7 HANOVER QUAY

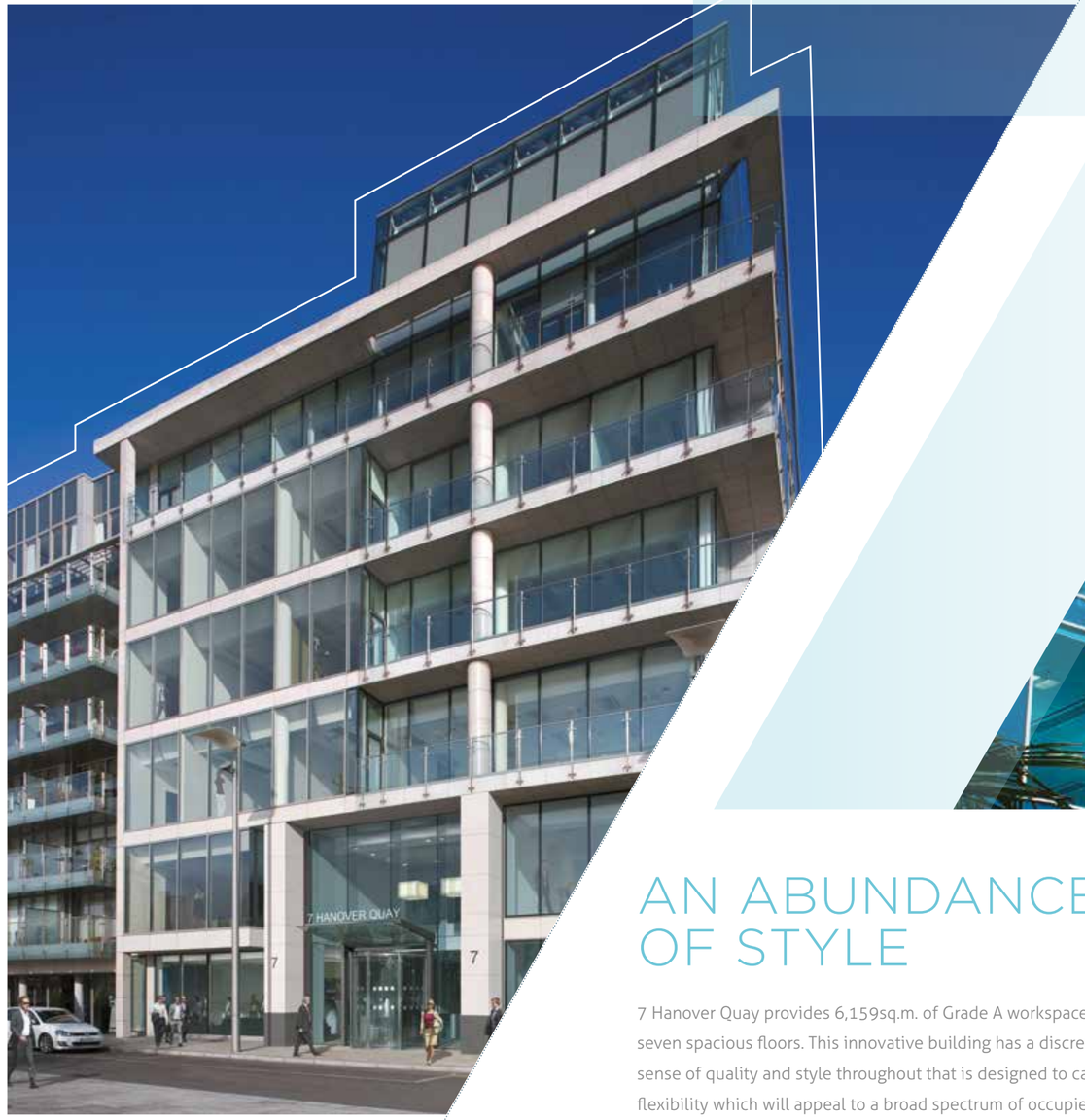
Grand Canal Dock, Dublin 2

A LANDMARK OFFICE BUILDING IN AN UNRIVALLED WATERFRONT SETTING

7

With a sleek glass façade, this modern office building comprises 7 floors of exceptional space with panoramic waterfront views across the Grand Canal Basin and Dublin Bay.

7 Hanover Quay provides efficient large open plan floors with ultra-modern specifications. This coupled with the excellent build quality makes it the ideal headquarters building in the heart of Dublin's South Docks.



AN ABUNDANCE OF STYLE

7 Hanover Quay provides 6,159sq.m. of Grade A workspace over seven spacious floors. This innovative building has a discrete sense of quality and style throughout that is designed to cater for flexibility which will appeal to a broad spectrum of occupiers.

Key features include a double height feature entrance and reception area; extensive ground floor landscaped courtyard; feature double height 5th floor corner elevations linked to glazed sky cubes on the North and South boundaries of the building; extensive roof terraces at the 5th and 6th floors; 52 basement level car parking spaces; 40 secure bicycle spaces with high quality shower and changing facilities.

7/ HANOVER QUAY

7/
HANOVER QUAY

- 7 floors of Grade A workspace.
- A double height entrance provides a real sense of arrival.
- Luxury finishes throughout.

BRIGHT & SPACIOUS DESIGN

- A bright, expansive and stylish new waiting area.

