

2

GRAND
CANAL
PLAZA

'GRADE A' OFFICES AT THE HEART OF DUBLIN'S MOST EXCITING COMMERCIAL LOCATION



NEW OFFICE ACCOMMODATION EXCEEDING
MODERN OCCUPIERS' REQUIREMENTS





HIGHLY EFFICIENT AND FLEXIBLE FLOORS
REFURBISHED TO THE HIGHEST SPECIFICATION

EXECUTIVE SUMMARY

2 Grand Canal Plaza is the centrepiece of a three building office development at the heart of Dublin's most exciting commercial location.

The property offers occupiers:

- ▶ fully refurbished accommodation to International Grade A standard,
- ▶ a unique opportunity to acquire space in a landmark building, surrounded by a landscaped plaza, overlooking Dublin's famous Grand Canal,
- ▶ an unrivalled location with excellent transport links and an abundance of amenities on the doorstep,
- ▶ immediate proximity to major international occupiers and
- ▶ flexible design to suit modern office requirements efficiently.



DEDICATED SHOWERS, DRY ROOM AND CHANGING FACILITIES



HIGH SPECIFICATION LIFT AND TOILET LOBBIES

Age Group	Percentage
18-24	10%
25-34	15%
35-44	20%
45-54	25%
55-64	30%
65-74	35%
75-84	40%
85+	45%



DUBLIN'S CITYSCAPE

Grand Canal Plaza is at the centre of Dublin City's thriving business district and in immediate proximity to leading national and global occupiers.

Your day to day corporate requirements can be readily serviced by leading accounting, financial, legal, technology and utility companies operating within the city centre.



International and national travel are easily accessible from 2 Grand Canal Plaza where Dublin International Airport and the motorway network of Ireland are only 20 minutes from the door.



TRAIN STATION AT GRAND CANAL PLAZA



MULTIPLE BUS ROUTES



DUBLIN CITY BIKES



LUAS IN DUBLIN CITY



TAXIS

TRANSPORT

EASY ACCESS TO AND FROM EVERYWHERE

2 Grand Canal Plaza has excellent transport links and is easily accessible by public transport or by private car.



Rail – Grand Canal Dock Train and DART Station is immediately adjacent to the building. The DART service provides immediate access from the city centre and from north and south suburban Dublin. The station also links services to major suburban and inter-city train services.



Bus – Over 10 public bus routes serve Grand Canal Plaza and all are within a 10 minute walk, granting staff access from all over Dublin city and suburbs.



Cycle – The Dublin Bike scheme, with over 100 pick-up and drop-off points, provides staff with convenient and cost effective access to all parts of the city centre. The nearest stop is only a 2 minute walk from the building.



