

four&five

GRAND CANAL SQUARE

Dublin 2

Workspace transformed for tomorrow

Positioned around a dramatic full-height atrium, four&five Grand Canal Square reaches first-of-its-kind levels of carbon efficiency in Dublin across 250,000 sq ft of premium sustainable workspace.

Welcome
to the
pinnacle of
workability



NEW CARDIFF LANE RECEPTION



GRAND CANAL RECEPTION

This iconic building features two spacious entrances leading to interiors where natural materials including timber, oak floors and bronze trims combine with latticed ceilings and copper counters to create an inspiring reception space.

Running from the Grand Canal entrance through to the atrium, four&five's collaboration street features a range of hot desking opportunities and breakout spaces to promote teamwork and productivity.

A better
way to work

COLLABORATION STREET

At the heart of the building, a striking central atrium includes a Townhall space and flexible workspaces alongside intuitive collaboration areas, business lounge, and café, with direct access to the gym and wellness area.



ATRIUM + TOWNHALL

Six floors of
spacious light filled
workspace and full
height glazing



Space to breathe

A rooftop Business Lounge offers a flexible collaboration space with sweeping water views and direct access to the shared roof terrace.

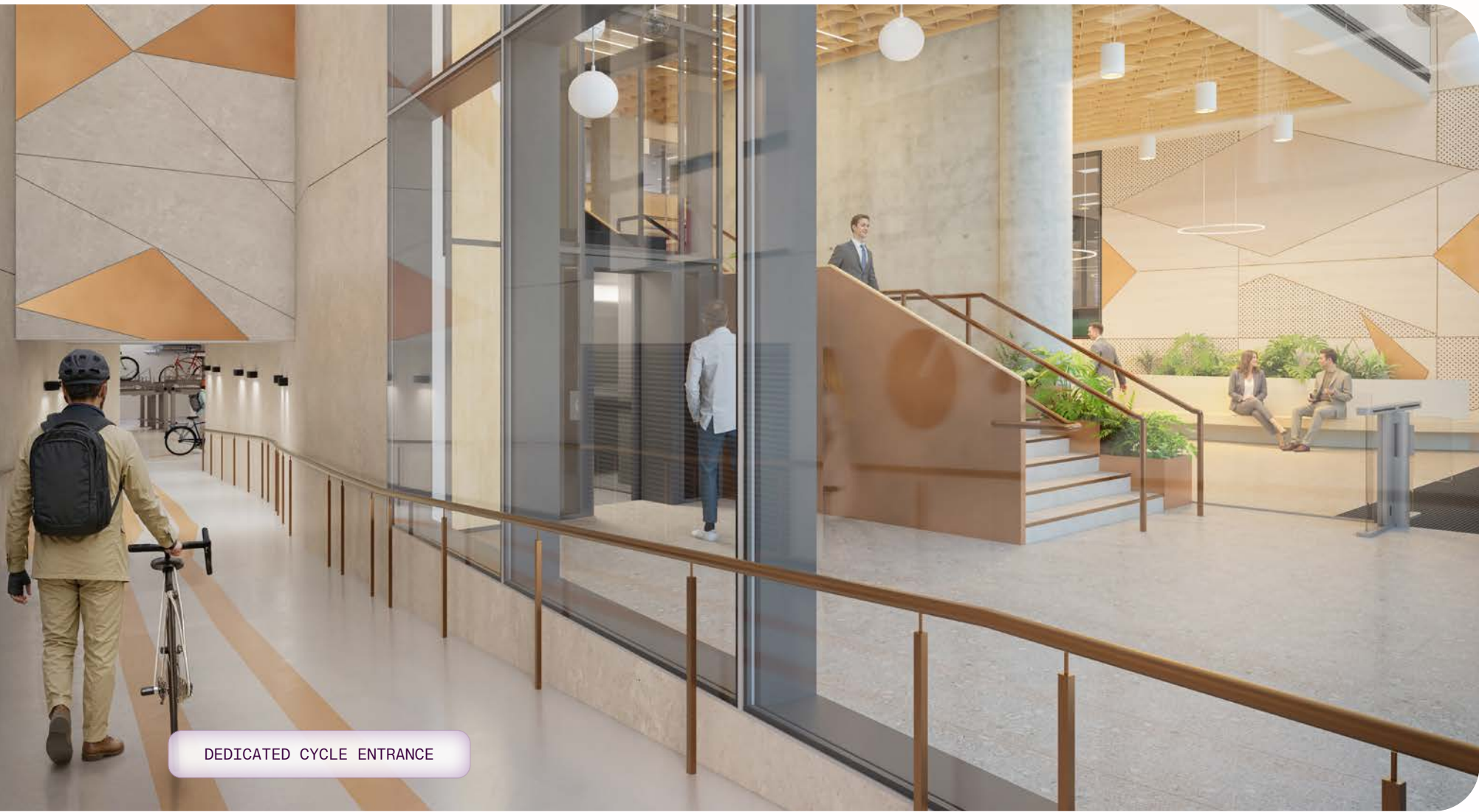


SHARED ROOFTOP TERRACE

Generous open space includes a landscaped public realm at street level and three rooftop terraces including an 8,000 sq ft shared roof garden located next to the light filled business lounge.

Start the day right with superior facilities

A dedicated cycle entrance leads straight to the amenity suite, with its in house gym and wellness centre. Premium showers, changing rooms and a drying room will help support an active lifestyle - ensuring an energising start to the day.

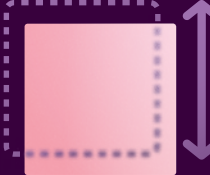


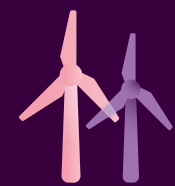
DEDICATED CYCLE ENTRANCE



SUPERIOR CHANGING ROOMS

Workspace revolutionised

 **250,000** sq ft
of flexible workspace
over 8 floors

 **100%**
electric building
powered solely by wind

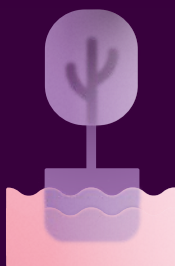
80%
lower carbon emissions
than a new build

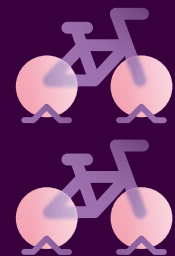
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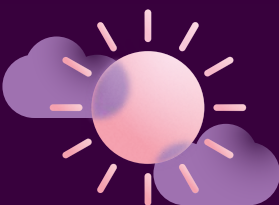
     

Townhall
Multi function meeting
space set within the light
filled atrium, with full
height living wall 

**Collaboration
Street**
Ground floor café, hot
desks and meeting spaces 

 Waterfront views
from communal
8,860 sq ft
roof terraces and a
2002 sq ft business lounge

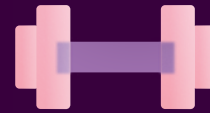
Over **450**
secure bike spaces
with a dedicated
bike access 