Lift Area of Typical Floor

Double Height Reception

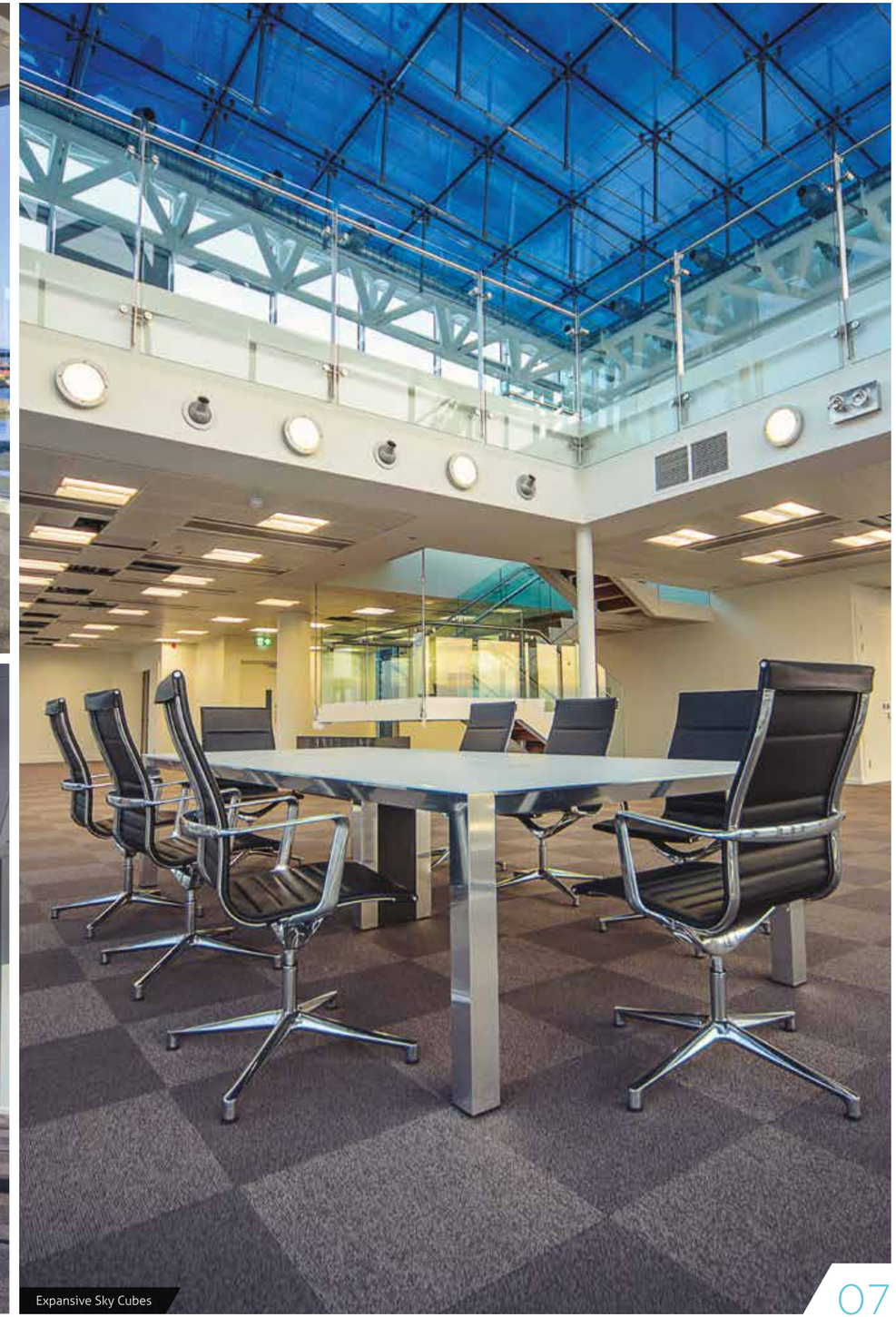
Wash Room

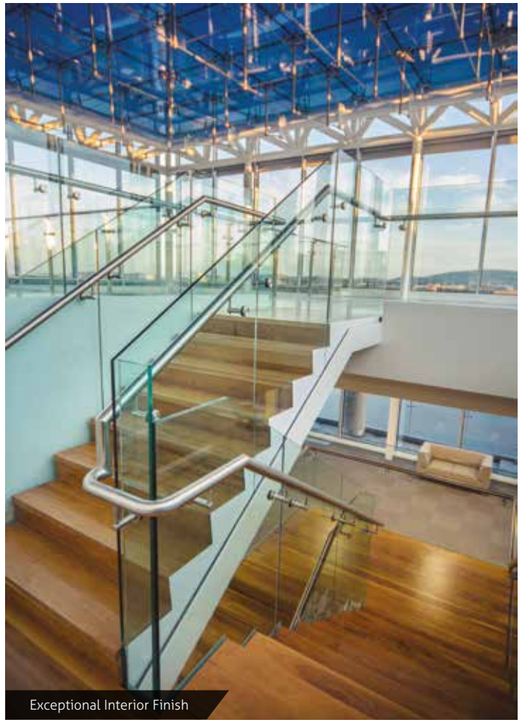
Reception Waiting Area

7/ HANOVER QUAY

- Efficient open plan layout will suit requirements from 770sq.m. to 6,159sq.m.
- Glazed floor to ceiling elevations provide exceptional levels of natural light on each floor.

Panoramic Views


Expansive Sky Cubes


Exceptional Interior Finish

Flexible Office Accommodation

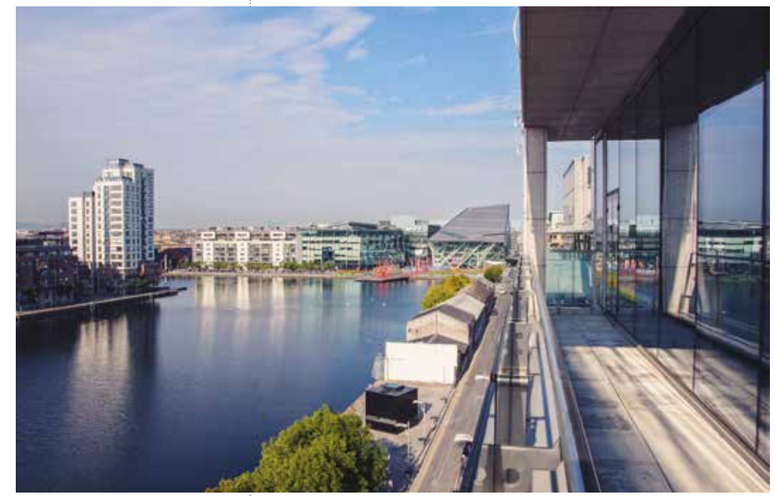
7/
HANOVER
QUAY

DESIGNED TO ENLIGHTEN

7 Hanover Quay boasts spectacular views across the Grand Canal Basin, Dublin Bay and the Dublin Mountains. Natural light from the glass façade and unique sky cubes enhance the striking interior which is fully air-conditioned ensuring a comfortable work environment.

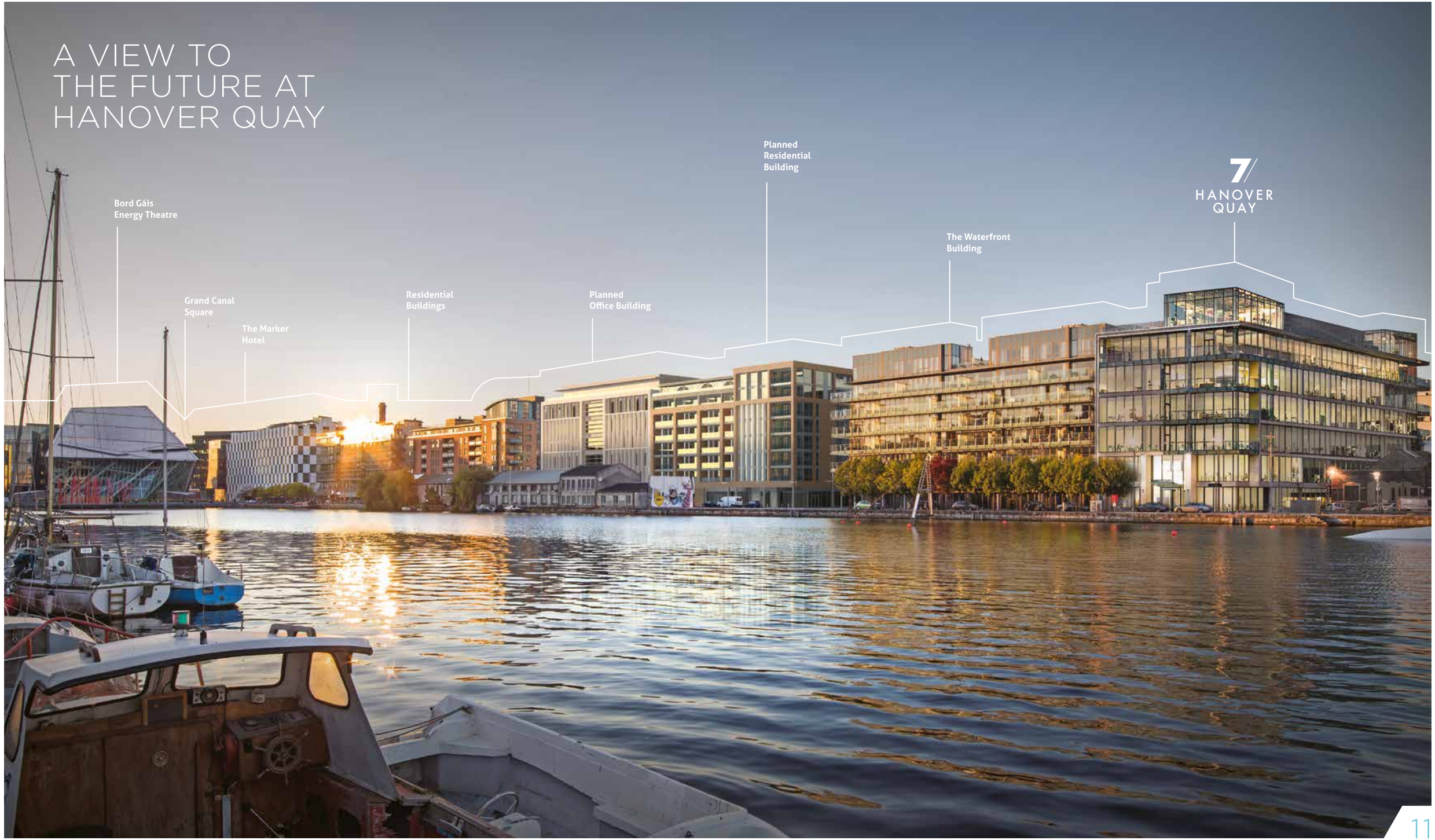
Designed landscaped courtyard and roof top terraces on 5th and 6th floors.

