

# THE HEYSHAM

73 NORTH WALL QUAY, DUBLIN 1





# OPPORTUNITY AWAITS...

## A BOLD, DYNAMIC, STATE-OF-THE-ART ADDITION TO THE NORTH DOCKS

The Heysham represents a stunning fusion of contemporary and Victorian Architecture set in the heart of Dublin's vibrant North Docklands.

The contemporary glazed structure extends seven floors above the existing two storey, red brick warehouse to provide a truly unique office setting.

The cutting edge design provides an exceptional waterfront office HQ over nine light-filled floors.

Locating your business here offers you the opportunity to rub shoulders with the world's most dynamic companies.

**25,000 SQ FT / 9 STOREY / GRADE A /  
LEED GOLD / BER A3**



# HISTORY REMAINS

The Heysham has a rich history dating back to 1864 when it first appeared on an Ordnance Survey Map.

The reclamation of the North and South sides of the Liffey, to create the modern day Docklands, largely took place between 1717 and 1760.

By the 1750s, the North Docklands was fully reclaimed with the distinctive grid street pattern, which remains to this day. The new railway era in the mid-19th century resulted in the expansion of the Docks for both freight and passenger trade.

From the 1850s onwards, the North Docks became a busy international port, with its plots occupied by timber yards, sawmills, cattle yards, vinegar works associated industries and shipping companies.



North Wall Quay c.1915.

Photo: National Library of Ireland



North Wall Quay with The Heysham building from 1958.

Burns and Laird Lines Ltd was one such shipping company. An amalgamation of two old established Glasgow companies, they pioneered steam services between Scotland and Ireland. Dating back to the early 1920s, Burns and Laird transported goods and livestock between Scotland and Ireland enabling trade from Glasgow directly to Northwall Quay with regular sailings each way.

More recently, the building was owned by one of the country's best known haulage companies, the Molloy & Sherry logistics and warehousing group.

BELONGING TO BURNS  
AND LAIRD, THE YARD  
WITH CONCRETE FLOOR  
WAS KNOWN AS THE  
“HEYSHAM YARD”

Extract from The Portal Inspection Order of 1924.



A poster advertising the shipping routes of Burns & Laird Lines from June, 1941.





# HIGH PROFILE WATERFRONT HQ



# STACKED WITH FEATURES AND VIEWS

25,000 SQ FT

9 STORIES

FEATURE 2,567 SQ FT  
WATERFRONT RECEPTION

2,500 TO 3,000 SQ FT FLOORPLATES

2.7 M FLOOR-TO-CEILING HEIGHT

ONE PER 8 SQ M DESIGN

INTELLIGENT BUILDING ENERGY-MANAGEMENT  
SYSTEM WITH CLOUD-BASED CONNECTIVITY

60 BICYCLE SPACES

7 SELF-CONTAINED SHOWER/CHANGING ROOMS  
INCLUDING ACCESSIBLE SHOWER



BER A3





# BUSINESS LIVES...



# ...INNOVATION THRIVES



# SOUTH DOCKLANDS

- 1. ULSTER BANK
- 2. GRANT THORNTON
- 3. AUTODESK
- 4. FACEBOOK
- 5. MCCANN FITZGERALD
- 6. BEAUCHAMPS
- 7. EQUIFAX
- 8. DOCUSIGN
- 9. MATHESON
- 10. FRAGOMEN
- 11. STATE STREET
- 12. ACCENTURE
- 13. AIRBNB
- 14. JP MORGAN
- 15. INDEED
- 16. LOGMEIN IRELAND



THE HEYSHAM

# NORTH DOCKLANDS

- 17. THE CUSTOM HOUSE
- 18. IFSC HOUSE
- 19. CHQ BUILDING
- 20. CITIBANK
- 21. A&L GOODBODY
- 22. HUBSPOT
- 23. THE CONVENTION CENTRE DUBLIN
- 24. CREDIT SUISSE AG
- 25. SALESFORCE
- 26. CENTRAL BANK OF IRELAND
- 27. NAMA
- 28. EBOW
- 29. WEWORK
- 30. THE HEYSHAM
- 31. THE MAYSON
- 32. COOPERS CROSS
- 33. FENERGO
- 34. THE GIBSON HOTEL
- 35. 3ARENA
- 36. VOXPRO



ENERGISED



VIBRANT

3Arena, North Wall Quay



Power, 81/82 North Wall Quay

Spencer Dock LUAS Station



CONNECTED

The Gibson Hotel, Point Square



HAPPENING

LOCATED



Dublin Bikes, North Wall Quay



CHQ Dublin, 1 Custom House Quay



The Mason, North Wall Quay

STYLISH

CULTURAL



## ARCHITECTURE

## CREATES...

A unique entrance through Victorian Arches immediately awakens your senses and creates an unforgettable space connecting old-world heritage and contemporary excellence.

