



21

CHARLEMONT

DUBLIN 2



Hilton

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CHARLEMONT

DUBLIN 2

BEST IN CLASS OFFICES IN AN UNRIVALLED CITY CENTRE LOCATION

3,420 SQM

of highly efficient and
flexible office space
with basement parking.

GRADE A

specification including
Schüco façade, solar shading
balconies and feature roof terrace.

GENEROUS AMENITIES

including showers, changing facilities
with underfloor heating and
bicycle parking.

IDYLLIC DUBLIN 2

setting overlooking the iconic
Grand Canal and adjoining a wealth
of public transport options.





RECEPTION AREA



ROOF TERRACE - 4th floor





DUBLIN 2

The centre of business in the city

21 Charlemont offers you the chance to locate your business in the heart of Dublin's central business district. Dublin 2 is firmly established as the most desirable locale in the city centre as evidenced by the quality and diversity of international and national 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.

Some of the local employers include:



OUTSTANDING TRANSPORT LINKS

Immediate access to and from everywhere



LUAS – The Charlemont stop sits literally next door to 21 Charlemont, providing your staff with instant access to Grafton Street, Dundrum, Sandyford and Cherywood.



CYCLE – The Dublin Bike scheme, with over 100 pick-up and drop-off points, gives your staff convenient and cost effective access to all parts of the city centre. The nearest stop is only 50 metres from your front door.



TAXI – There is a taxi rank on Charlemont Place outside the Hilton Hotel adjoining 21 Charlemont, providing immediate convenience to you and your clients throughout the day.



BUS – There are 18 bus routes arriving in the immediate area, granting your staff easy access to Charlemont from all parts of the city centre and its suburbs.



DRIVE – 21 Charlemont is easy to get to by car without having to travel through the congested St. Stephen's Green. Dublin Port Tunnel is only a 15 minute drive and provides easy access to the M1 Dublin to Belfast corridor. The property is only a few minutes from the N11, which provides easy access to commuters coming from the south of the city. In addition to the secure car parking in the building, there is further car parking available in the adjacent Hilton Hotel.



RAIL – The DART Station at Grand Canal Dock provides services from Howth in North County Dublin to Greystones in North County Wicklow. It also connects suburban rail services from Bray in Co. Wicklow to Dundalk in Co. Louth. The station is only a 10 minute cycle.



AIRCOACH – The airport can also be accessed by a regular Aircoach service on Upper Leeson Street, a mere five minutes' walk.



AIR – Dublin International Airport is a short 25 minute journey via the M1.



LUAS - 30 second walk



BIKE - 30 second walk



TAXI - 30 second walk



BUS - 2 minute walk



TRAIN/DART - 10 minute cycle



PROVIDING EVERY CONVENIENCE

All Dublin offers, on your doorstep

Charlemont provides the perfect work-life balance, with shops, bars, restaurants, gyms and many other amenities all within a short walk.

The experience of artisan coffee shops, trendy bars, farmers' markets and cultural venues in the immediate vicinity is only enhanced by nearby St. Stephen's Green and The Iveagh Gardens.

Your staff can easily navigate to all these amenities by foot, bicycle or tram, right from the doorstep of the office and for those who drive there is a public car park next door in addition to the spaces in the 21 Charlemont car park.