Firmly established as the city's most innovative financial, legal and technological centre.



Spectacular views of the city from the roof top terraces.

A VIEW TO THE FUTURE AT HANOVER QUAY



7/ HANOVER QUAY

A versatile transport hub with reliable commuter links.

Dublinbikes Station located directly outside the building.

Dublinbikes

A PERFECTLY ACCESSIBLE LOCATION

7 Hanover Quay in Dublin's South Docks offers a commuting workforce one of the most accessible locations in the city. Dublin Bus, the DART and Luas light rail system all provide reliable access links to this central location with Pearse Street, Tara Street and Grand Canal Dock DART stations all within easy reach.

CENTRALLY LOCATED & SERVED BY THE CITY'S TRANSPORT LINKS

11 minute walk from Grand Canal Dock DART Station.

13 minute walk to Mayor Square Luas Terminal.

Dublin International Airport is easily accessible via the Samuel Beckett Bridge and Dublin Port Tunnel with an average travel time of 20 minutes.

Luas

DART

Dublin Bus

UNRIVALLED TRANSPORT CONNECTIONS

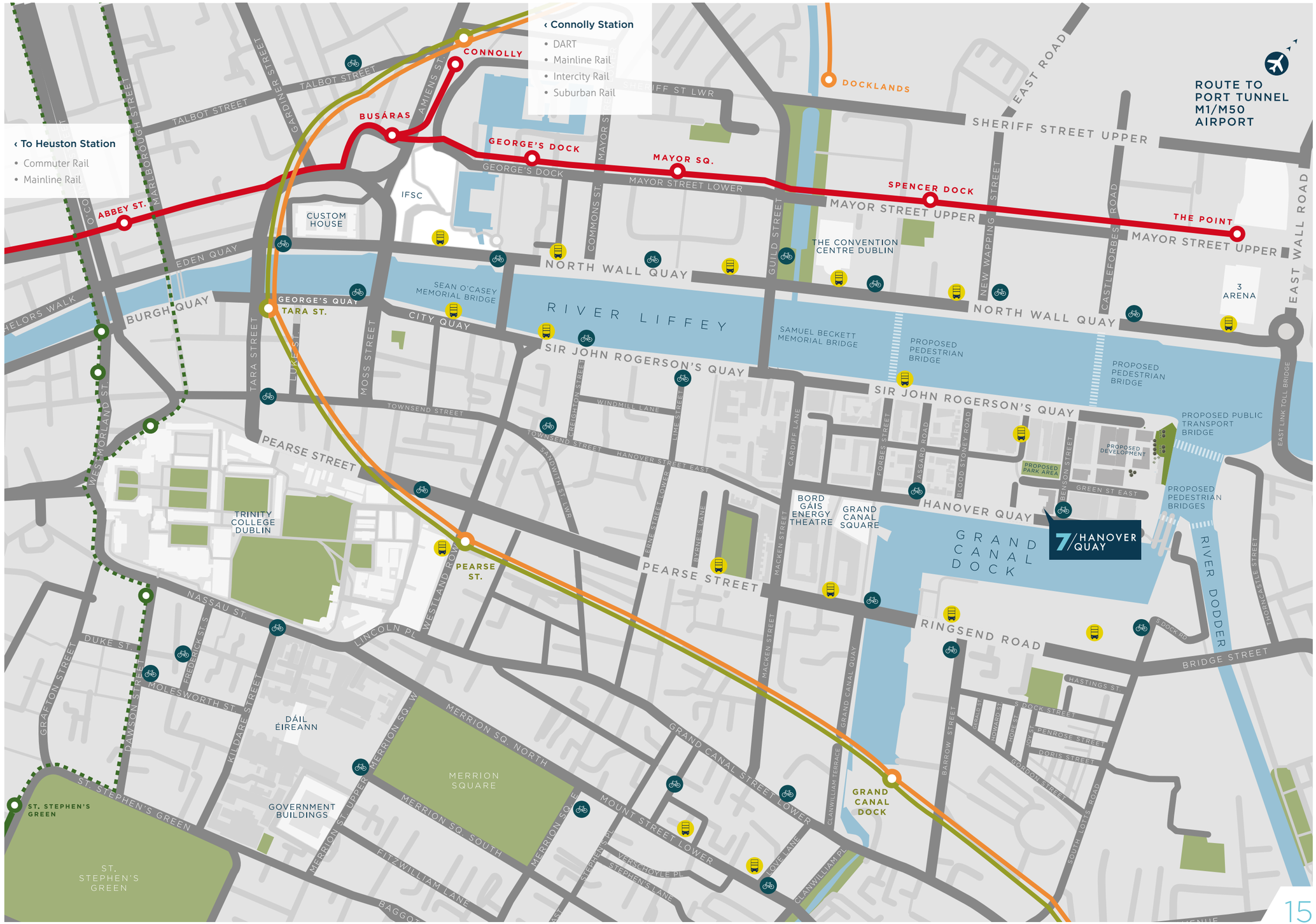
Walking times from 7 Hanover Quay

Grand Canal Dock DART Station	11 min
Pearse Street DART Station	13 min
Connolly Station	20 min
Mayor Square Luas	13 min

Driving times from 7 Hanover Quay

Port Tunnel	12 min
Dublin Airport via tunnel	20 min

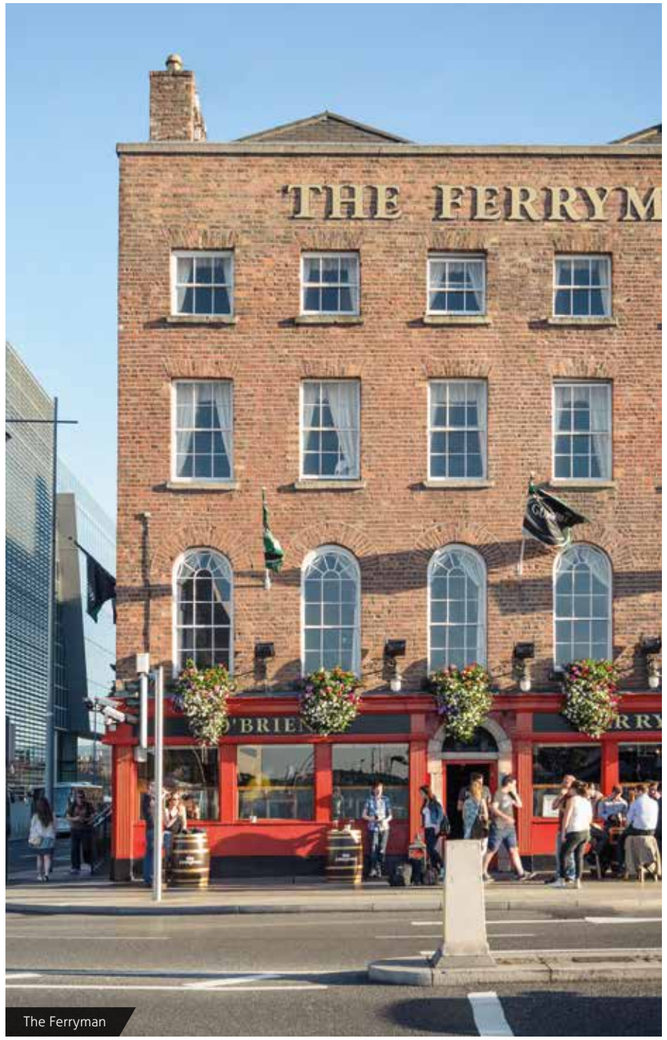
- Luas Red Line
- Luas Green Line
- Luas Cross City Line
- Irish Rail
- DART
- Dublin Bus
- Dublinbikes stations



7/
HANOVER QUAY

A vibrant atmosphere with a distinct international flavour.