 Fully glazed
7 storey
central atrium

 Concierge
focused
reception
providing a
personal greeting

Connected
to nature
with indoor
biophilic
planting 

Premium
changing,
shower &
drying  rooms

 Bright and spacious
private gym and
wellness centre



First of its kind levels of sustainability

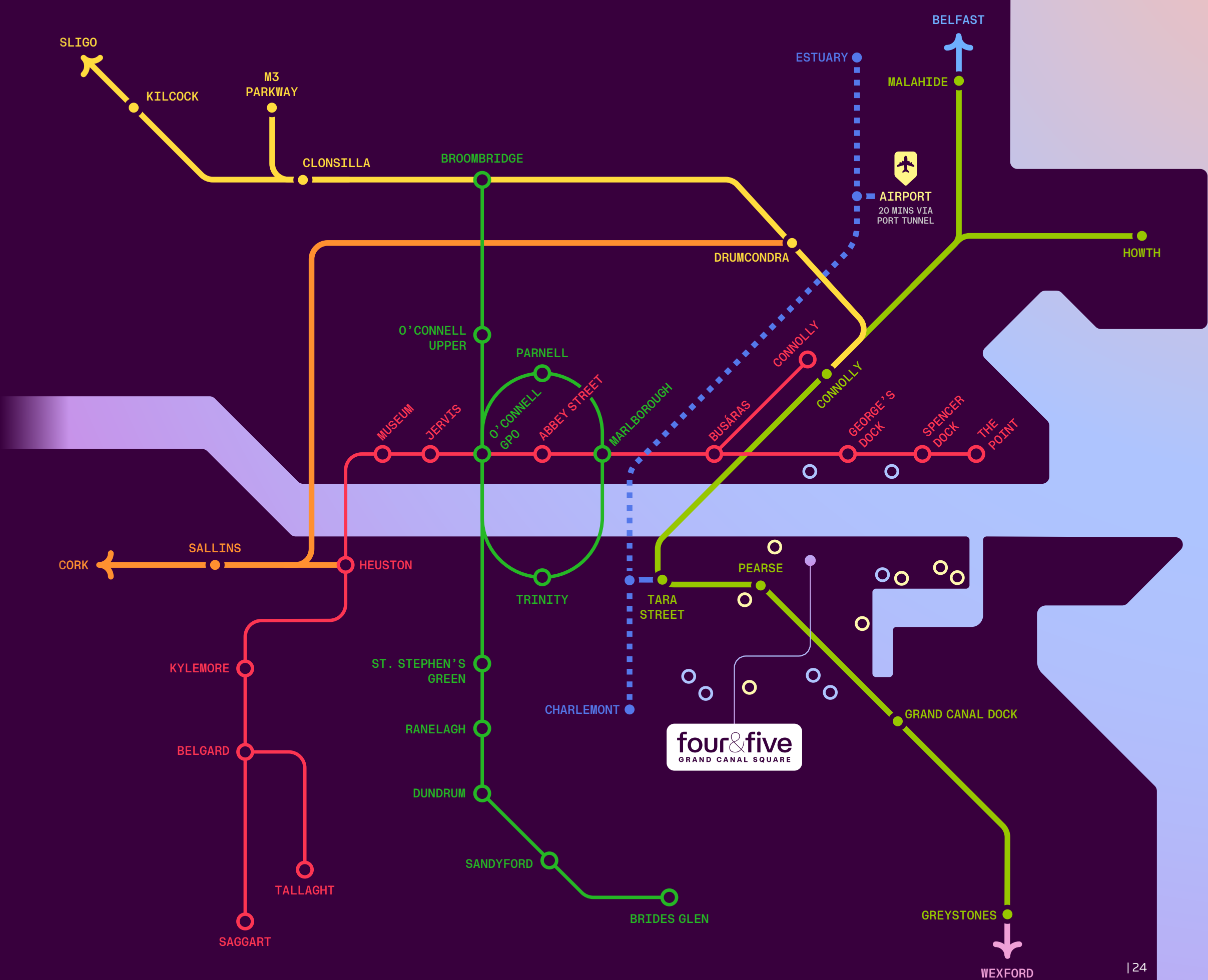
four&five emits up to 80% less carbon during construction than a typical new build — this is achieved by reusing existing structures and materials. Once operational, all electricity will be supplied from 100% wind power, ensuring ongoing sustainable performance.



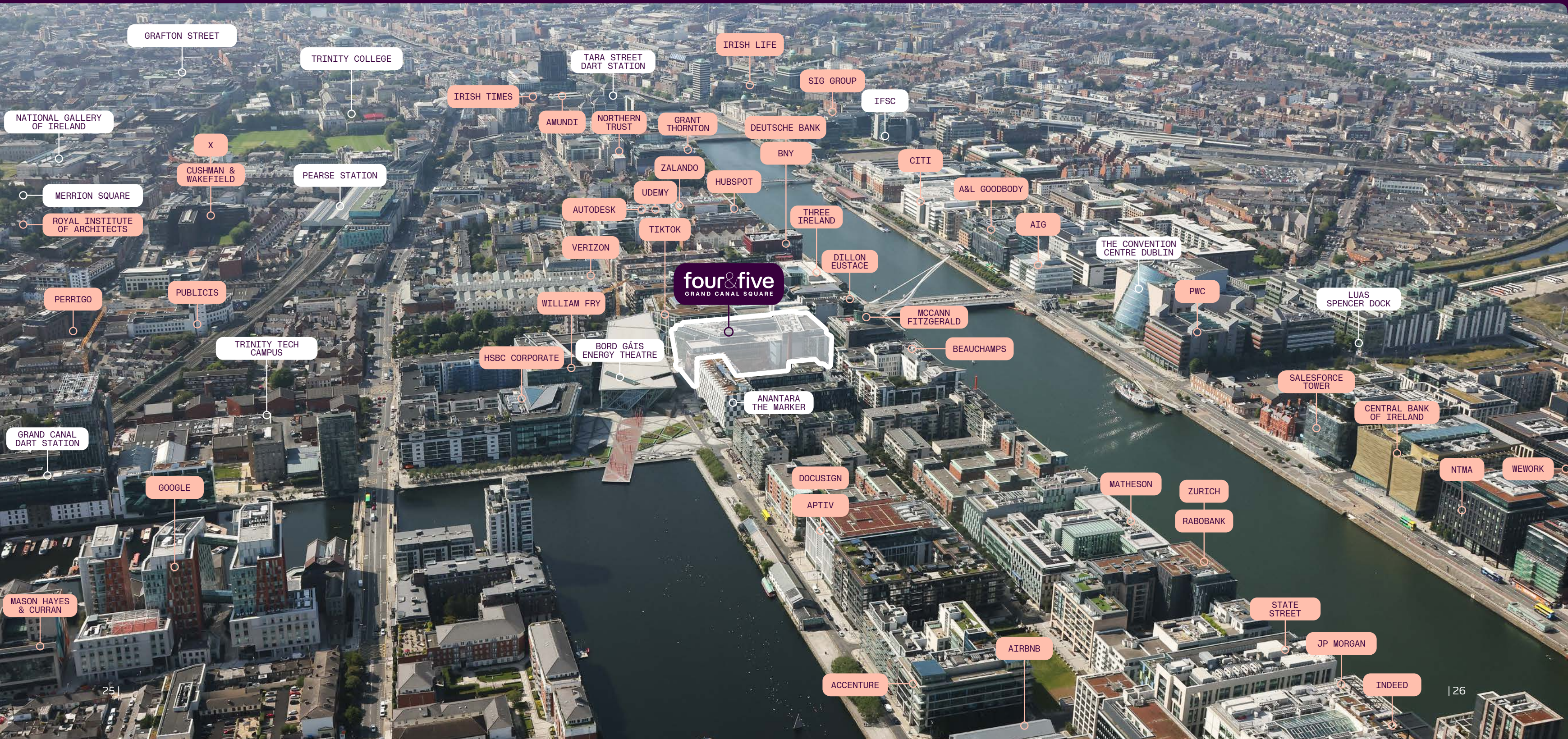
Connected for a cleaner commute

With a Walk Score of 91%,
four&five qualifies as a Walker's
Paradise. Luas, DART and bus
links on your doorstep, plus
450 bicycle spaces also support
active, sustainable commuting.