HOTEL/RESTAURANT - next door



CAR PARK - next door



CAFÉ - 1 minute walk



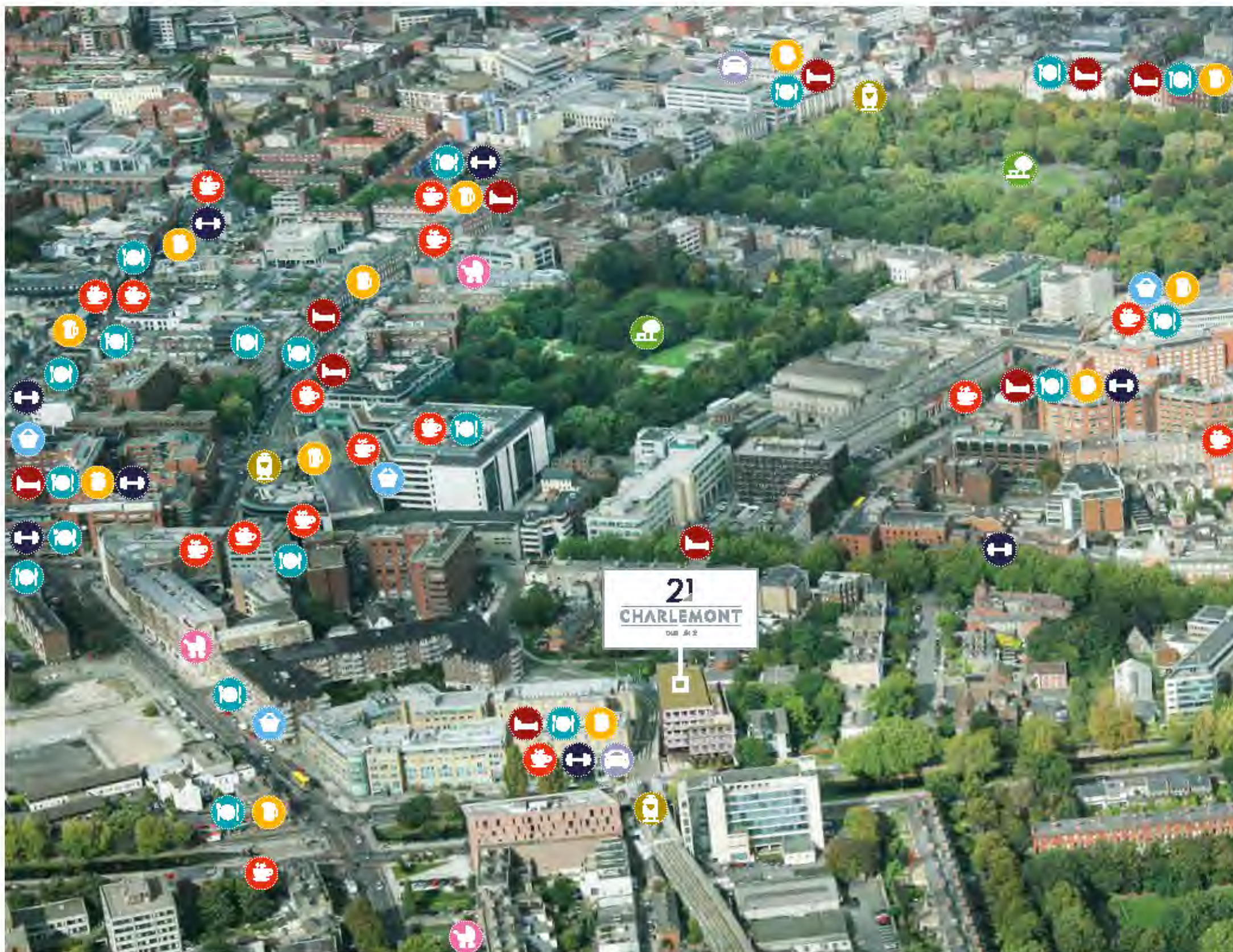
GYM - next door



BAR - 1 minute walk



SHOP - 2 minute walk



Amenities
within a
10
minute walk



19 Restaurants



16 Cafés



8 Gyms



9 Hotels



12 Pubs / Bars



4 Convenience
Stores



3 Crèches



2 Car Parks



2 Parks

21
CHARLEMONT
DUB 412

THE CHARLEMONT LIFESTYLE



THE GRAND CANAL - outside 21 Charlemont



LOCAL CAFÉS - 1 minute walk



LOCAL BARS - 1 minute walk



FARMERS' MARKET - on The Grand Canal



BALCONY VIEW



LEADING THE WAY IN BUILDING DESIGN

Striking
bespoke
design

Highly efficient building with emphasis
on reduced energy consumption -
LEED Gold Certification and A3 BER