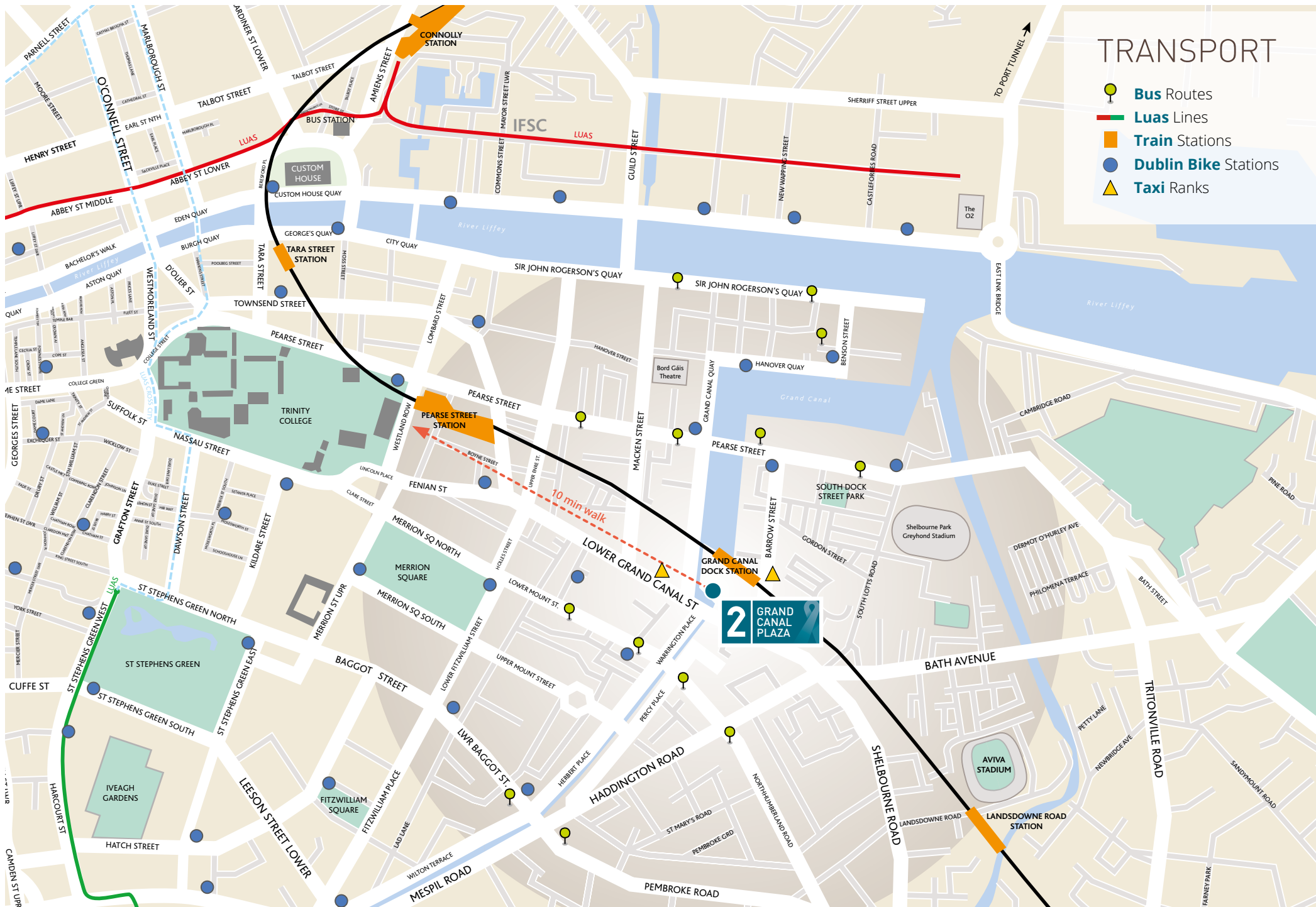
Luas – The Green and Red lines servicing south and west Dublin are within a 15 minute walk. The Luas Cross City Line is currently under construction and this will further improve this excellent service.



Drive – Grand Canal Plaza is easily accessible by car from all parts of Dublin city and its surrounding hinterland. The proximity to Dublin Port Tunnel provides ease of access to and from the M50 Motorway in 20 minutes.



Air – Dublin International Airport is a 20 minute drive from the building via Dublin Port Tunnel. The Airport can also be accessed easily using private and public bus services. The nearest bus stop serving the airport is only a 2 minute walk from the building.



AMENITIES WITHIN A 10 MINUTE WALK

15 Restaurants

14 Cafés

12 Bars / Pubs

9 Hotels

7 Gyms

6 Convenience
Stores

This vibrant urban area is bustling with successful commercial occupiers including Accenture, BT, Google, KBC Bank, Facebook, Capita and ESB.

2 Grand Canal Plaza is surrounded by an

exceptional array of shops, bars, restaurants and cultural activities.

Occupiers locating their business here will provide staff with an exceptional location in which to work, socialise and live.