Grand Canal Square



The Ferryman

AMENITIES TO SUIT EVERY TASTE

Entertain and unwind while enjoying wonderful waterfront views.

Entertain and unwind while enjoying wonderful waterfront views in one of the city's most diverse areas. The vibrant atmosphere of this waterside address also features a distinct international flavour with the European headquarters of some of the most renowned technological, legal and financial multinationals such as Google, Facebook, State Street, Accenture, Matheson, McCann FitzGerald and HSBC located here.

Grand Canal Dock

Local Restaurants

The Marker Hotel

AMENITIES IN THE AREA

Eating Out

Café Sora	1
Pause Café Bistro	2
Insomnia Coffee	3
Milano Italian Restaurant	6
Bakers Coffee Company	7
Herbstreet Brasserie	8
HQ Gastro Bar	9
Lolly & Cooks Café	13
Café Bar H	16
Crystal Boat Chinese Restaurant	19
Il Valentino Artisan Bakery	21
The Art of Coffee	22
Outdoor Food Market	23
The Ferryman Pub & Hotel	24
Munchies Sandwich Bar	25
McCabe's Deli	26
Vertigo Deli Café	28
Caffè Parigi	32
Mourne Seafood Bar	33
KC Peaches	37
Proposed Café	41

Shopping

Spar Supermarket	4
Fresh: The Good Food Supermarket	17
Donnybrook Fair Supermarket	20

Hotels

The Marker Hotel	14
The Ferryman Pub & Hotel	24
The Maldron Hotel	27
The Gibson Hotel	35
The Spencer Hotel	36

Health & Fitness

Jule Beauty & Spa	5
Grafton Barber	18
FLYEfit Gym	29
Perpetua Cross Fit Gym	31
Educogym	38

Bank/ATM

KBC Bank	11
Bank of Ireland	15

Medical

Hanover Quay Pharmacy	10
Smiles Dental Clinic	12
Gallery Quay Pharmacy	39
Redmond Molloy Dental Care	40

Childcare

Safari Childcare Crèche	30
Tots & Co Crèche	34
Proposed Crèche	42

A GLOBAL BUSINESS HUB

Google	1
Accenture	2
Mason Hayes & Curran	3
NAMA, NTMA Treasury	4
Bank of Ireland	5
Merrion Square	6
St. Stephen's Green	7
Government Buildings	8
Dáil Éireann	9
HMH, Riverdeep	10
Airbnb, Betfair, Pfizer	11
B.T.	12
HSBC, Accenture, Actavis	13
William Fry	14
Proposed office & residential development	15
Proposed office & residential development (Capital Dock)	16
Proposed Park Area (Chocolate Park)	17
Office development (Airbnb)	18
Proposed office & residential development	19
The Marker	20
LogMeIn, SEB	21
State Street	22
Trip Advisor	23
Matheson	24
Bord Gáis Energy Theatre	25
Facebook	26
BNY Mellon, Beauchamps	27
7 Hanover Quay	**28**

SEVEN LEVELS OF HIGHLY EFFICIENT AND FLEXIBLE WORKSPACE.

7/
HANOVER
QUAY

- Suspended ceilings with powder coated metal tiles.
- Generous floor to ceiling height 2.9m.

IMPRESSIVE SPECIFICATIONS

- 200mm raised access floor.
- Fully air conditioned throughout.
- 3 x 13 person Kone lifts.
- 6 self-contained shower rooms with changing areas and lockers.
- 40 secure bicycle spaces.