BEAUTIFULLY  
DESIGNED GLAZED  
FACADE WITH  
RIVERFRONT VIEWS



# DESIGN

## PERFECTS

4 PIPE FAN COIL AIR CONDITIONING

SUSPENDED METAL CEILINGS

LED LIGHTING

FLOOR-TO-CEILING GLAZING GENERALLY

RAISED ACCESS FLOOR, WIRED FOR POWER

GROMMETS 1 PER 8 SQ M

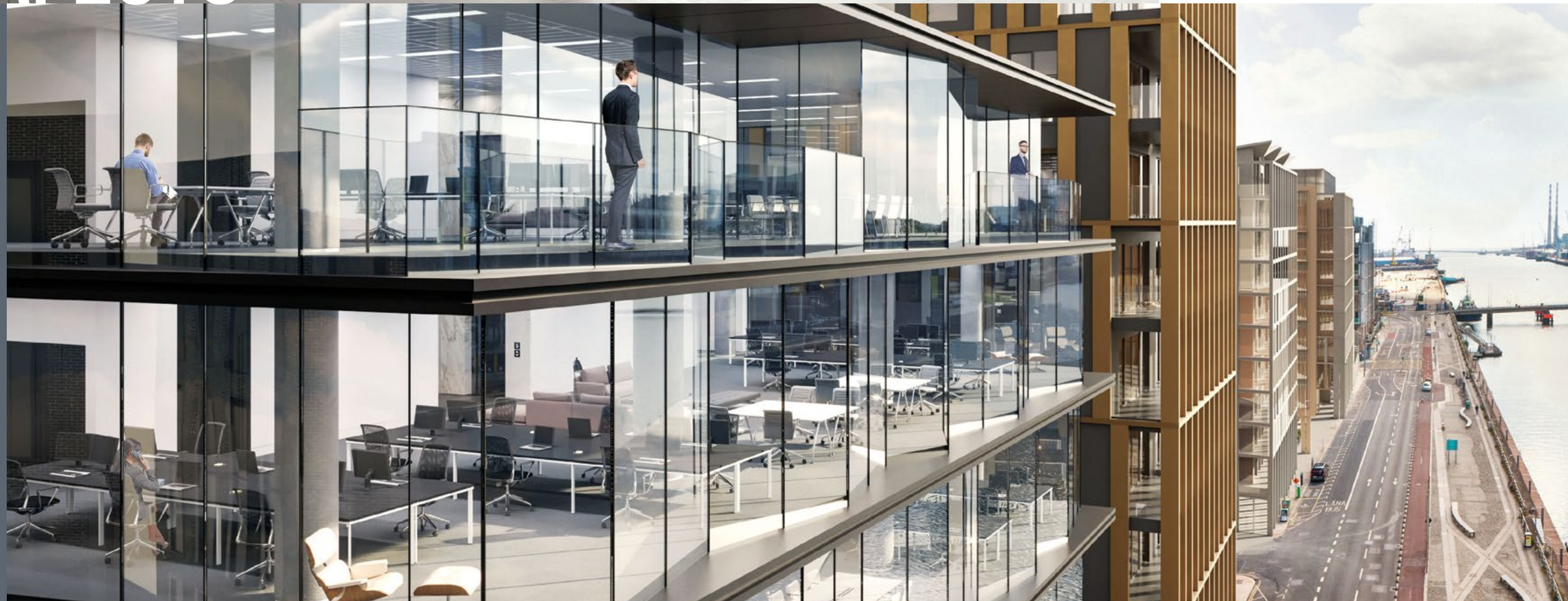
2 NO. PASSENGER LIFTS

1 NO. FIREFIGHTING / GOODS LIFT

MALE AND FEMALE WASHROOMS

TERRACES ON 2ND AND 8TH FLOORS