GRAND CANAL PLAZA LOCATION

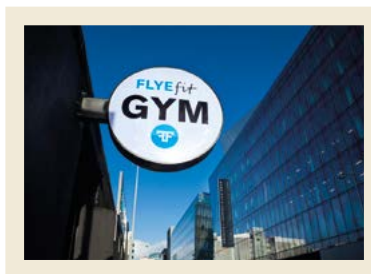
ALL DUBLIN CAN OFFER - RIGHT ON YOUR DOORSTEP



STARBUCKS COFFEE



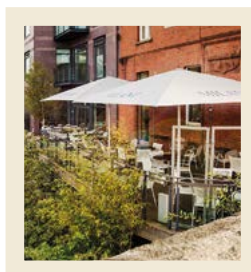
AVIVA STADIUM



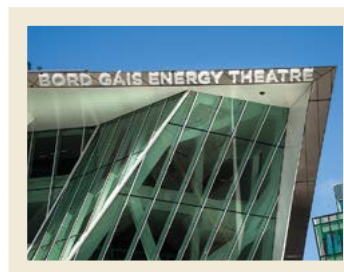
FLYEFIT GYM



GRAND CANAL MARKET



MILANO RESTAURANT



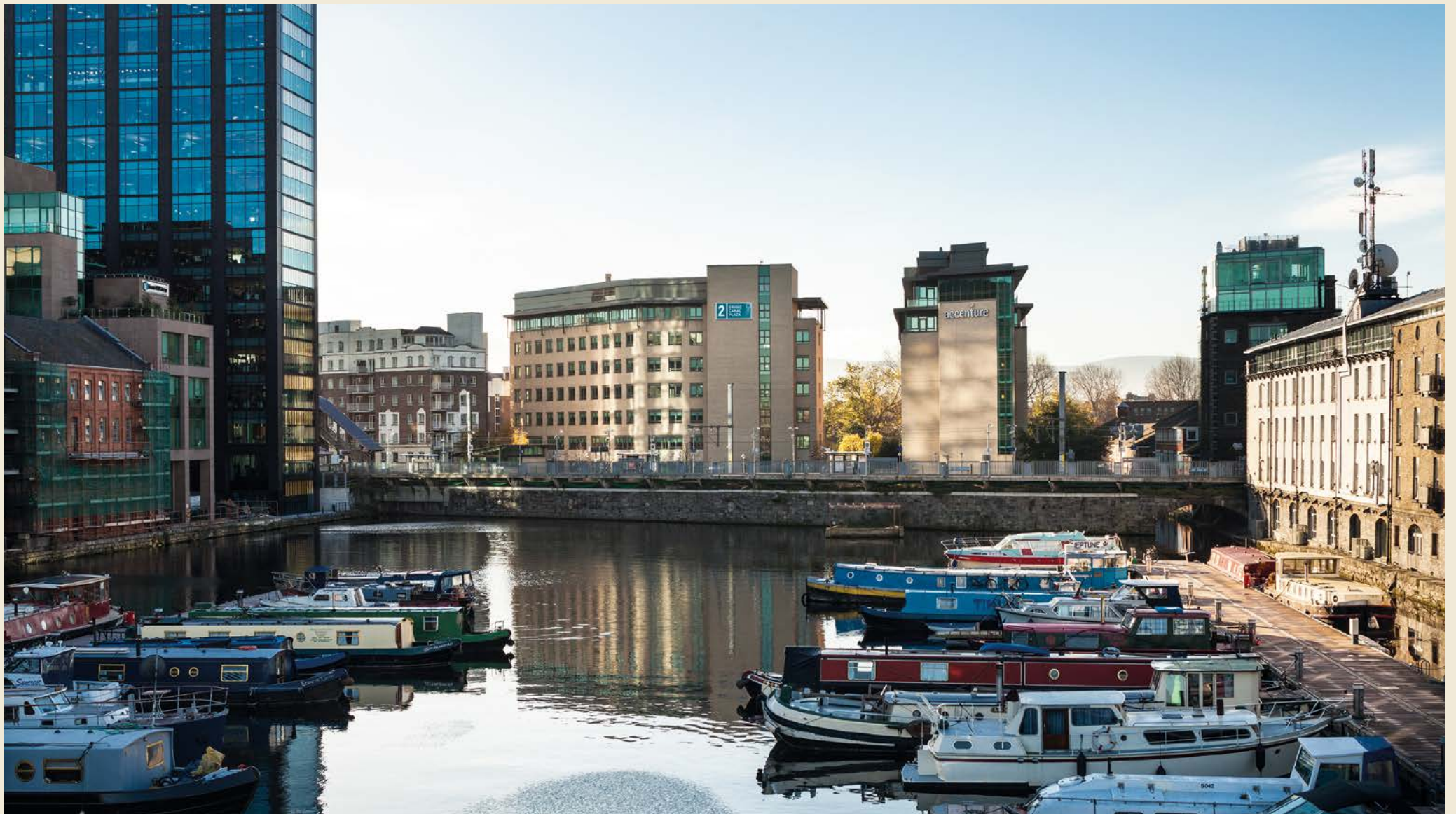
BORD GÁIS ENERGY THEATRE



THE CONVENTION CENTRE DUBLIN



SLATTERY'S PUBLIC HOUSE



LOCAL
GLOBAL
EMPLOYERS

Google

accenture



facebook

HSBC

CAPITA

LinkedIn



STATE STREET

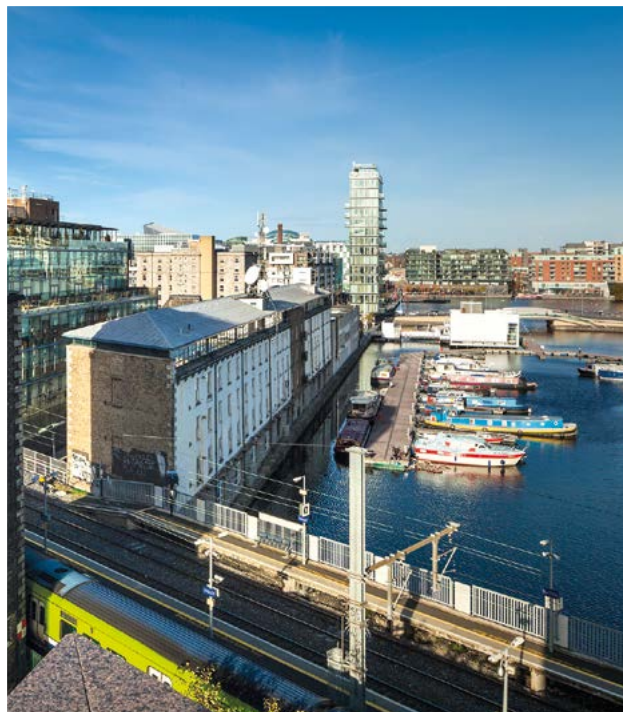
twitter



GRAND CANAL PLAZA



VIEW OVER GRAND CANAL PLAZA



VIEW OVER GRAND CANAL DOCK



VIEW OVER SOUTH DUBLIN

ENHANCED STANDARDS

2 Grand Canal Plaza provides occupiers with Grade A office accommodation that is designed to the requirements of market leaders.

The building offers fully refurbished space to the highest specification with efficient and flexible floors.

The developer, Rohan Holdings, has provided for current user trends incorporating luxury showers, a dry room and changing facilities on the ground floor with separate rear access.

Walking through the landscaped plaza into the new impressive double height atrium and reception, the building has a distinct character and grandeur. The specification displays quality, longevity and modernity in a design that can cater for flexibility, which will appeal to a broad range of occupiers.