Variety of on-site amenities
including showers, changing
facilities, car and bicycle parking

Roof terrace,
balconies and
landscaped garden



SPECIFICATION

Give your staff and clients the best experience

RECEPTION AND ENTRANCE AREA

Feature entrance glazing
Natural stone floor with underfloor heating
Bespoke reception desk with feature glazed wall
Enhanced floor-to-ceiling height
3 high specification KONE lifts with 'Destination Control' providing minimal travel times
Feature LED lighting

OFFICE AREAS

Air conditioning system throughout (VRV)
High grade CAT B integrated lighting
Raised access floors to all areas
Perforated metal ceiling tiling
Floor-to-ceiling glazing system

AMENITY AREAS

Showers and changing facilities with underfloor heating
Dedicated bicycle parking area
10 car parking spaces accessed via 2 car lifts with additional parking next door
Generous facilities finished with natural stone

FAÇADE SYSTEM

Bespoke Schüco glazing system providing enhanced natural light whilst delivering a Grade A acoustic management solution
Solar gain management system including balcony and trellis shading

EXTERNAL LANDSCAPING

Balconies to office areas on all upper floors
Large feature roof terrace on the fourth floor overlooking the Grand Canal and city centre
External feature garden area to front of building
Energy efficient green roof

BUILDING FACILITIES

Access security system for main entrances and lifts
CCTV system provided to basement, perimeter and main entrance areas
Building Management System (BMS) provided to control and monitor all primary building equipment



GREEN CREDENTIALS



21 Charlemont provides LEED Gold Certification and incorporates a broad spectrum of sustainable principles to achieve an A3 BER rating



The immediate proximity to the LUAS and other public transport amenities and the generous on-site bicycle parking further enhances the environmental attractiveness of 21 Charlemont, not to mention the lifestyle benefits provided by the Grand Canal and the adjoining walkways and cycleways.





Hilton

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ACCOMMODATION SCHEDULE AND FLOOR PLANS

21 Charlemont offers flexible floor plates as follows:



FLOOR	NET SQ M	NET SQ FT
5th Floor	458.5	4,935
4th Floor	458.5	4,935
3rd Floor	660.6	7,111
2nd Floor	660.6	7,111
1st Floor	658.3	7,086
Ground Floor	525.5	5,656
TOTAL Area based on single occupancy	3,422	36,834
Basement	10 car spaces 44 bicycle spaces	
Additional car spaces available next door		