- GREEN LUAS
- RED LUAS
- DART
- WESTERN COMMUTER TRAIN
- SOUTH WESTERN COMMUTER TRAIN
- SOUTH EASTERN COMMUTER TRAIN
- NORTHERN COMMUTER TRAIN
- CLOSEST BUS STOPS
- CLOSEST DUBLINBIKE DOCKS
- METROLINK
- DUBLIN AIRPORT



At the centre of business in Dublin



Every amenity and opportunity to connect

Hotels

- 01 The Marker Hotel
- 02 Clayton Hotel
- 03 The Spencer Hotel
- 04 Hilton Garden Inn
- 05 Maldron Hotel
- 06 The Mayson
- 07 The Ferryman

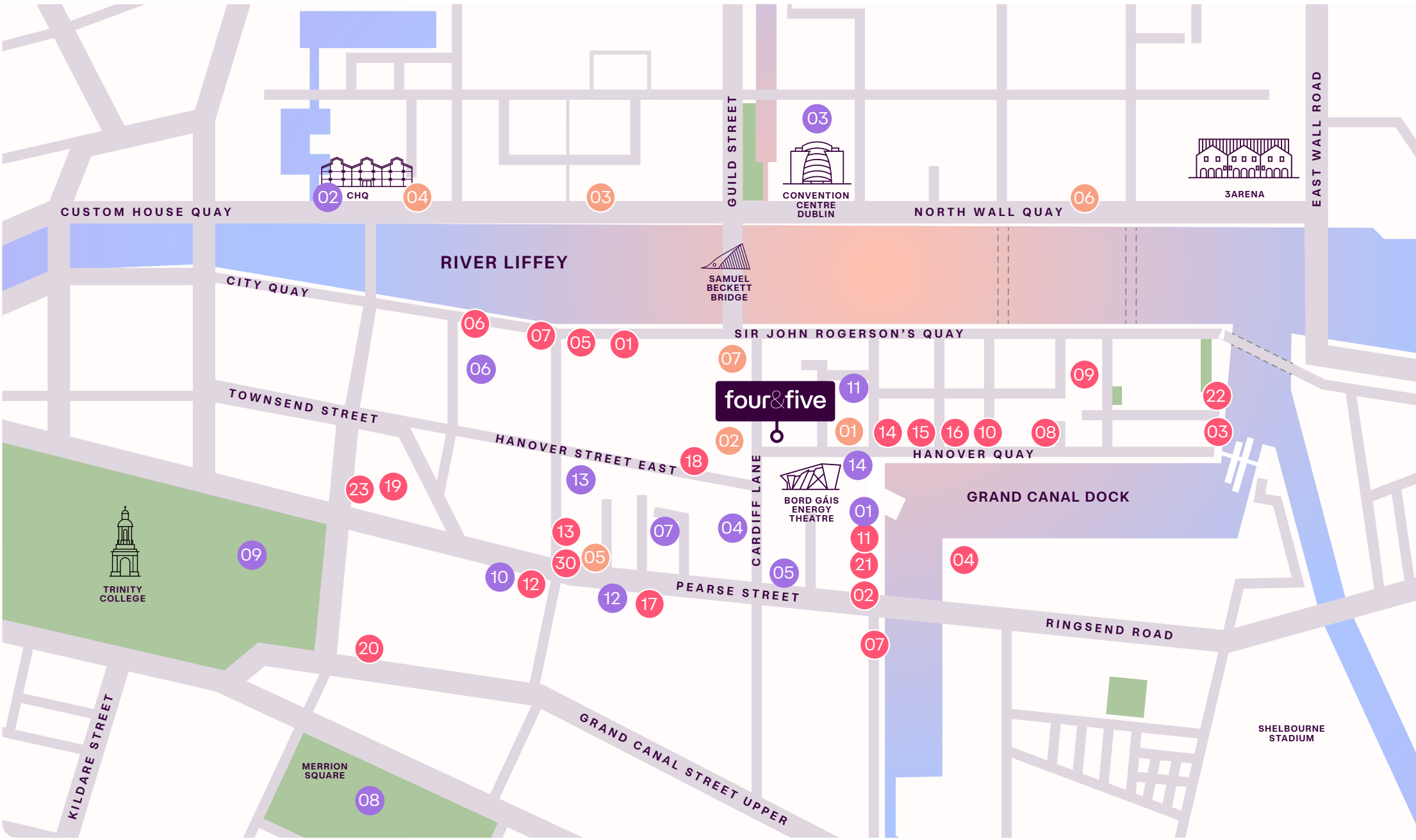
Restaurants & Cafés

- 01 Dockers
- 02 Il Valentino
- 03 Brewdog
- 04 Charlotte Quay
- 05 Sprout & Co
- 06 Gerard's Deli
- 07 The Art of Coffee
- 08 MacKenzie's
- 09 Surge Coffee
- 10 Milano
- 11 Nutbutter
- 12 The Pig and Heifer
- 13 Mr French
- 14 The South Strand
- 15 Herb Street
- 16 Boojum
- 17 3fe
- 18 Carved
- 19 Honey Truffle
- 20 The Gingerman
- 21 Café Nero
- 22 Allta
- 23 Bread 41

Amenities & Services

- 01 Fresh
- 02 CHQ Dublin
- 03 The Convention Centre
- 04 FlyeFit
- 05 Educo Gym
- 06 Perpetua Fitness
- 07 Pearse Square Park
- 08 Merrion Square
- 09 Trinity College
- 10 Pearse Street Library
- 11 Life Pharmacy
- 12 Careplus Pharmacy
- 13 Safari Childcare
- 14 Bord Gáis Energy Theatre

Discover a neighbourhood rich with culture and full of great places to meet, eat and socialise.