FLOOR PLATES  
FINISHED TO  
THE HIGHEST  
STANDARDS

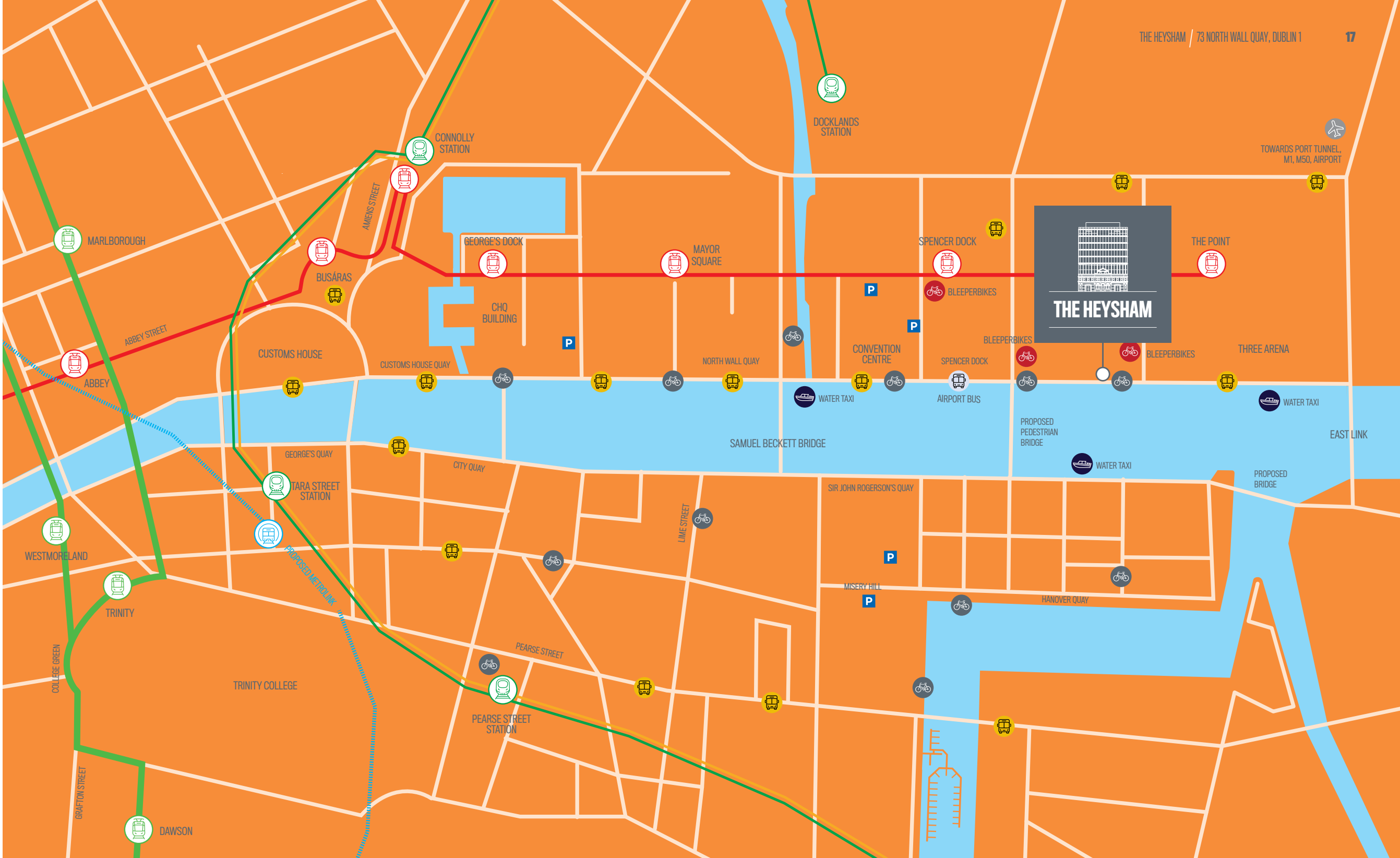




TRANSPORT

CONNECTS...

SERVICED BY  
ALL OF DUBLIN'S  
MAJOR TRANSPORT  
SYSTEMS



The Heysham is ideally situated in the centre of the North Docklands central public transport axis. Light Rail, Mainline Rail, Bus & Road Networks, Dublin Bikes and Water Taxis, make this Dublin's most connected place to live and work.



