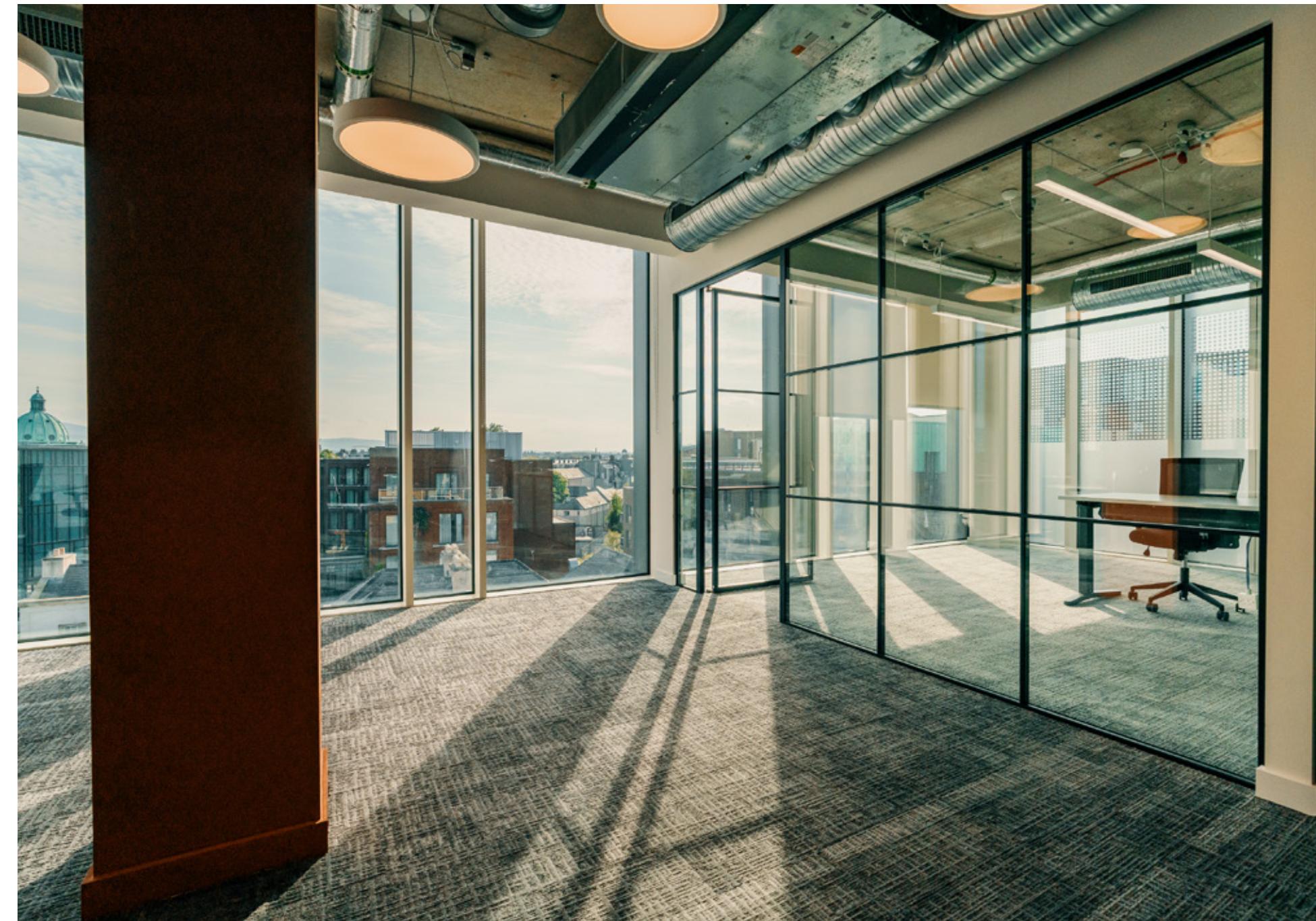
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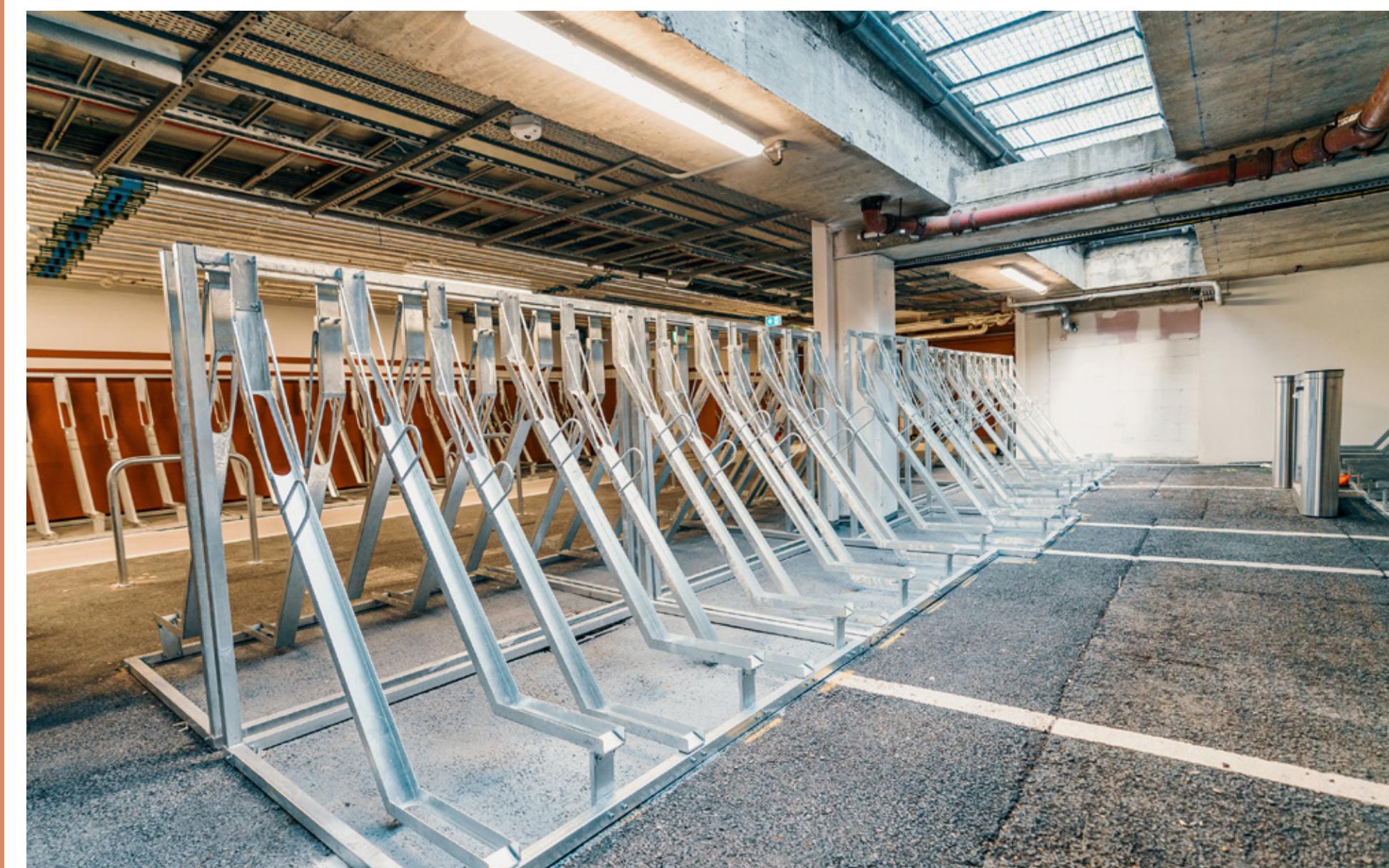
Basement



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,

Floors: Selected honed stone tile finish selected hardwood veneer finish to selected walls, polished plaster walls with natural stone skirting.

Ceilings: 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
- BERA A3

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 curtain 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 curtain 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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