A strong feeling of community, right at the centre of the city



An iconic waterfront location



Vibrant atmosphere night & day



Wide range of restaurants and shops



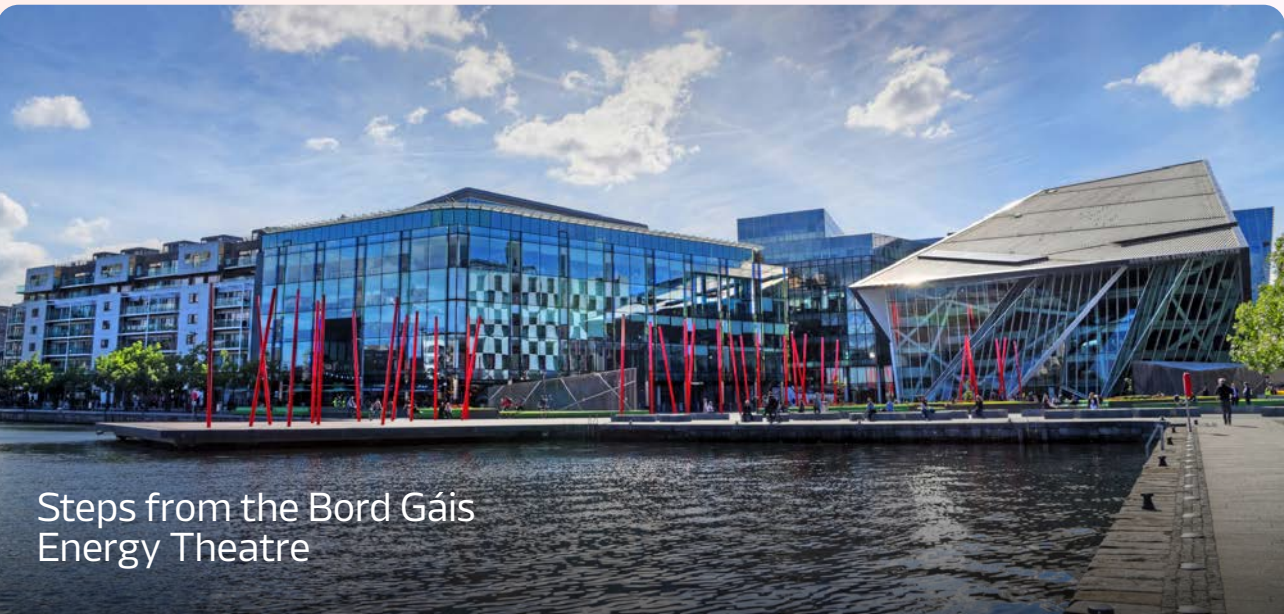
Community atmosphere



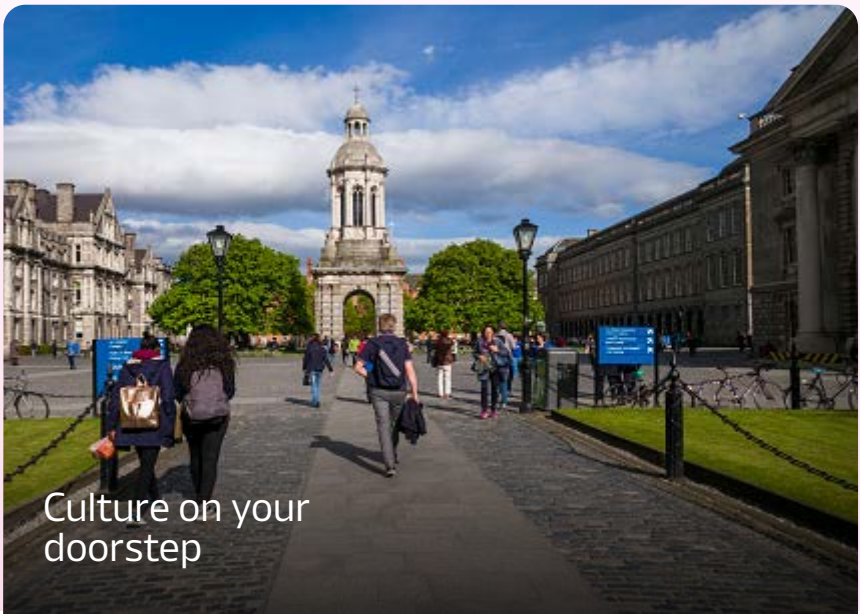
Retail therapy



Spacious public realm



Steps from the Bord Gáis Energy Theatre

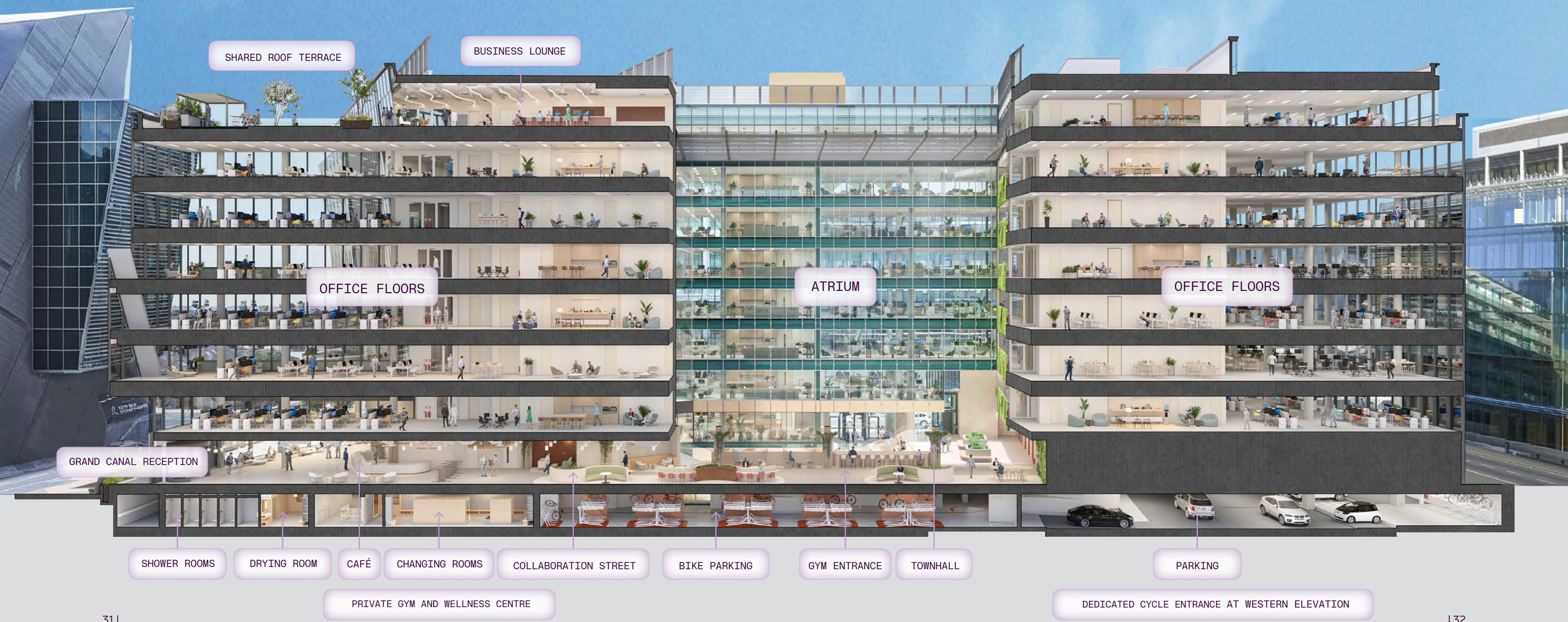


Culture on your doorstep

