

1 MILLENNIUM PARK

Naas, Co.Kildare



12,300 sq ft / 1,142 sq m up to
60,000 sq. ft. / 5,574 sq. m available



AT A GLANCE

Light, space and sheer architectural elegance define 1 Millennium Park, Millennium Park's newest phase of development which will boast quality finishes and a modern working environment.



LOCATION

Kildare: gateway to Ireland.
National and International
access is assured.



Millennium Park is only 40 minutes from
Dublin Airport and Dublin City Centre.



Thanks to the new M7/N7 interchange,
Galway, Cork, Limerick, Belfast and other
significant locations are just a few hours
by road.



Millennium Park is also served by a direct
rail link to the capital.



BY CAR

Millennium Park to	Drive time	Km
City Centre	40 mins	28
M50	15 mins	20
Airport	40 mins	40
Naas	3 mins	2
Train Station	2 mins	1.5



THE BUILDING

1 Millennium Park will consist of a 4 storey **Grade A office headquarter building** extending to approximately 60,000 sq. ft. gross (5,574 sq. m.). The building is laid out to provide flexibility to an occupier with floors available from 12,300 sq. ft. (1,142 sq. m.) and further sub division if required.



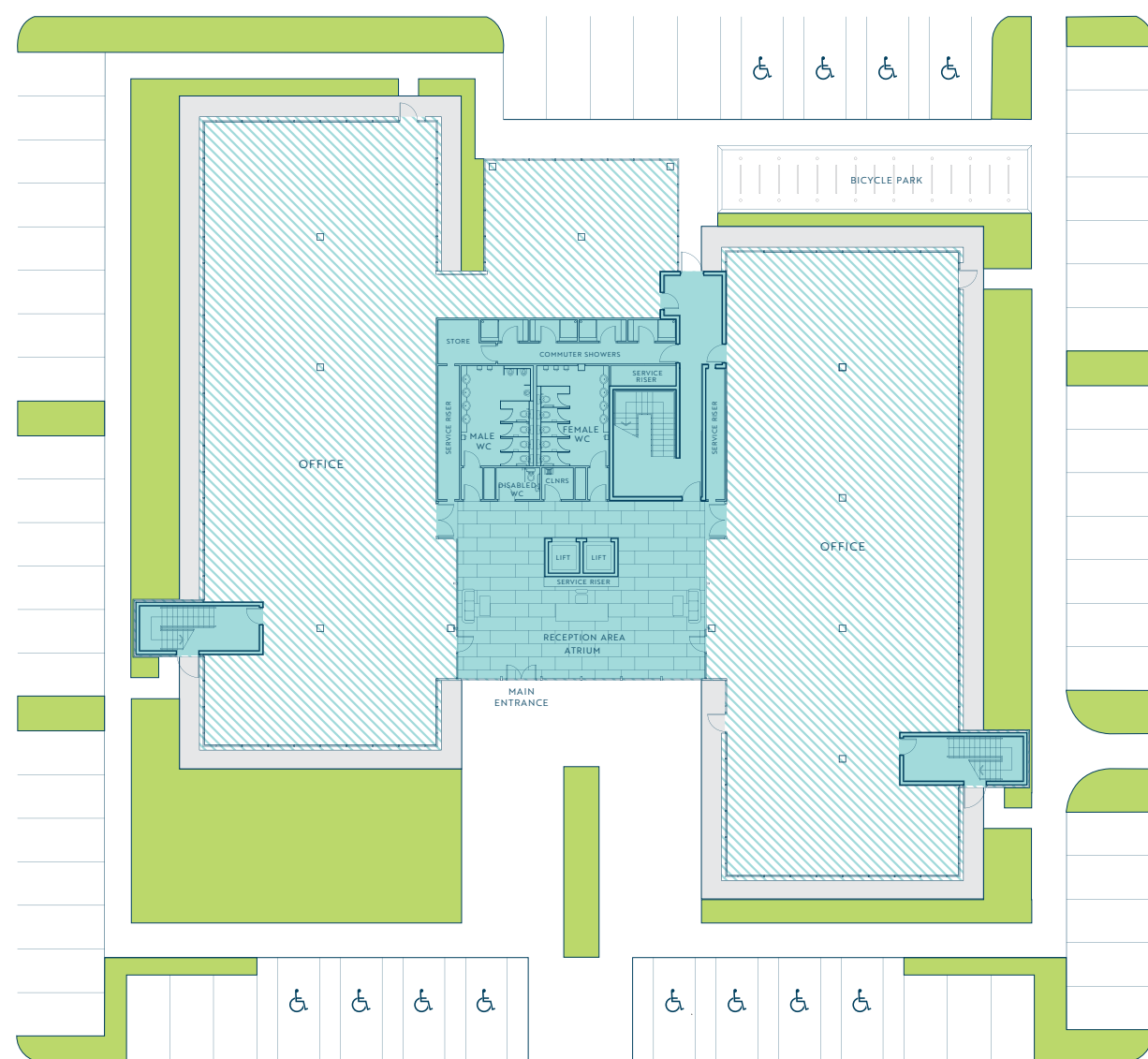
EFFICIENT FLOORS CAPABLE OF SUB DIVISION