Honed Limestone Floor

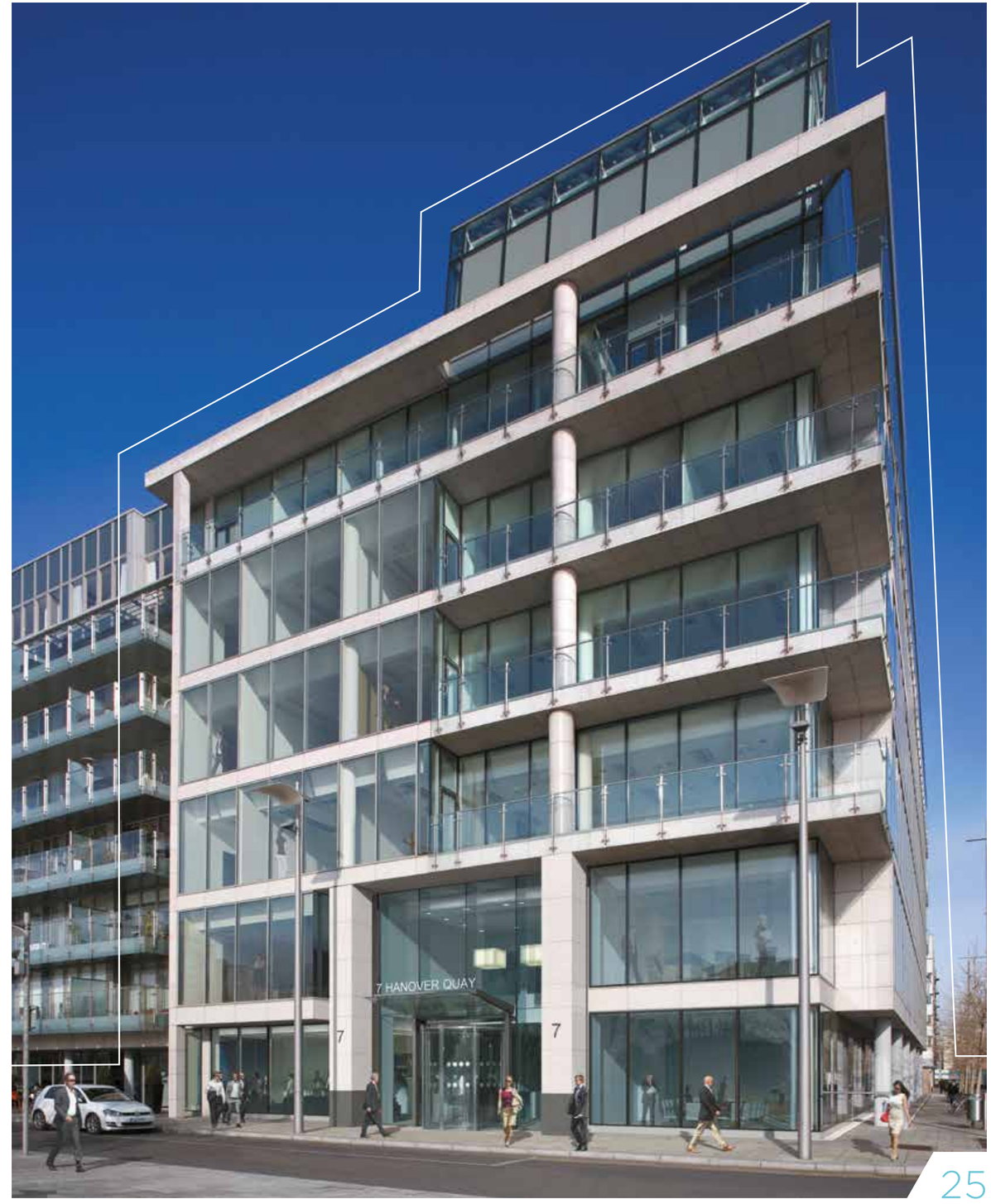
Locker Facilities

3 x Kone Lifts

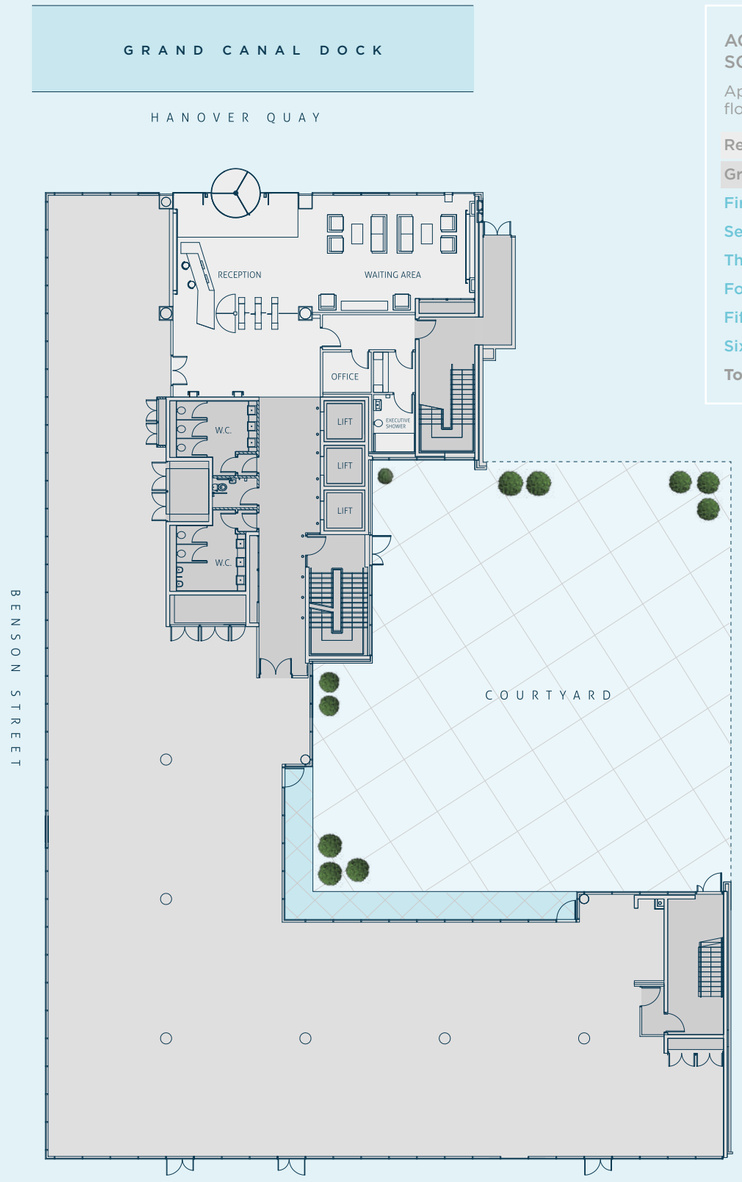
Shower Rooms

Bicycle Spaces

Access Control Systems



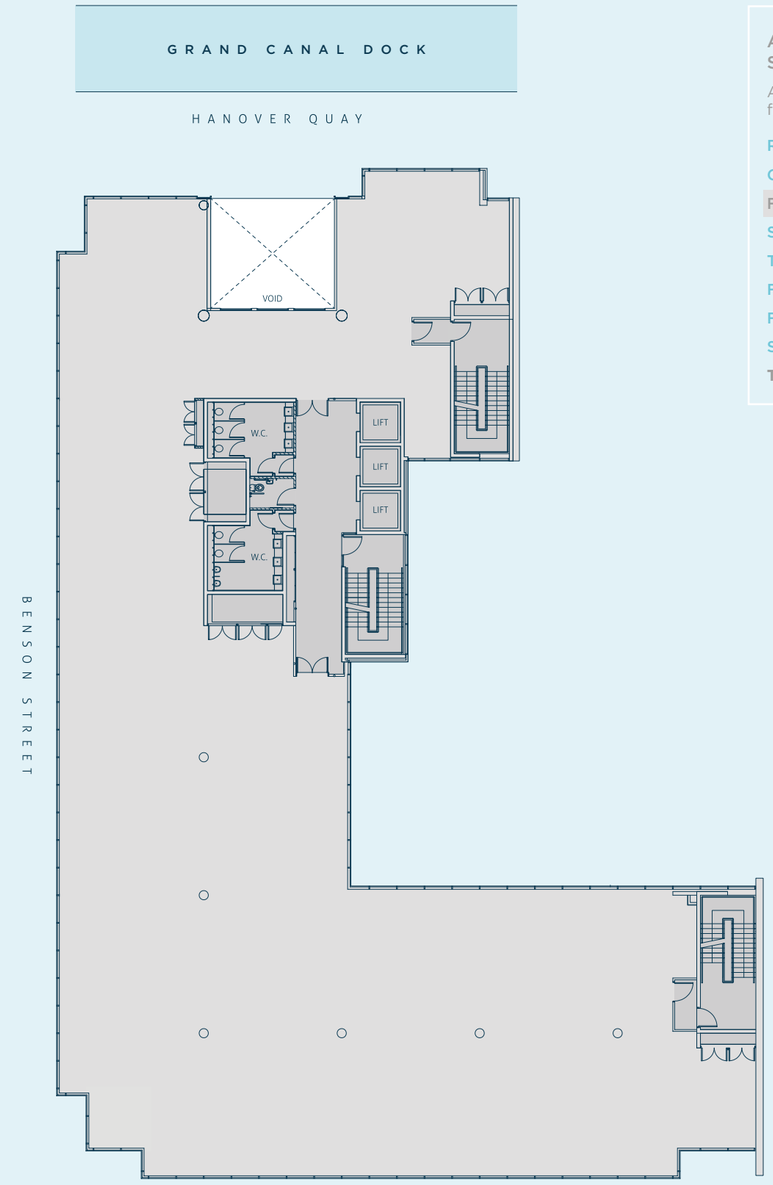
GROUND FLOOR PLAN



ACCOMMODATION SCHEDULE	SQ.M.
Approximate net internal floor area:	
Reception	165
Ground	770
First	1,062
Second	1,115
Third	1,115
Fourth	1,115
Fifth	679
Sixth	138
Total Net Area	6,159

Floor plans for indicative purposes only. Not to scale.