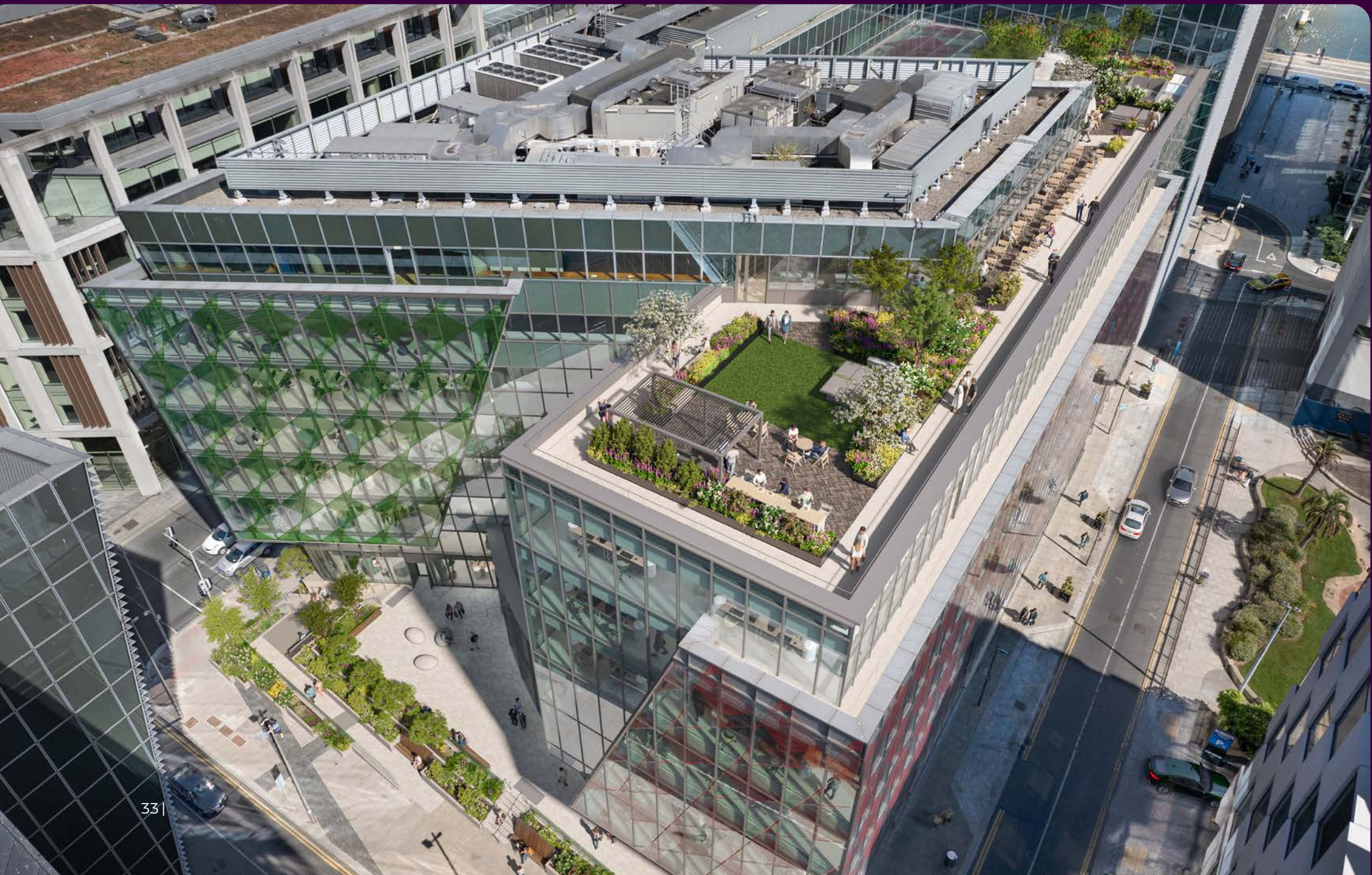
Creating the future of work

four&five offers flexible workspaces, open plan Townhall with bleacher style seating and two corporate entrances.

The building also features a business lounge, private roof terrace, ground floor meeting rooms and green outdoor café space.



Flooded with natural light, four&five Grand Canal Square combines sustainable design with flexible workspace