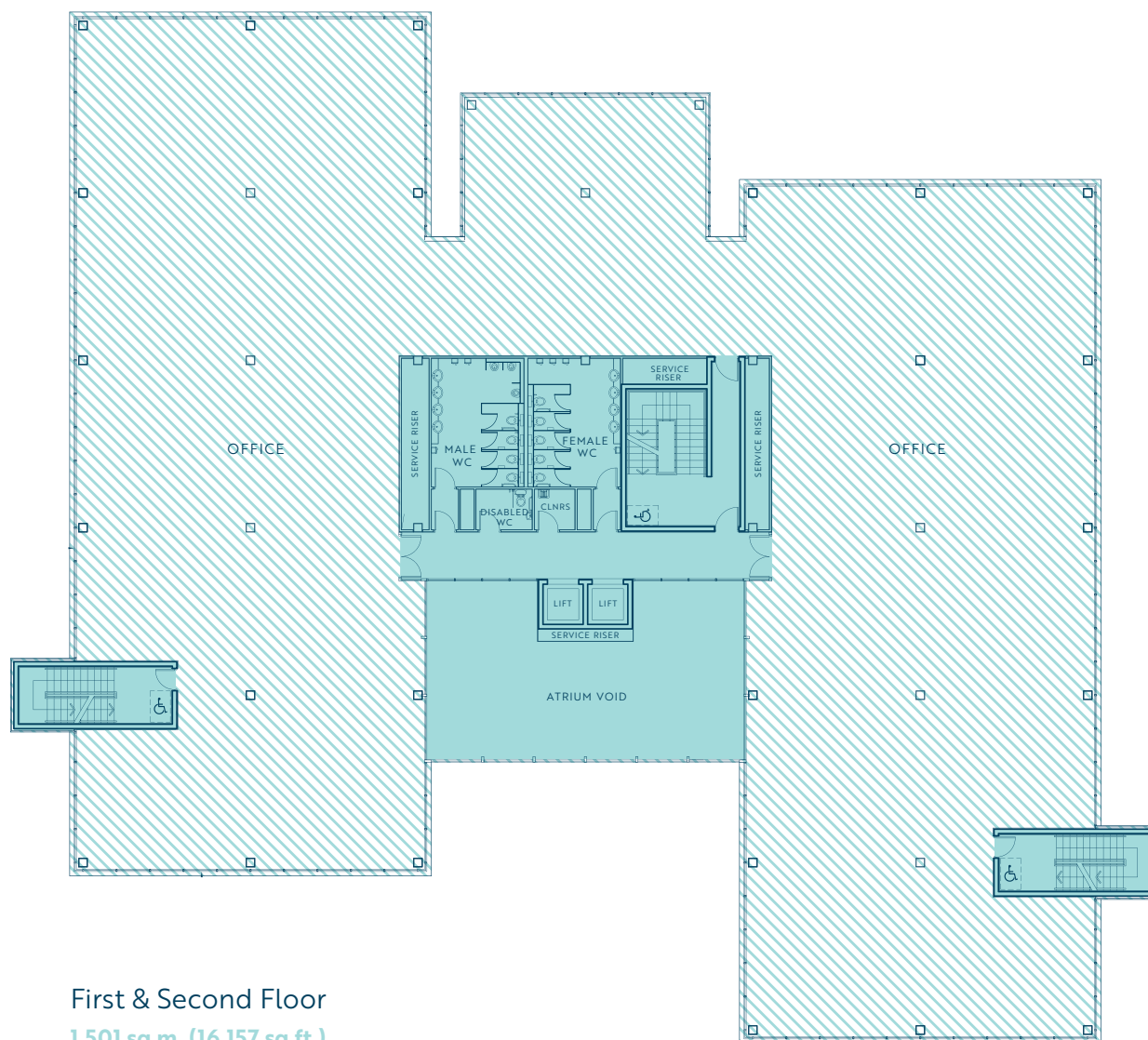
FLOOR PLANS

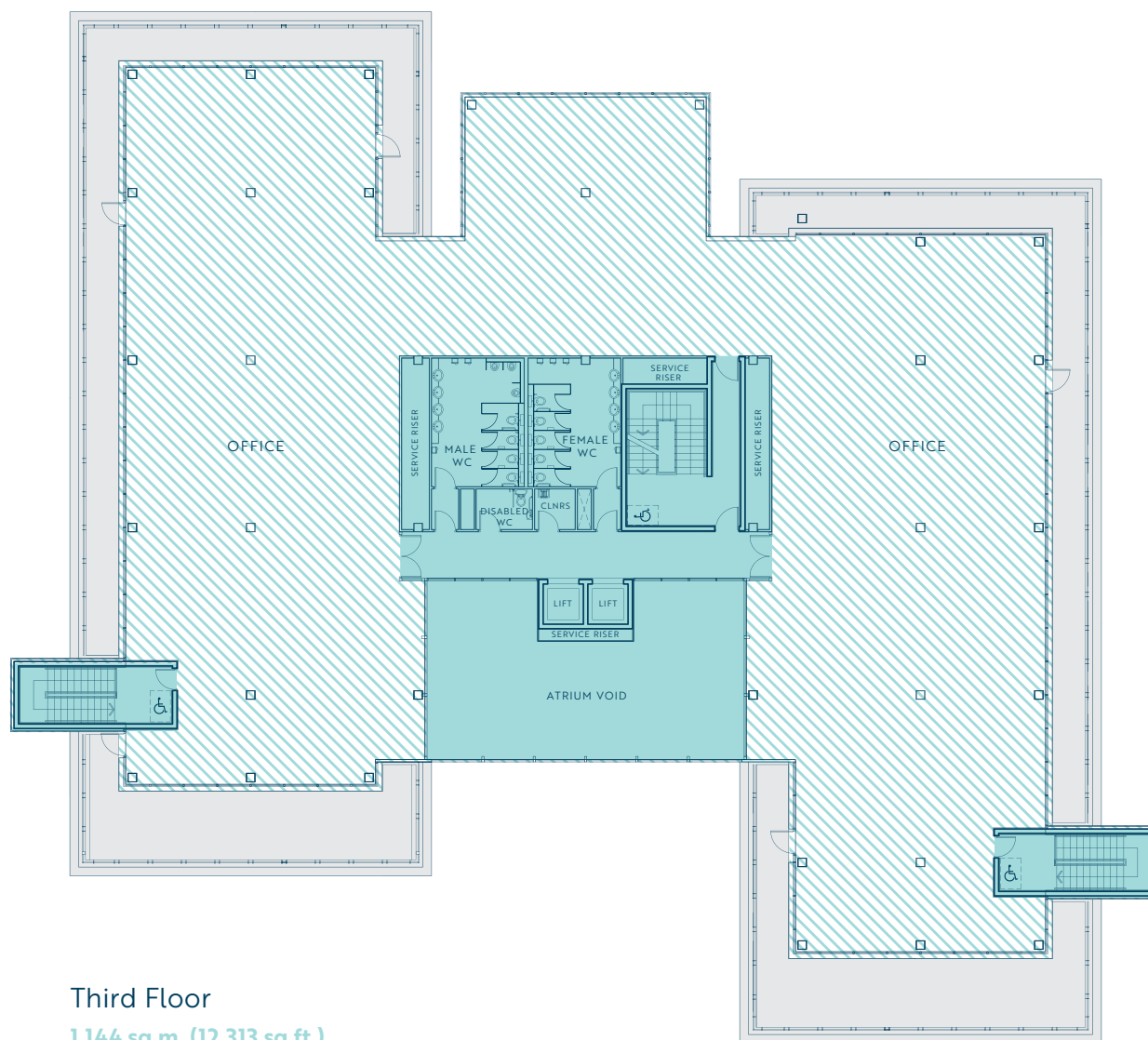
SCHEDULE OF ACCOMMODATION

Floor	Sq.m.	Sq.ft.
Ground Floor	1,428	15,373
First Floor	1,501	16,157
Second Floor	1,501	16,157
Third Floor	1,144	12,313
Total	5,574	60,000



Ground Floor
1,470 sq.m. (15,823 sq.ft.)





Third Floor
1,144 sq.m. (12,313 sq.ft.)

SPECIFICATION

1. Architectural Specification

- › **Means of Escape:** 1 person per 6sqm
- › **Internal Climate:** 1 person per 8sqm
- › **Sanitary Accommodation:** 1 person per 8sqm
(Provisions as per BS6465 4-1 2014)

2. Planning Module

- › 1.5 X 1.5m Typical throughout.

3. Structural Grid

- › 7.5 X 7.5m and 7.5 X 9.0m

4. Floor Loadings

- › **Office Floors:** 5.0kN/m2 UDL
- › **Reception Area:** 5.0kN/m2 UDL
- › **Car Parking Area:** 2.5kN/m2 UDL
- › **Roofs:** 0.6kN/m2 UDL
- › **Plant Areas:** 7.5kN/m2 UDL

5. Floor Heights

- › **Reception Ceiling Height:** Full Height.