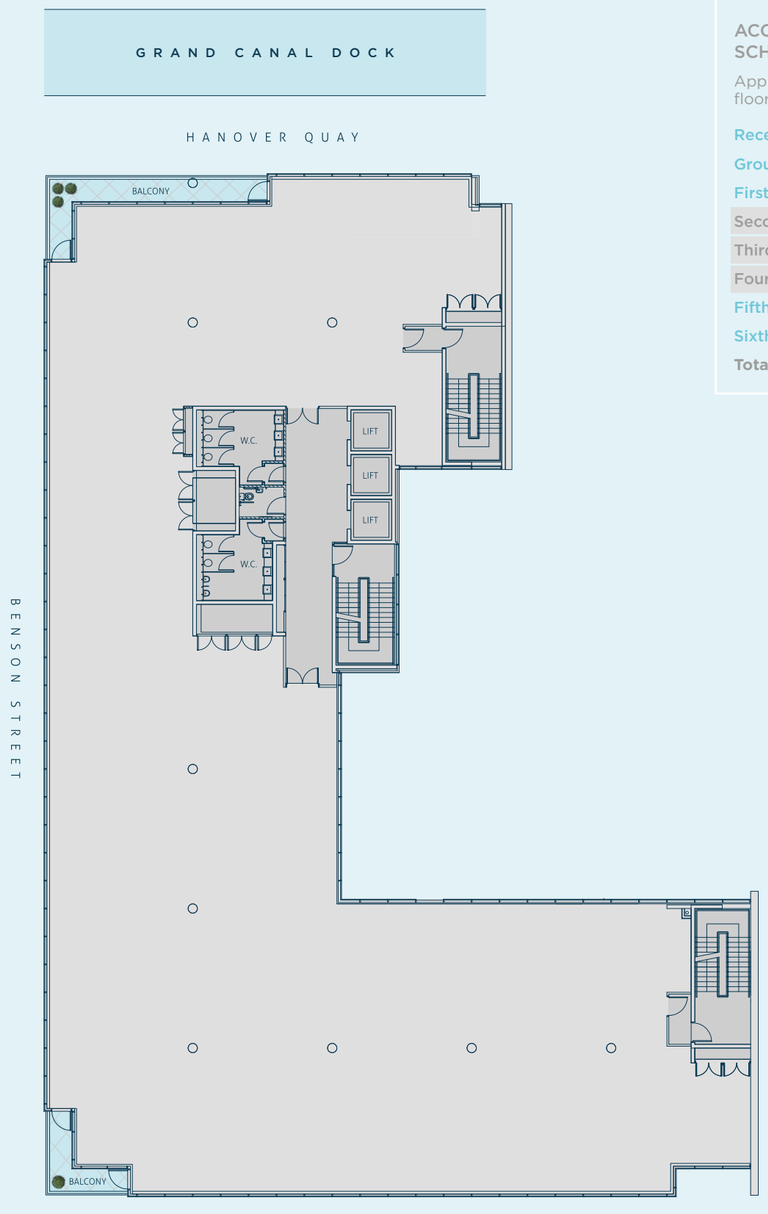
FIRST FLOOR PLAN



ACCOMMODATION SCHEDULE	SQ.M.
Approximate net internal floor area:	
Reception	165
Ground	770
First	1,062
Second	1,115
Third	1,115
Fourth	1,115
Fifth	679
Sixth	138
Total Net Area	6,159

Floor plans for indicative purposes only. Not to scale.

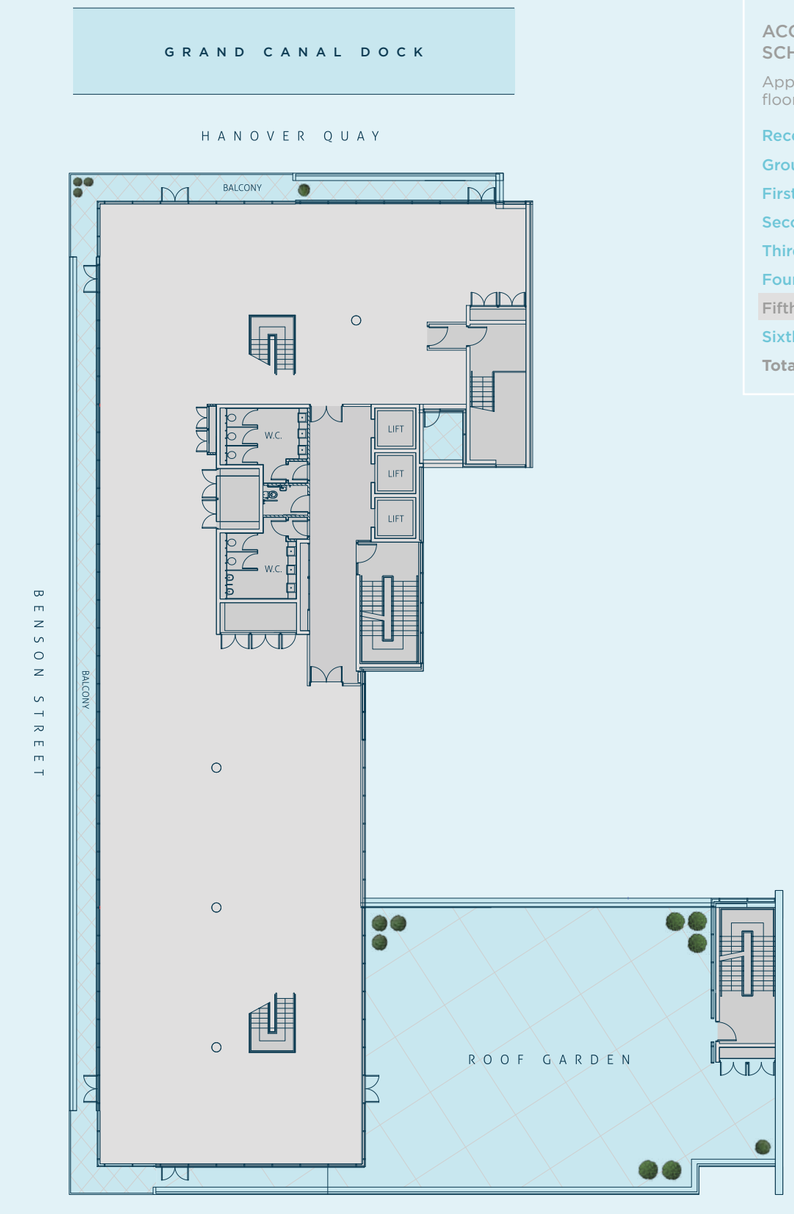
SECOND, THIRD, FOURTH FLOOR PLAN



ACCOMMODATION SCHEDULE	SQ.M.
Approximate net internal floor area:	
Reception	165
Ground	770
First	1,062
Second	1,115
Third	1,115
Fourth	1,115
Fifth	679
Sixth	138
Total Net Area	**6,159**

Floor plans for indicative purposes only. Not to scale.

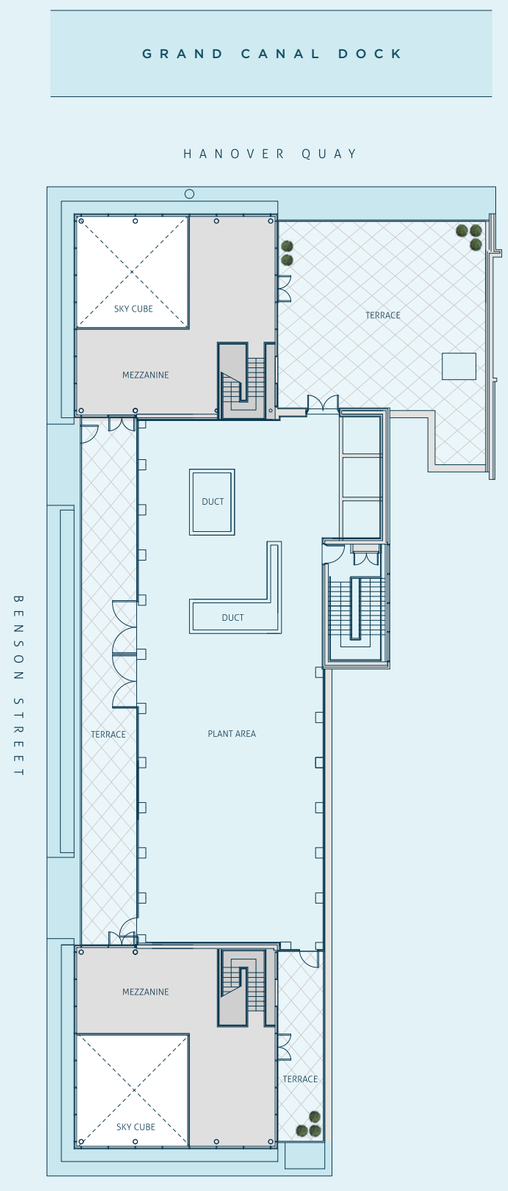
FIFTH FLOOR PLAN



ACCOMMODATION SCHEDULE	SQ.M.
Approximate net internal floor area:	
Reception	165
Ground	770
First	1,062
Second	1,115
Third	1,115
Fourth	1,115
Fifth	679
Sixth	138
Total Net Area	**6,159**

Floor plans for indicative purposes only. Not to scale.