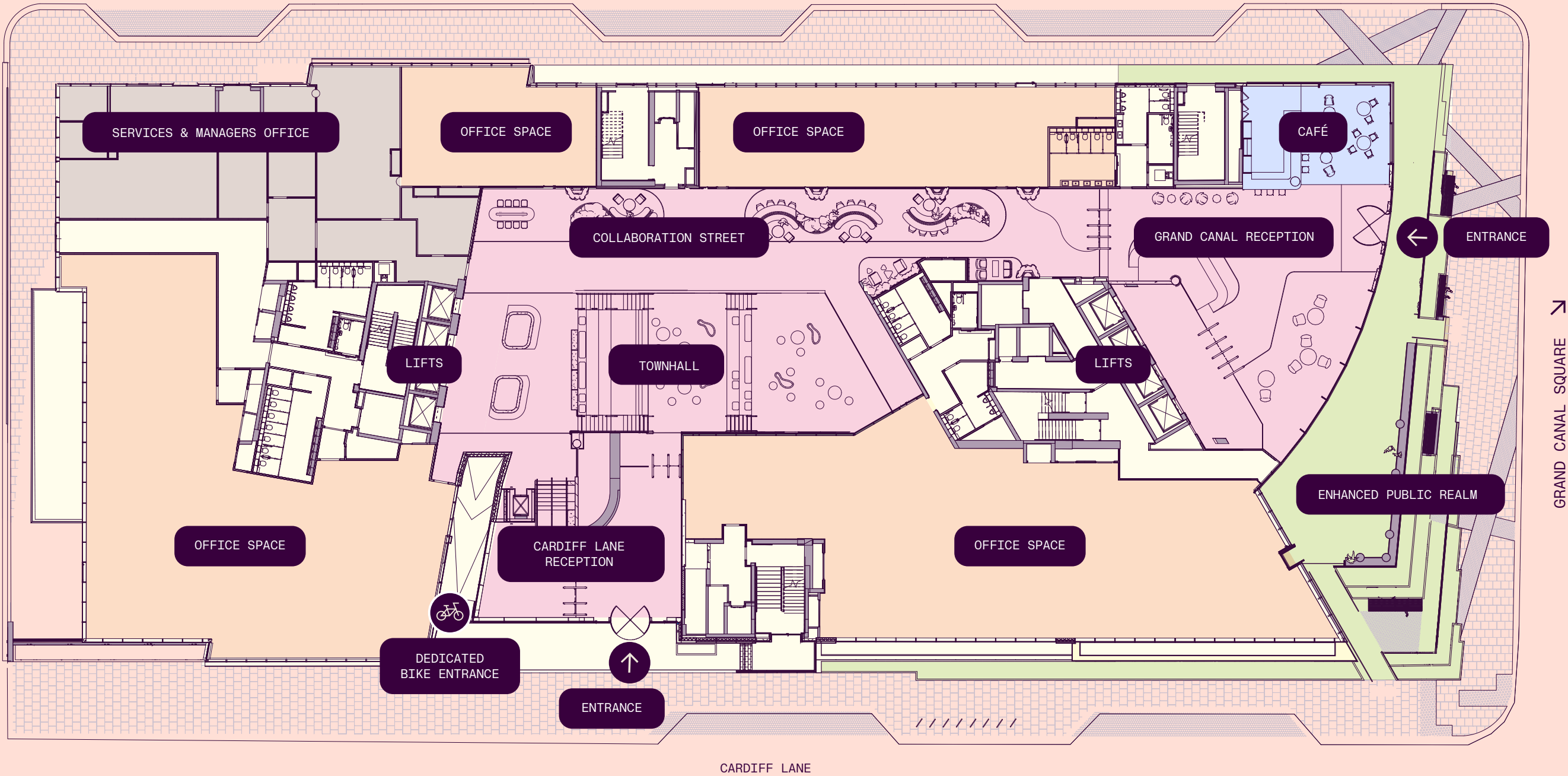
Schedule of accommodation

Floor	Sq Ft	Sq M (NIA)
Sixth	19,521	1,814
Business Lounge	2,206	205
Fifth	31,794	2,954
Fourth	32,976	3,064
Third	32,850	3,052
Second	32,778	3,045
First	32,537	3,023
Mezzanine	27,448	2,550
Ground	15,368	1,428
Tenant Amenity Space	13,675	1,271
Total	241,153	22,406

The sixth floor contains 8,859 sq ft of outdoor terracing. The ground floor includes a Café, Townhall and Collaboration Street for flexible working, and the lower ground amenity space contains a 3,165 sq ft wellness centre and 450 bike parking spaces.

Ground Floor Plan

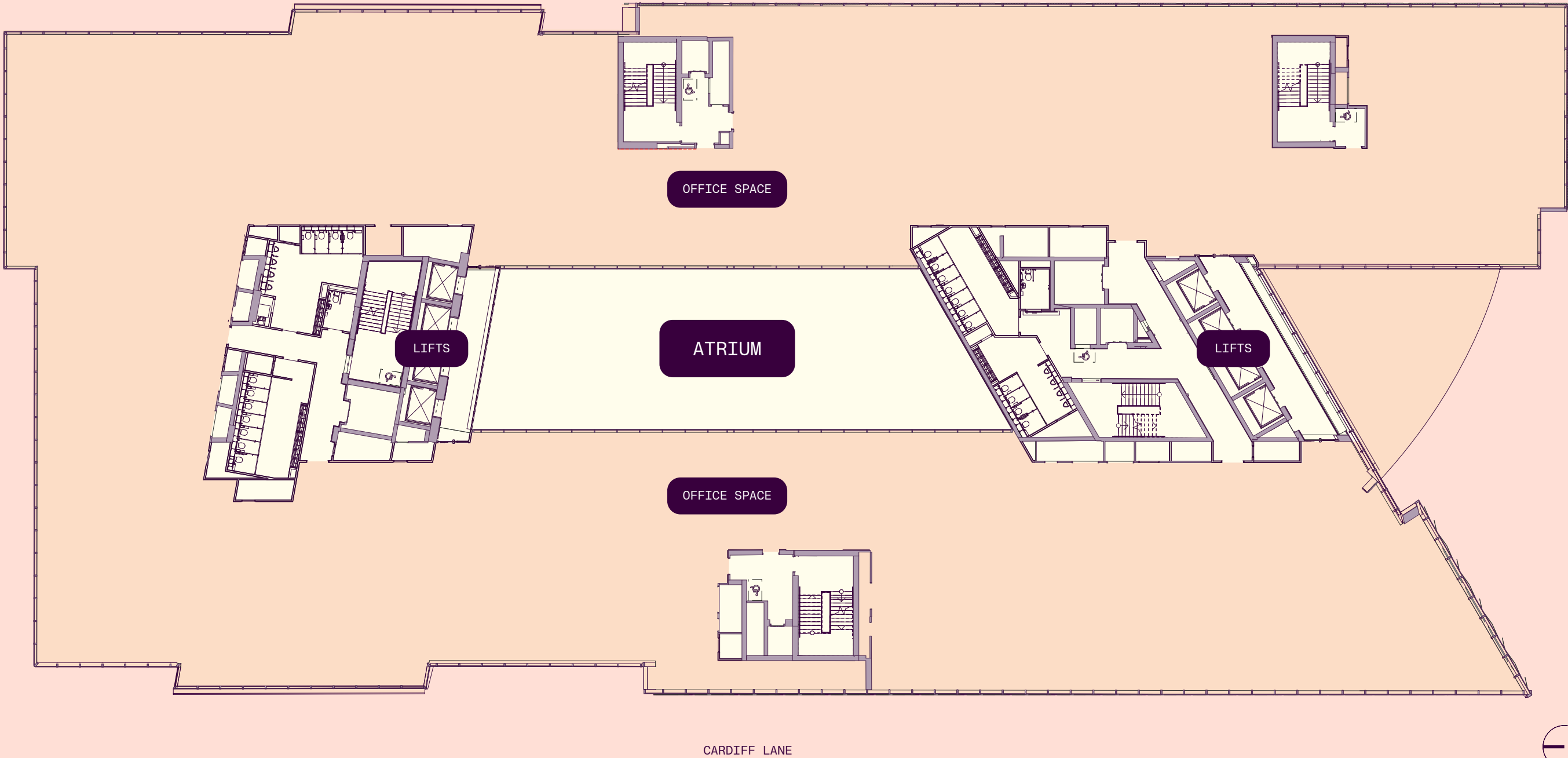
OFFICE NIA	15,368 sq ft
OFFICE RECEPTION	6,432 sq ft
CAFÉ	871 sq ft
TOWNHALL	2,406 sq ft
COLLABORATION STREET	3,974 sq ft



FLOORPLANS ARE NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.