Approx. 25m.
- › **Ground Floor Ceiling Height:** 4.0m
- › **1st – 3rd Floor Ceiling Heights:** 2.75m
- › **Typical Floor to Floor Height:** 4.1m

6. Service Zones

- › **Raised Access Floor:** 200mm
- › **Typical Floor to Ceiling Height:** 2750mm
- › **Ceiling zone:** 650mm

7. Structure

- › Reinforced concrete structure with typical 275mm flat floor slabs, with insitu reinforced concrete columns and core walls.

8. External Finishes

- › **Facade:** Unitised high performance curtain wall system with structural glazing and polyester powder coated internal frames. High performance solar glazing and insulated spandrel panels.
- › **Main Entrance Doors:** Feature clear glass and frameless revolving door and double swing doors to each side for accessibility and fire escape.
- › **Roof:** Sedum Green Roof System on proprietary waterproofing membrane on high density roof insulation on reinforced concrete roof structure laid to falls.
- › **Landscaping & Terraces:** High quality natural aggregate paving with feature planters to Terrace areas. High quality granite and concrete paving to external footpaths with feature planters and integrated lighting to building perimeter.
- › **U-Values**
External Wall: 0.18 W/m2K
Floor: 0.15 W/m2K
Roof: 0.15 W/m2K
Glazing: 1.4 W/m2K
Spandrels: 0.85 W/m2k (tbc)
Airtightness: 3.5M3/M2/HR@50Pa
All to nZEB standard



9. Internal Office Finishes

- › **Walls:** Painted plasterboard lining to internal office walls and cores with painted mdf skirtings.
- › **Floors:** 600 X 600 raised access flooring, medium grade.
- › **Ceilings:** 600 X 600 Mineral fibre tiles with feature plasterboard band to perimeters and core junctions. Open ceilings can be accommodated
- › **Columns:** Painted finish to reinforced concrete.
- › **Joinery:** Flush White Oak Doors and Frames with painted mdf skirting. Stainless steel ironmongery throughout.