SIXTH FLOOR PLAN

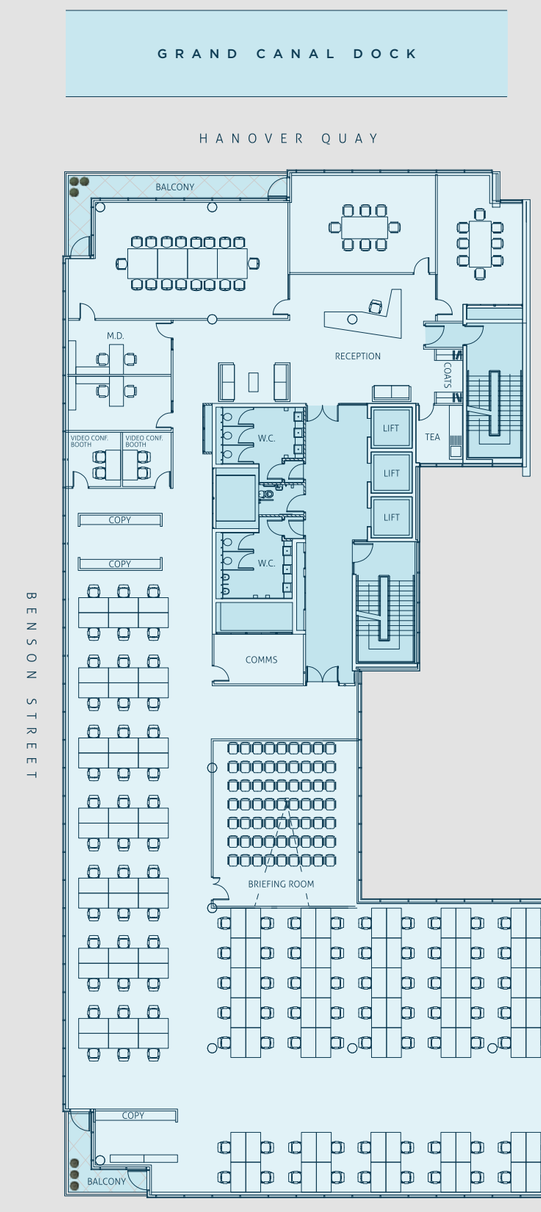


ACCOMMODATION SCHEDULE	SQ.M.
Approximate net internal floor area:	
Reception	165
Ground	770
First	1,062
Second	1,115
Third	1,115
Fourth	1,115
Fifth	679
Sixth	138
Total Net Area	**6,159**

Floor plans for indicative purposes only. Not to scale.

FINANCIAL – POTENTIAL LAYOUT

2ND, 3RD, 4TH FLOOR



FINANCIAL SERVICES

4 Single Cellular Offices
125 Trading Positions

Density:
8.75 sq.m. per person

ACCOMMODATION SCHEDULE	SQ.M.
Approximate net internal floor area:	
Reception	165
Ground	770
First	1,062
Second	1,115
Third	1,115
Fourth	1,115
Fifth	679
Sixth	138
Total Net Area	**6,159**

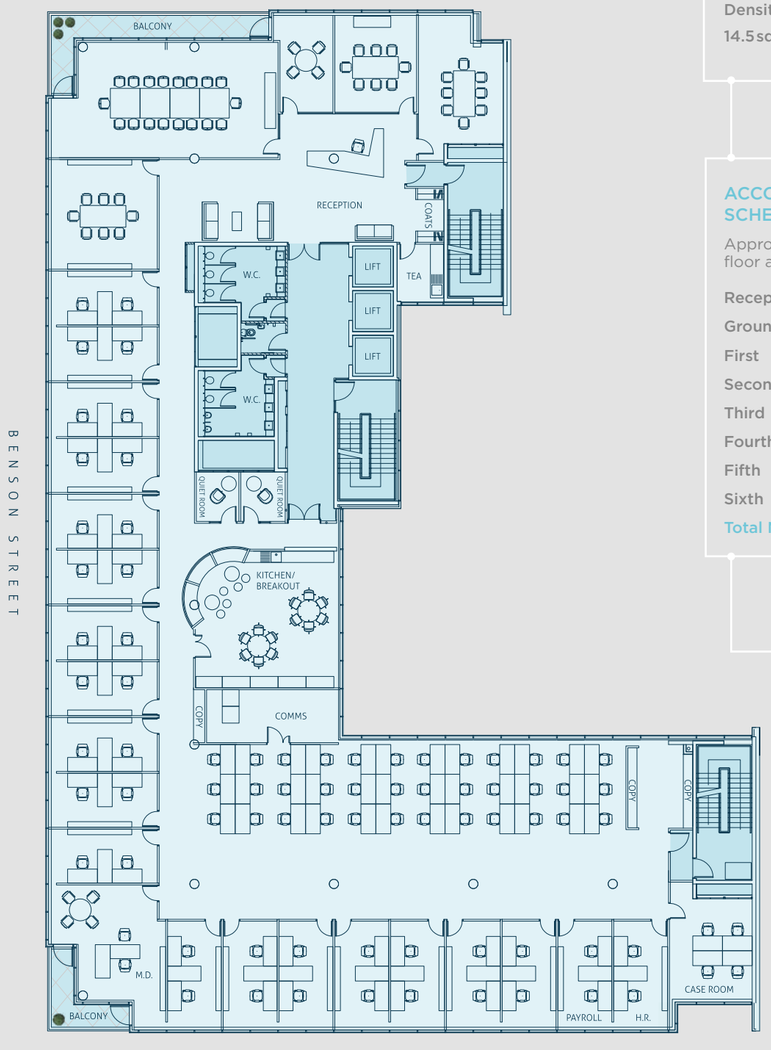
Floor plans for indicative purposes only. Not to scale.

PROFESSIONAL – POTENTIAL LAYOUT

2ND, 3RD, 4TH FLOOR

GRAND CANAL DOCK

HANOVER QUAY



PROFESSIONAL SERVICES

1 Single Cellular Office

20 Shared Cellular Offices

36 Open Plan Workspaces

Density:

14.5 sq.m. per person

ACCOMMODATION SCHEDULE SQ.M.

Approximate net internal floor area:

Reception	165
Ground	770
First	1,062
Second	1,115
Third	1,115
Fourth	1,115
Fifth	679
Sixth	138
Total Net Area	6,159

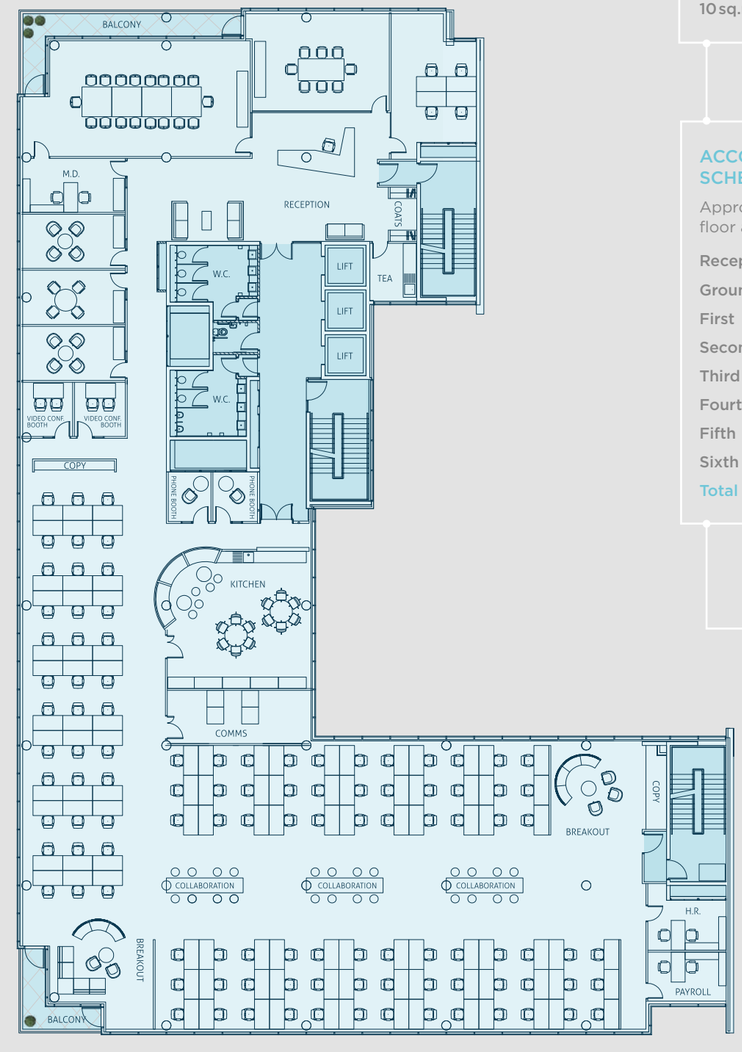
Floor plans for indicative purposes only. Not to scale.