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Typical Floor Plan

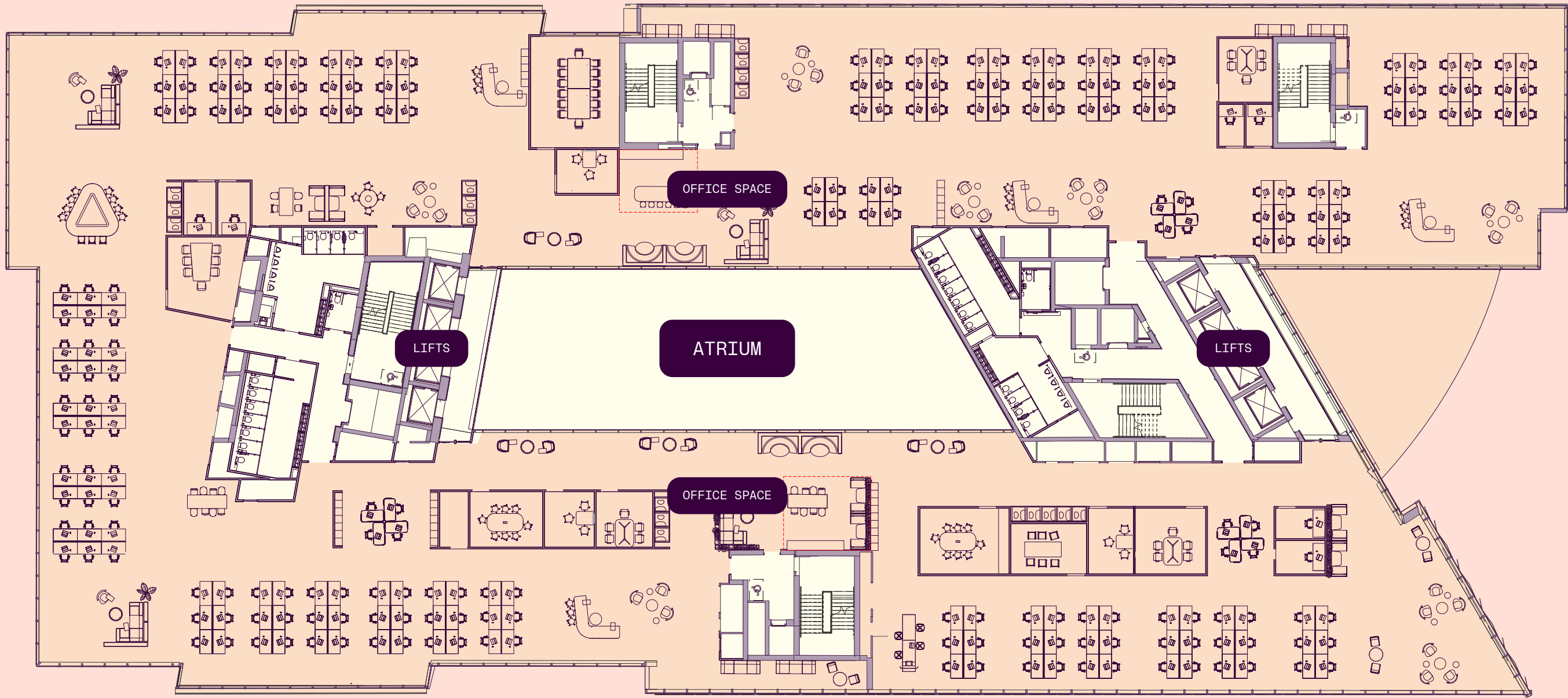


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OFFICE NIA	32,778 sq ft
DESKS	206

Typical Floor Plan Fit Out

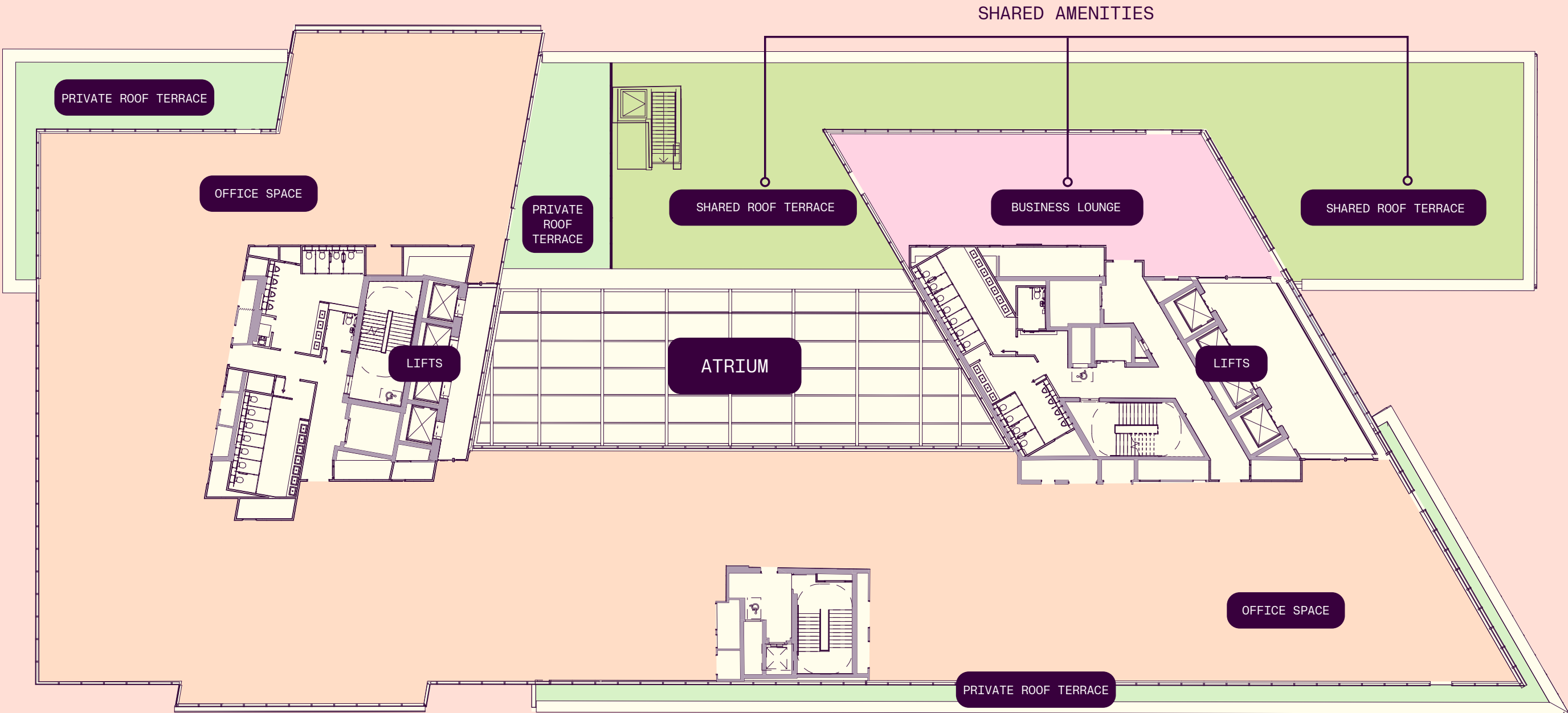


CARDIFF LANE

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Sixth Floor - Offices & Roof Terraces

OFFICE NIA	19,521 sq ft
BUSINESS LOUNGE	2,206 sq ft
SHARED TERRACE SPACE	6,087 sq ft
PRIVATE TERRACE SPACE	2,772 sq ft