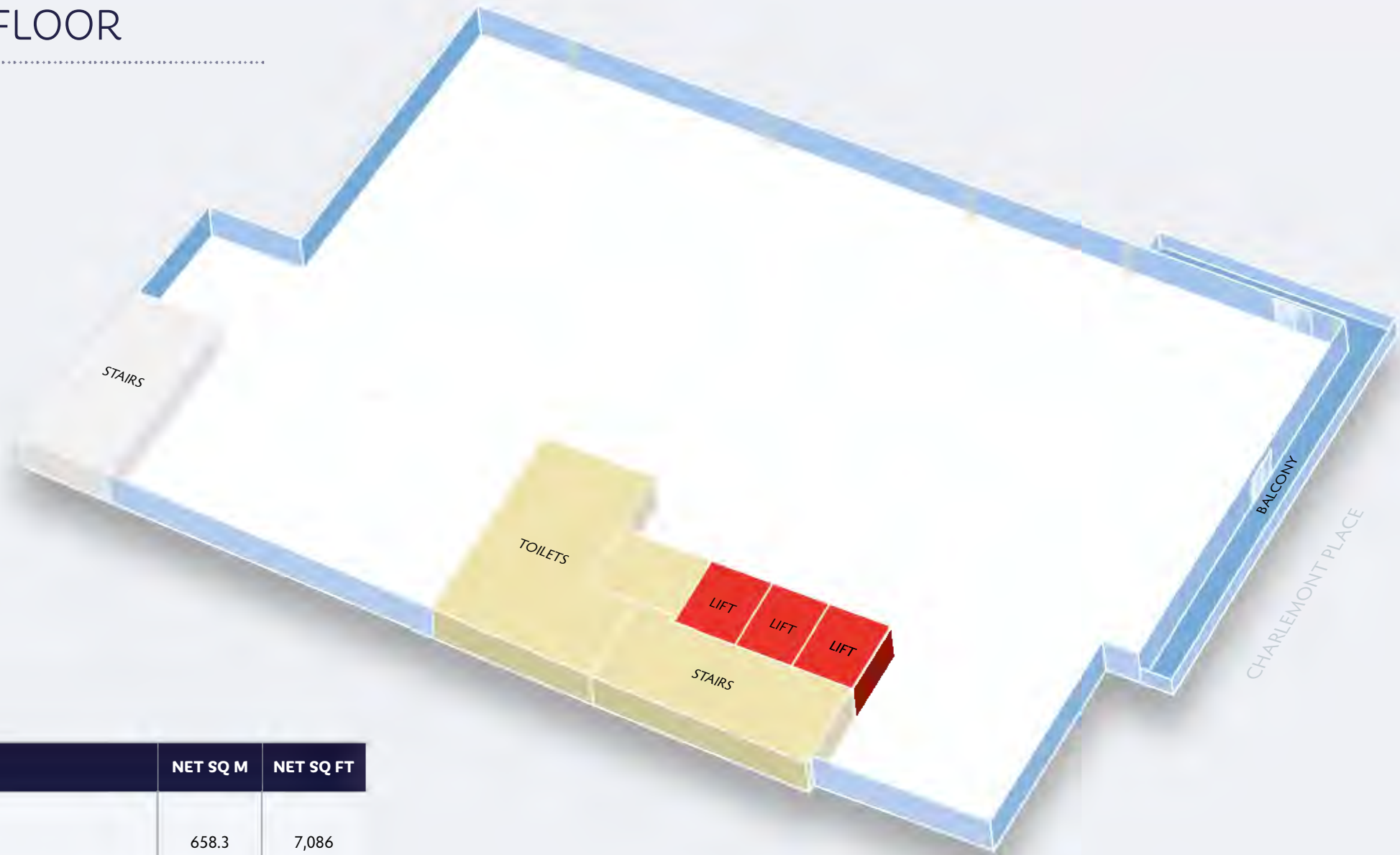
GROUND FLOOR



FLOOR	NET SQ M	NET SQ FT
Ground Floor (single occupier)	525.5	5,656
Ground Floor (multi occupier)	450.9	4,854