10. Reception

- › **Walls:** Painted plasterboard walls, with selected feature wall behind reception desk.
- › **Floors:** Polished concrete with underfloor heating throughout.
- › **Ceiling:** MF Plasterboard ceiling with feature lighting.
- › **Reception Desk:** High Quality 'Solid Surface' feature reception desk with feature panelling.

11. Stairs

- › **Walls:** Painted plasterboard lining with painted mdf skirtings.
- › **Floors:** Proprietary rubber floor coverings with integrated stair nosings in contrasting colour.
- › **Ceiling:** Painted plasterboard ceiling and bulkheads.

- › **Joinery:** Flush White Oak Doors and Frames including vision panels and painted mdf skirting. Stainless steel ironmongery throughout.
- › **Balustrades:** Satin finished stainless steel handrails (grade 316L) supported on floor mounted support posts or wall mounted with stainless steel perforated guarding panels.

12. Sanitary Accommodation

- › **Toilet Provision:** Toilet provisions are calculated on 1 person per 8 Sq.M. Toilet requirements are calculated on a floor by floor basis. Toilet numbers are calculated based on BS 6465-1.
- › **Walls:** Porcelain wall tiling.
- › **Cubicles:** Proprietary toilet and shower cubicle system, full aluminium frame with HPL laminate facings. Proprietary IPS panel system to match toilet cubicles with selected HPL laminate finish.
- › **Floors:** Large format porcelain floor tiling.
- › **Ceilings:** 600 X 600 Mineral fibre tiles with feature plasterboard band to perimeter wall junctions.
- › **Vanity Units:** Bespoke vanity unit with Corian finish and fully recessed counter top wash hand basins. Integrated mirror system with concealed hand dryer, soap dispensers and lighting above wash hand basins.
- › **Sanitary Fittings:** High quality sanitary ware and fittings throughout.
- › **Joinery:** Flush White Oak Doors and Frames. Stainless steel ironmongery throughout.

13. Car & Bicycle Parking, Locker & Shower Provisions

› Parking Provisions

280 No. Car Parking Spaces will be provided at surface level with strategically located charging points.

The basic dimensions required for the layout of car parking areas are as follows:

Parking bays shall be 2.4m wide by 4.8m in length.

Parking bay widths for people with disabilities will be a minimum of 4.8m wide by 6.0m long.

› Disabled Car Parking

Design Standard: At least 5% of the total number of spaces should be designated disabled car parking spaces.

Total number of spaces provided: 13.

› Motorcycle Parking

Design Standard: Motorcycle parking in designated at a rate of 4% of the number of car parking spaces provided.

Total number of spaces provided: 10.

› Bicycle Parking

Design Standard: In accordance with Local Authority requirements.

› Shower and Changing Facilities

Shower and changing facilities are provided in the basement accessed from the main core. The total number of showers provided are in compliance with the Local Authority requirements.

14. Mechanical Services

- › **Air con** designed for an occupation of 1 person 8m².
- › **Air-conditioning system:** The office areas will be totally air conditioned and will be provided with a Low Temperature Hot Water (LTHW) and Chilled Water (CHW) system to provide the required energy load to heat and cool the office space throughout the year via 4-pipe fan coil units. Each floor shall be provided with energy monitoring stations and automatic isolation valves to enable each floor plate to be easily metered by the landlord if required.

The 4 central air handling units will extract the return air and discharge to outside via a heat recovery section in the AHU. This will in turn preheat the fresh air to be delivered into the buildings and reduce energy costs. Variable speed fans shall be provided with motorised dampers provided on each floor or sub tenancy with pressure differential switches controlling the volume delivered to the spaces. The supply and return air will be ducted in the dedicated mechanical risers to each floor at the central core.

Tempered fresh air will be provided to the back of the Fan Coil Units via the central Air Handling Units located on the roof plant area.