TECHNOLOGY – POTENTIAL LAYOUT

2ND, 3RD, 4TH FLOOR

GRAND CANAL DOCK

HANOVER QUAY



TECHNOLOGY SERVICES

3 Single Cellular Offices

108 Open Plan Workspaces

Density:

10 sq.m. per person

ACCOMMODATION SCHEDULE SQ.M.

Approximate net internal floor area:

Reception	165
Ground	770
First	1,062
Second	1,115
Third	1,115
Fourth	1,115
Fifth	679
Sixth	138
Total Net Area	6,159

Floor plans for indicative purposes only. Not to scale.

BUILDING SPECIFICATION

Accommodation

Planning Grid: Generally 7.5m x 7.5m

Occupancy Density: 1 person per 10sq.m. of net lettable area for design of mechanical and electrical infrastructure. There is dedicated tenant plant space made available at roof level should a tenant(s) wish to enhance this.

Sanitary Provision: Toilet provision has been made based on an average population density of 1 person per 8sq.m. at 60:60 based on a single occupancy.

Imposed Floor Loadings: 4 kN/sq.m. to include partitions.

Floor Heights

Reception floor to ceiling:	7m double height entrance foyer 4m in waiting area and lift lobby
Office slab to slab:	3.7m
Office floor to ceiling:	2.9m
Office floor to floor:	4.0m
Raised access floor zone:	200mm
Structural slab depth:	300mm
Ceiling services zone:	600mm (including ceiling depth)

Elevation Treatment

Entrance: New frameless double height structural glazing with integrated Crystal Tourniket revolving door and stainless glass canopy. Structural glass fins are laminated for robustness, spanning the double height space to minimise framing and bracketry.

Walls: Hand-set Natural Stone Cladding – 40mm granite with stainless steel supports.

Glazing: Stick system, thermally broken curtain walling with natural anodised finish providing floor to ceiling glazing throughout. Solar control coated glass used throughout. The existing glazing has been upgraded with the addition of internal solar control film to improve the building's energy efficiency and user comfort. Internal glass on all double glazed units is laminated for security.

Feature rooflight double-glazing is point-fixed with solar control coated glass, further enhanced with solar control film applied internally for added energy efficiency and comfort. Laminated glass is used overhead for safety.

Lighting: External vertical and horizontal LED feature lighting strips framing the building form facing onto Hanover Quay.

Balconies/Roof Terraces/Landscaping

External 5th Floor Balconies and Terraces: Concrete pavers with natural finish.

External 6th Floor Terraces: Selected composite decking and proprietary planter boxes.

Main Entrance Foyer/Lift Lobbies

Reception: Floor area – 165sq.m.

Reception Desk: Bespoke reception desk clad in Corian with high build lacquer finish to integrated cupboards, drawers and shelves.

Floor Finish: Natural stone floor finish – honed limestone.

Wall Finishes: Armourcoat SMG polished plaster throughout main reception and lift lobbies on all floors.

Feature Wall Finishes: Laminated back-painted glass cladding with LED halo lighting to the perimeters.

Ceilings & Lighting Finishes: Plasterboard feature ceiling with 'Alucove' edge treatment and integrated LED halo lighting throughout ground floor reception, waiting area, lift lobby and 5th floor lift lobby.

Access Control System: Boon Edam Speedlane Series Turnstiles. ACT Pro Access control on all doors off lift lobbies.

Floor Intercom: Each floor will include a Fermax Marine Digital intercom for 2 way speech.

Door Finishes: Polyester powder coated steel framed full height Schuco Janisol glazed doors to all lift lobbies. Profab concealed duct door system finished in Armourcoat SMG polished plaster to all lift lobbies.

Wash Rooms

Sanitary fittings/Vanity Units and Mirror: Jura Blue natural limestone vanities recessed with Villeroy & Boch wash hand basins which are fitted with chrome Sagittarius infrared automatic mixer taps. Mirrors provided with integrated paper towel dispensers.

Cubicle Design: Thrislington – Ribbon Range.

Ceiling Finish: Plasterboard feature ceiling with plastered-in downlights and LED halo perimeter.

Wall Finish: Unicomstarker Raw range large format porcelain tiling.

Floor Finish: Unicomstarker Raw range large format porcelain tiling.

Air Changes: 8 air changes per hour.

Passenger Lifts

Manufacturer: KONE.

Lifts: 3 x 13 person passenger lifts serving all floors including basement area.

Internal Finishes: Full height rear mirror, glass-clad walls and full height signalisation console.

Floors: Jura Blue natural limestone floor.

Contract Speed: 1.6m per second.

Waiting Time: Peak average interval is 32 seconds.

Office Areas

- Ceiling grid – 600mm x 600mm
- Suspended ceiling finished with powder coated perforated metal ceiling tiles.
- Office lighting will be 600mm x 600mm modular fittings with T5 lamps giving direct and indirect lighting to the space.
- Glazed external walling – natural anodised aluminium, thermally broken extruded aluminium framing system to form full height glazed curtain walling.
- Natural anodised aluminium window/wall frames.
- Wall & skirting finishes newly painted hardwood.
- Automated/manual blinds, anti-glare system.
- Raised floor system: proprietary metal raised floor on pedestals.
- Slab boxes and grommets provided 1 per 10sq.m. Cable containment for data to be provided by tenant.
- Capped connections on each floor for tea station/kitchen installation.

Services

- All incoming services at basement level to include water, natural gas and telco rooms.
- Electricity supply LV distribution from basement switch room to distribution boards on each floor.
- Mechanical plant central free cooling chiller; AHU and gas fired boilers deliver services onto floors.
- Air-conditioning systems predominantly active chilled beams with heat recovery. VRF on ground and first.
- Heating system/controls as above controlled from central Trend BMS.
- Fire alarm system – Gent fire alarm system designed to L1.
- Office ventilation/fresh air rate – mechanical services are designed for 1/10m², however, due to fresh air requirement of the active chilled beam, fresh air delivered to each floor is in excess of this.
- Life safety system or standby power generation lift safety generator at basement level.
- 2 ESB meters per floor and 2 chilled water/LTHW per floor.
- Services allow floors the ability to further sub divide if required.

Shower and changing facilities

- 5 unisex self-contained showers and changing rooms finished to include Jura Blue natural limestone vanities with Villeroy & Boch wash hand basins which are fitted with chrome Sagittarius infrared automatic mixer taps. Mirrors provided with integrated paper towel dispensers. Wall and floor finishes to include Unicomstarker Raw range large format porcelain tiling.
- Generous executive shower and changing area at ground floor level finished in large format porcelain tiles and coloured glass clad vanity unit and provided with secure lockers.

Common Parts

- 52 basement car parking spaces.
- 40 bicycle parking spaces in secure compound.
- 50 Evolo lockers controlled with digilock system.
- Security room.
- Tenant plant space available at roof level.

BER Details

BER: C1 BER No: 800-405-169
Energy Performance Indicator: 361.41kWh/m²/yr 1.09

BER C1

IPUT

Established in 1967, IPUT is the largest domestic owner of prime office buildings in Dublin's central business district. IPUT's portfolio contains many of the best examples of modern office developments constructed in Ireland over the last decade and primarily comprises landmark office properties fronting onto Dublin's River Liffey and the Grand Canal Docks. The built heritage of Dublin's core office market is also well represented with significant office holding in the portfolio located on and near St. Stephen's Green.

IPUT has been the leading domestic investor in the Dublin office market over the last three years and owns a portfolio with a net asset value of €1.6 billion. Offices comprise 65% of the IPUT portfolio with the Fund controlling 1.85 million sq.ft. of office space in Dublin, occupied by leading domestic and international companies.

IPUT

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7hanoverquay.com

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