The reception area benefits from an enhanced floor-to-ceiling height

FIRST FLOOR



FLOOR	NET SQ M	NET SQ FT
First Floor	658.3	7,086

An abundance of natural light and a balcony with views of The Grand Canal

SECOND AND THIRD FLOORS



FLOOR	NET SQ M	NET SQ FT
Second and Third Floors	660.5	7,111

Wrap-around balcony with views of The Grand Canal

FOURTH FLOOR

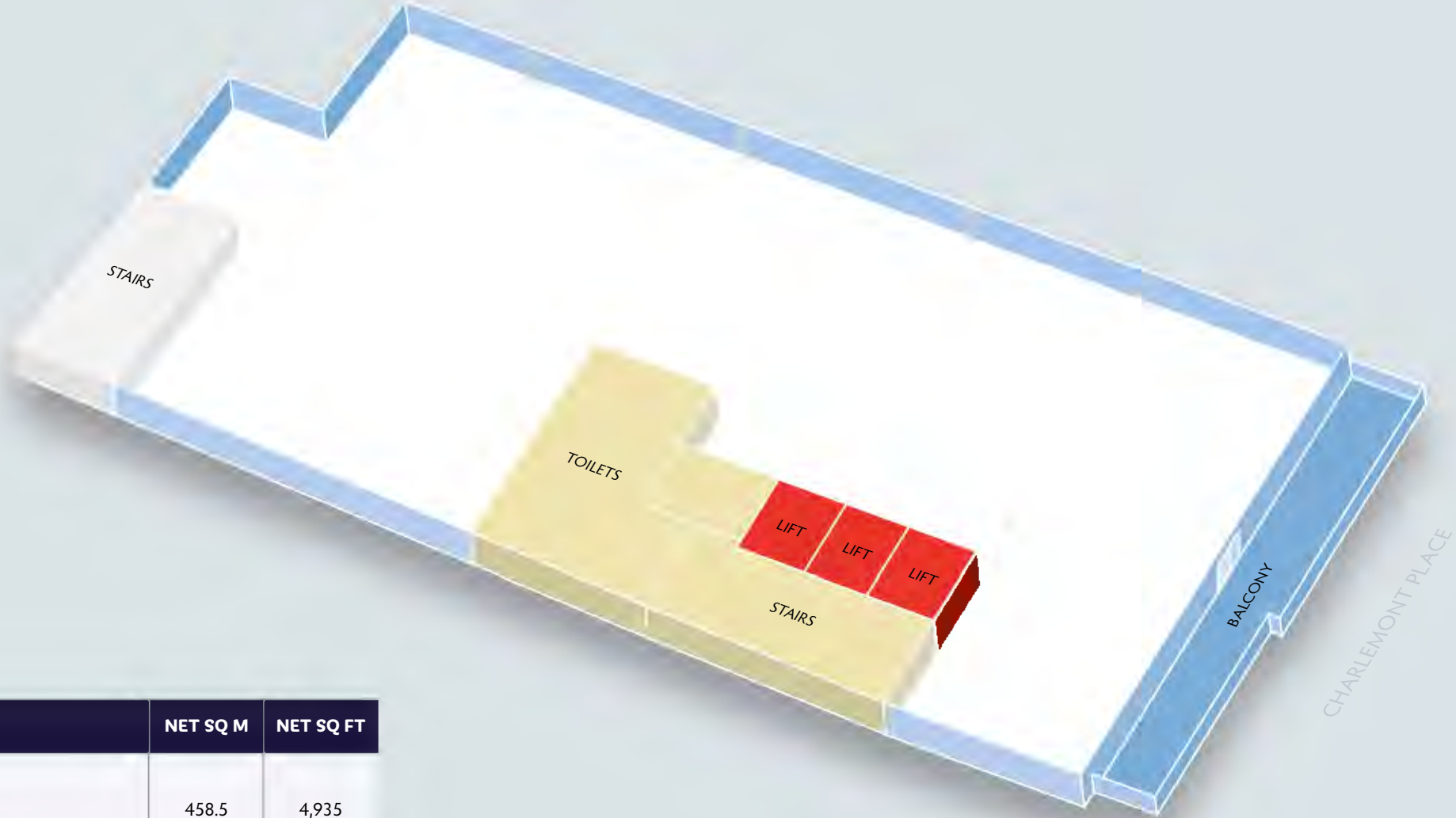


FLOOR	NET SQ M	NET SQ FT
Fourth Floor	458.5	4,935

Large roof terrace with views over the city and The Grand Canal



FIFTH FLOOR

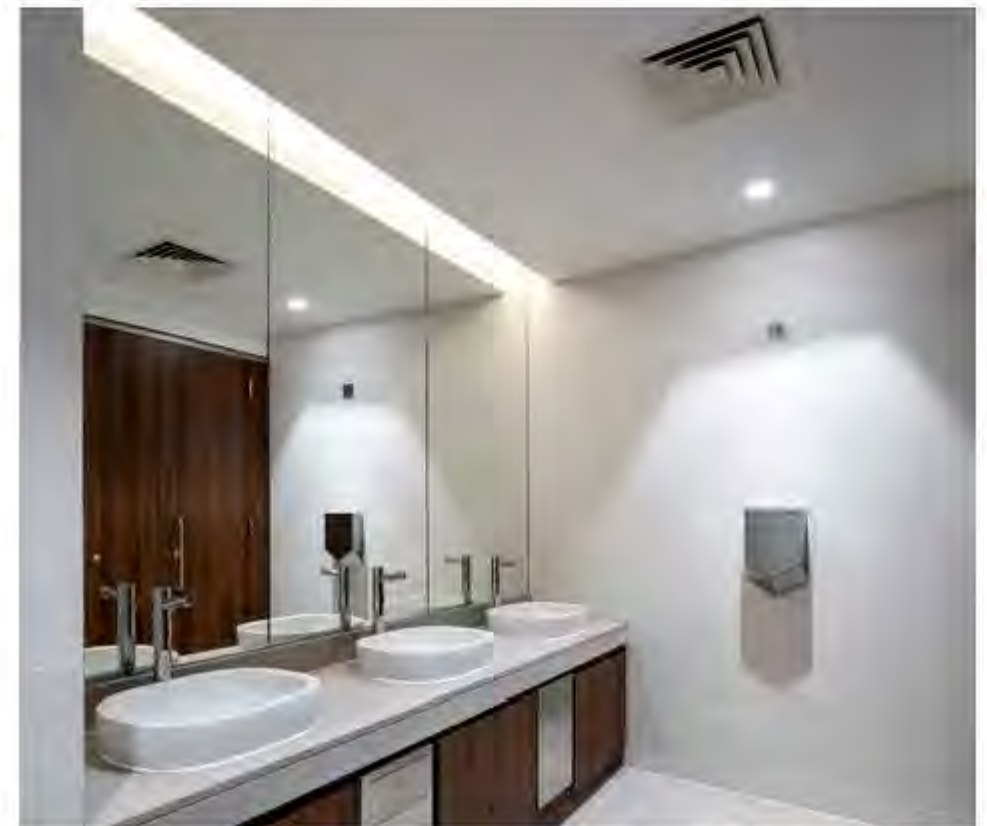


FLOOR	NET SQ M	NET SQ FT
Fifth Floor	458.5	4,935

Penthouse floor with elevated views over Dublin City



PRIVATE SHOWERS AND CHANGING FACILITIES - Basement




HIGH SPECIFICATION FINISHES IN TOILETS - Entire Building



ENTRANCE GARDEN AREA

BASEMENT



 Additional car spaces available adjacent to 21 Charlemont.

Showers and changing facilities with car and bicycle parking



THE DEVELOPER

A leader in prestige office and high quality business park developments

Rohan is one of Ireland's longest standing 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 occupier 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's ability to deliver quality environments is most evident in our projects and we are very proud to count amongst our clients many leading local and global businesses.

Following on from our recent 60,000 sq. ft. office refurbishment in Grand Canal Plaza, Dublin 2 (which has

been let to Google, BT and BNP Paribas Securities Services) we are proud to bring 21 Charlemont to the market.

This development of 21 Charlemont is consistent with our commitment to supply the Dublin market with the best in class Grade A office accommodation using the highest standards of design and finishes.

www.rohanholdings.ie

www.21charlemont.ie

THE PROFESSIONAL TEAM

Main Contractor



Architect



Project Manager



Civil / Structural Engineer



Mechanical and Electrical Engineer



Quantity Surveyor



Fire and Disability Consultant



Façade Consultant



Acoustic Consultant



Landscape Consultant



LEED Consultant



PSDP



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