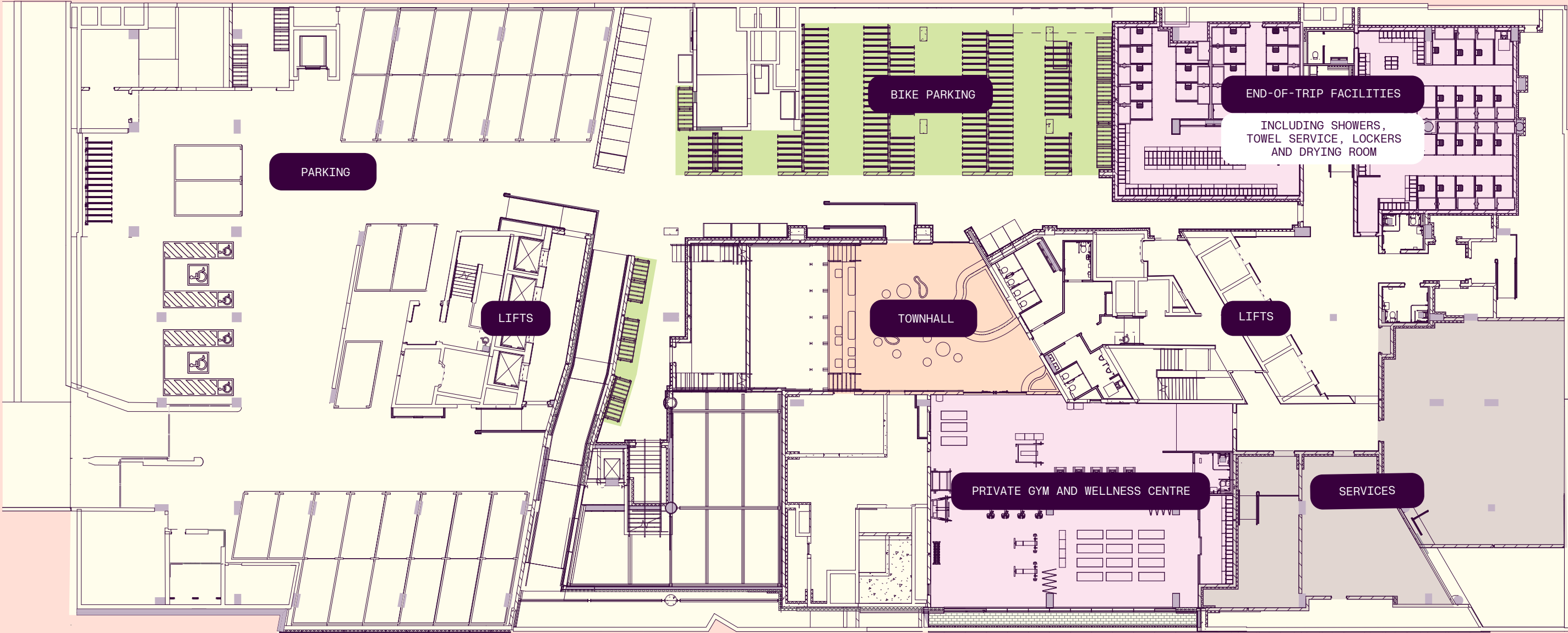


CARDIFF LANE

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Lower Ground Amenity Centre

WELLNESS	3,237 sq ft
BIKE PARKING SPACES	450
CAR PARKING SPACES	35



CARDIFF LANE

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Specifications and key features

ENERGY TARGETS	
BER	A rated
WELL	Enabled
WIRED SCORE	Platinum Target – Core & Shell
LEED	Platinum Target – Core & Shell
PARIS PROOF	

AIR TIGHTNESS TARGET	
Permeability	≤5.0 m³/h.m²@50Pa

GLAZING PERFORMANCE	
G Value	0.35 – 0.45
Existing Basement Floor (Upgraded)	≤ 0.45 W/m2.k
Light Transmittance	0.65-0.80

BUILDING THERMAL PERFORMANCE	
External Wall U Value	0.3 – 0.37 W/m²°K
Roof U Value	0.15 -0.19 W/m²°K
Floor U Value	0.1-0.15 W/m²°K

LIFT INSTALLATIONS	
Passenger	8 no. passenger lifts serving basement to upper tenant floors including 1 no. firefighting services lift in central core.
Fire Fighting Lifts	2 no. additional firefighting lifts in secondary cores lifts

Goods	3 no. Dedicated Goods Lift
Performance Target	All lifts shall comply with EN81, CIBSE Guide D 2015 and the BCO recommendations for lift performance
Control System	Destination Control on all passenger lifts

WATER SERVICES – TOILETS AND SHOWERS	
Air to Water Heat Pumps providing centrally generated hot water to showers and toilet areas	
Low flow water fixtures and low flush WCs and Urinals	

CENTRAL HEATING AND CHILLED SYSTEM	
Heating Cooling	4 pipe multipurpose heat pump

OFFICE AIR CONDITIONING SYSTEM TYPE	
Office areas	4 pipe water side fan coil units with EC motors and 2 port control

FIREFIGHTING SERVICES	
Fire Hose Reels at Basement Level	In accordance with FSC requirements
Dry Riser Mains	In accordance with FSC requirements
Portable Fire Extinguishers	In accordance with FSC requirements

LIGHTING	
General Offices	450 lux average via low energy led lighting c/w dimming and daylight harvesting. All Office Luminaires will have maximum UGR of 19

RENEWABLE ENERGY	
Renewable Energy Type	Central multipurpose heat pump Installations, air to water heat pumps for hot water generation. PV will be installed in accordance with LEED platinum compliance
	Combined Rain and Grey Water Harvesting Systems

PROTECTIVE SERVICES	
Fire Detection & Alarm System	L2/ L3 Fire Alarm System
Lightning Protection	In Accordance with EN 62305

LIGHTING LEVELS	
General Offices	450 Lux
Circulation	200 lux
Toilets	200 lux
Plantrooms	150 lux

LIGHTING CONTROLS	
Office Areas	Automated lighting control with presence detection and daylight sensing

STANDBY GENERATION	
Generator Strategy	Dedicated landlord life safety set and space provision for dedicated tenant generator.

SECURITY SYSTEMS	
Entry/ Exit points to the building shall be provided with CCTV, Door Access Control & Intruder Alarm systems. Upper floors have cable ways installed to facilitate future fit out of door access control to the tenant demise	

INTERIOR FINISHES	
Premium matt porcelain tile finish with natural stone effect in reception areas, certified by Green Building Council	
Luxury engineered matt wood flooring to office spaces, with soft blonde tones containing natural grain patterns	
Copper lift finishes for sophisticated character, corrosion resistance and hygienic properties	
Matt porcelanosa aged clay nature tiling in the changing rooms for a contemporary feel. Robust, hygienic and eco certified	

EXTERNAL DESIGN CONDITIONS	
Winter Design Temperature	-4°C, 60% RH
Summer Design Temperature	28°C dry bulb - 26°C wet bulb, RH @100%

MECHANICAL VENTILATION – OFFICE AREAS	
General Office Areas: The Mechanical Fresh Air Ventilation System will be designed on the basis of 10 litres per second person, one person per 8m² nett lettable. Mechanical Fresh Air Design complies with ASHRAE 62.1 2010 + 30% and CIBSE Guide A requirements. All AHUs will be equipped with heat recovery via thermal wheels and plate heat exchangers with low specific fan power ratings (SFP _e)	

ENERGY SUBMETERING	
Metering Strategy Provision for single tenant (@MV), quarter floor and single floor metering. All electrical sub-metering on the Shell & Core/Tenant Electrical Distribution Boards will comply with the LEED Advanced Energy Metering requirements	
Provision for single tenant, quarter floor and single floor heat (Heating and Chilled Water) metering. All heat sub-metering on the Shell & Core/Tenant LPHW and CHW systems will comply with the LEED Advanced Energy Metering requirements	

About the Developer

Union Investment has a longstanding presence in the real estate market and is highly regarded as a professional manager of real estate investments. We maintain extensive relationships with the most influential real estate developers globally and our reputation and influence in the market ensures investors can consistently gain exposure to high quality holdings. With 60 years of experience, we are a strong and reliable support for both our transaction partners and our investors.



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