- › **Heating System:** Two gas fire cascade boiler arrangements and 1 CHP unit shall be provided to meet the heating load requirement. The building heating system has been designed to achieve the minimum A3 BER rating the building is targeting.

- › Natural Gas enters the building directly at basement level and metered within a dedicated naturally ventilated Gas Meter Room. The gas pipework is then run in welded steel a short distance to the basement heating plantroom. A provision for a future gas connection to serve a ground floor 'Future' canteen space is provided.

- › **Cooling System:** The building cooling requirement shall be provided via a minimum of 3 air cooled chillers located on the roof plant area. The chillers shall be capable of providing chilled water at 6oC and each chiller can provide 40% of the building load to allow for extra redundancy.

- › **Design Parameter:**

Winter Temperature

Outside: -5oC db (100% saturated)

Internal Office: 21°C±2°

Toilets: 18 °C min

Reception: 18 °C min

Summer Temperature

Outside: 28 oC db/20 oC wb

Internal Office: 23°C±2°

Toilets: No Control

Reception: No Control

Fresh Air Supply

Offices: 10L/s/person based on 1 person per 8m2

Toilets: 10 ACH extract (make-up air at 85% of supply)

- › **Acoustics Level**

Office Open Plan: NR 35

Toilets: NR 40

Reception Area: NR 38

- › **Water Services**

24 hour storage for the building population providing 45l/person.

15. Electrical Services

- › **Design Criteria**

The building shall be designed on the basis of 1 person per 8m2

Lighting: 10W per sq m

General Power: 20W per sq m

Small Power: 20W per sq m

- › **Lighting**

Offices: 500 LUX

Reception: 200 LUX

Toilets: 200 LUX

Basement Car Park: 75 LUX

- › **Lighting Control**

A dedicated lighting control system shall be provided throughout the open plan office areas. The lighting systems will be zoned to allow areas to be controlled in isolation, for example, areas benefiting from day-lighting may not require artificial lighting for the same periods as the more internal areas.

- › **Standby Power**

The building firefighting and life safety systems shall be backed up via a Landlord generator located within the basement area. The generator shall be rated to facilitate the life safety energy loads only. There will be future space available for a tenant generator within the basement level, to back up their floor space. This space allocation shall be suitably sized to meet the requirements of a singular tenant floor space.

- › **Protective Services Installations:**

Fire Alarm System: A Fully Addressable Fire Alarm System in full accordance with I.S. 3218. The Fire Alarm System will have sufficient capacity to permit extension of the system by the Tenant, based on the ultimate partitioning configuration.

Security Systems: The security installation will consist of access control, CCTV and intruder alarm system in the landlord areas. These systems shall be IP type and adaptable to an open network and fully expandable to future tenant requirements.

Communication: The building shall be provided with diverse telecommunications route from the existing telecoms network within the vicinity of the development. Diverse routes both externally and internally, will be provided.

Earthing: The Electrical installation shall be earthed in accordance with ET: 101 and IS EN 50310.

16. Passenger Lifts

- Manufacturer – tbc
- Internal finishes – Oak side walls with mirror to rear wall
- Floor – Porcelain tile
- Contract speed 1.6m/s
- Waiting time – 15 secs at peak morning times (with destination control) – 20.7 secs at peak Lunch times (with destination control) Internal

17. Building Management System

- › **Building management system:** Control, monitor, record, trend and alarm all of the building services and mechanical systems including any additional heating, ventilation, air conditioning, water services and internal / external metering via Modbus or BACnet.

18. Sustainability

- › The building is targeting LEED Gold and building energy Rating A3.

MILLENNIUM PARK OCCUPIERS



For over 10 years, Millennium Park has attracted the highest calibre organisations including Kerry Group, State Street Bank, AIB, and GEA. Asked why, tenants describe the Park as a ‘talent magnet’.

CONTACTS

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Viewings

All viewings are strictly by appointment through the sole selling agent.

Further Information

More information can be found at
www.millenniumpark.ie



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