ENHANCED SPECIFICATION

Reception

- ▶ Double-height glazed reception area.
- ▶ Feature reception station.
- ▶ Non-slip natural stone floors including under-floor heating.
- ▶ Wall finishes to include natural stone panels, high gloss finish wood and glass panels.
- ▶ Colour co-ordinated soft furnishings.

Office Accommodation

- ▶ Raised access and carpeted floors.
- ▶ Suspended metal ceiling tiles.
- ▶ CAT 2 recessed lighting throughout.
- ▶ Floor grommets wired for power (1:10 sq.m.).
- ▶ Four-pipe fan coil air conditioning.
- ▶ Dedicated on-floor toilet facilities.

Shower & Changing Facilities

- ▶ Dedicated dry room.
- ▶ Non-slip natural slate floors including under-floor heating.
- ▶ Unisex shower cubicles finished to highest standard.
- ▶ Alternative access from rear of building.

Parking

- ▶ Staff car and bicycle parking available within the plaza.

Additional Services

- ▶ Managed reception area.
- ▶ Monitored security.
- ▶ Professionally managed building.



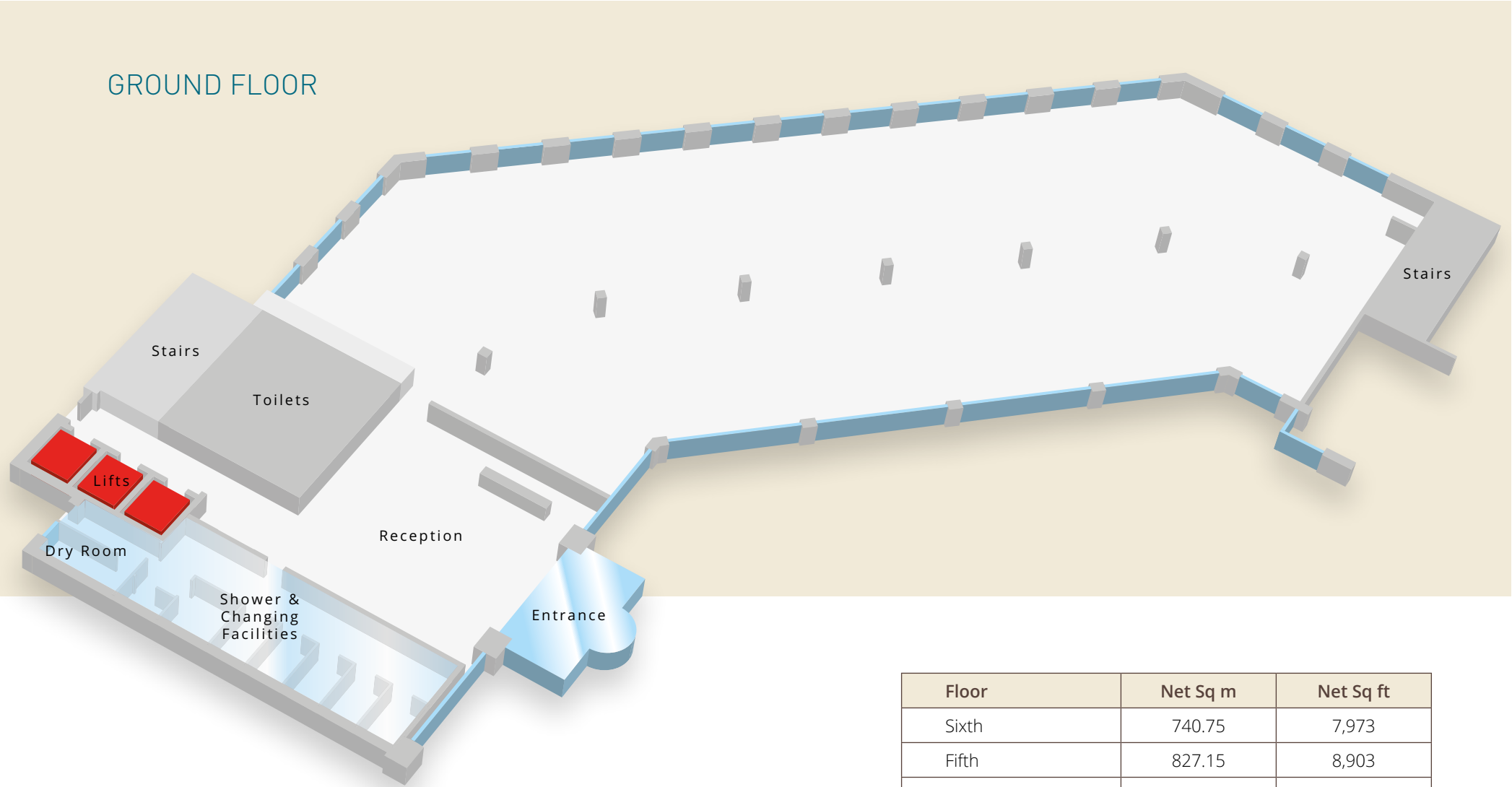
TYPICAL OFFICE LAYOUT



DEDICATED SHOWERS, DRY ROOM AND CHANGING FACILITIES



LIFT LOBBY



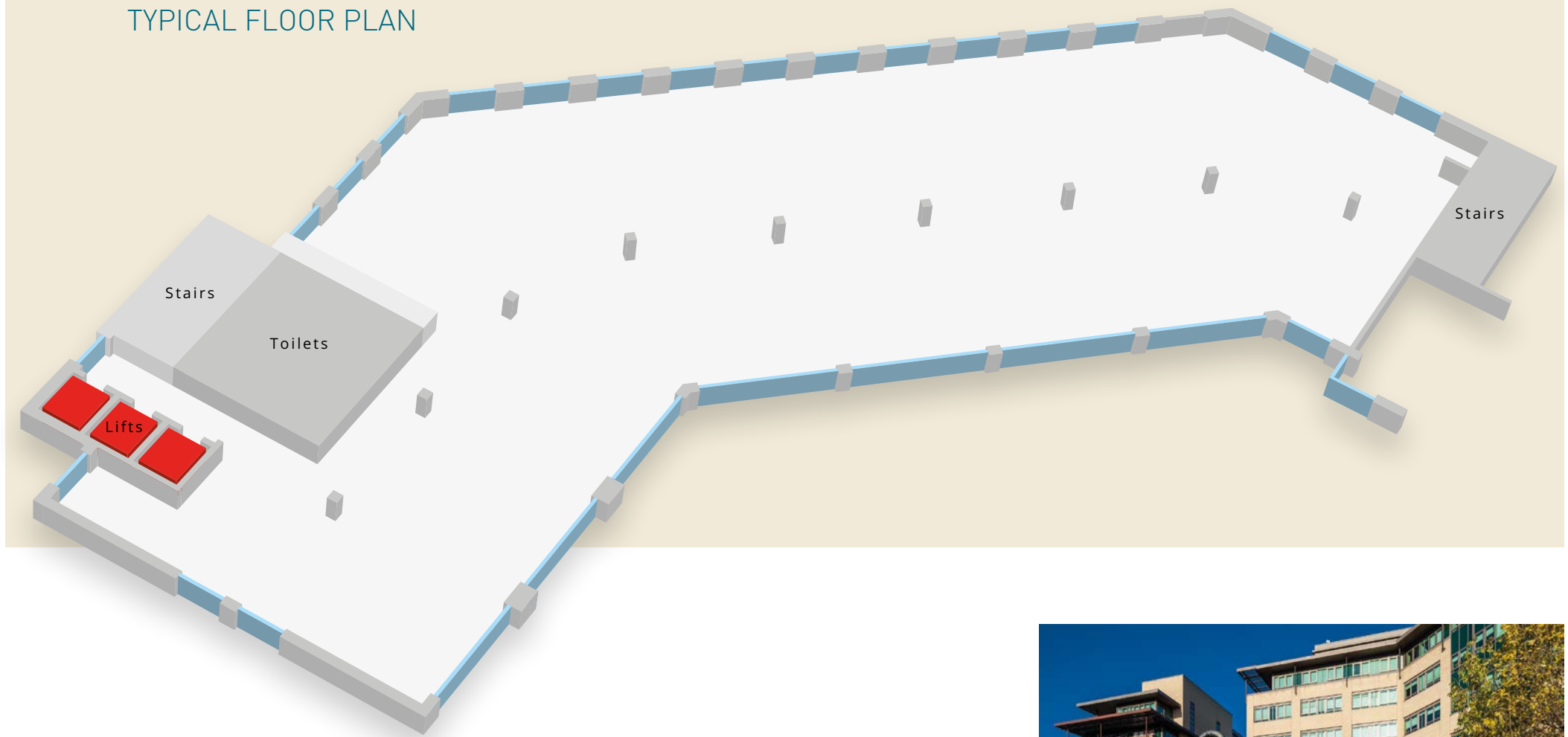
GROUND FLOOR

FLOOR PLANS & ACCOMMODATION SCHEDULE

2 Grand Canal Plaza offers flexible floor plates as follows:

Floor	Net Sq m	Net Sq ft
Sixth	740.75	7,973
Fifth	827.15	8,903
Fourth	827.15	8,903
Third	827.15	8,903
Second	823.77	8,867
First	784.99	8,450
Ground	655.02	7,051
Total	5,485.98	59,050

TYPICAL FLOOR PLAN



"Flexible design to suit modern office requirements efficiently"







THE DEVELOPER



www.rohanholdings.ie

The Rohan group of companies is a leader in the complex business of developing prestige offices and high quality business parks.

We are one of Ireland's largest private property investment and development companies, with extensive interests in both Ireland and the UK.

With over 40 years' experience in land acquisition, design, planning, construction and tenant fit out, we have a proven track record of delivering projects on time, within budget and to our clients' satisfaction.

We, as property owners, managers and developers, are primarily focused on the acquisition and development of prime

commercial space and excel in the creation of high quality, actively managed business environments that create and sustain investment value.

Rohan Holdings' ability to deliver quality environments is most evident in our key projects and we are proud to count amongst our clients many leading local and global businesses.

Grand Canal Plaza is a central feature of our commercial property portfolio. We have continually invested in the development to ensure it provides prestige Grade A office accommodation for our existing and future clients. The refurbishment and upgrade of 2 Grand Canal Plaza in 2014 is a continuation of this policy.



THE PROFESSIONAL TEAM

Architect: **bkdarchitects**
BURKE KENNEDY BOYLE

Project Manager: **GT**
gardiner theobald

Structural Engineer: **ARUP**

Mechanical & Electrical Engineer: **axiseng**
consulting engineers

Quantity Surveyor: **AECOM**

Fire Safety Engineer: **Maurice Johnson & Partners**
FIRE SAFETY ENGINEERING & ACCESS CONSULTANTS

Letting Agents:





The heart of Dublin's most
exciting commercial location



CONTACT INFORMATION

Letting Agent:



Deirdre Costello
Director

Deirdre.Costello@eu.jll.com
+353 (1) 673 1600 /
+353 (86) 257 0395

Simon McEvoy
Associate Director

Simon.McEvoy@eu.jll.com
+353 (1) 673 1600 /
+353 (86) 262 7004

10/11 Molesworth Street,
Dublin 2, Ireland
tel: +353 1 6731600
fax: +353 1 6795147

A development by

ROHAN 

4th Floor, Block 2,
Harcourt Centre,
Harcourt Street, Dublin 2.
tel: +353 1 6624455
www.rohanholdings.ie



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