DUBLIN BIKES  
1 MIN WALK



LUAS RED LINE  
2 MINS WALK



DUBLIN BUS  
2 MINS WALK



DOCKLANDS STATION  
5 MINS WALK



DUBLIN AIRPORT  
15 MINS DRIVE



# ...CULTURE FLOWS



Milano, 6 Excise Walk, Clarion Quay



Ely Bar and Grill, IFSC George's Dock



chq Building, 1 Custom House Quay



East Restaurant, Spencer Hotel



The Mayson, North Wall Quay



3Arena, North Wall Quay



The Convention Centre Dublin

Cill Airne, North Wall Quay



A BUSTLING, REINVIGORATED AREA OF  
THE CITY BURSTING WITH POTENTIAL

## RESTAURANTS/CAFES

**RYLEIGH'S**  
ROOFTOP GRILL

**EAST**  
ASIAN FUSION  
RESTAURANT



## HOTELS

**THE MAYSON**

**SPENCER**

**the gibson hotel**

**Hilton**  
Garden Inn

## CULTURAL



**EPIC** The Irish  
Emigration  
Museum

**THE chq BUILDING**



# PANORAMIC VIEWS ACROSS THE CITY







# PREMIUM INTERIOR FINISHES





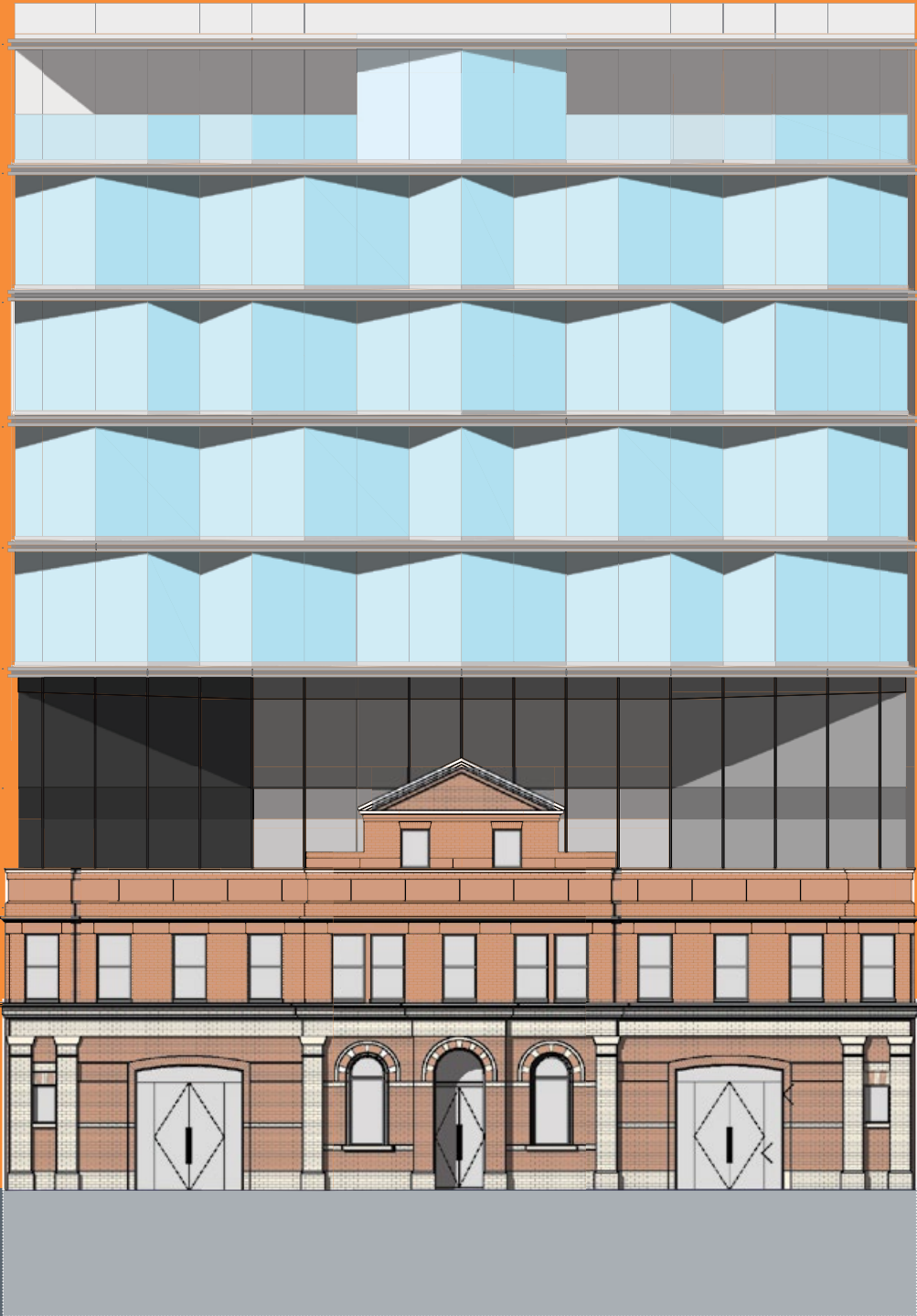
# SCHEDULE OF AREAS

TOTAL	2,311 SQ M	24,880 SQ FT	TOTAL TERRACES 67 SQ M 721 SQ FT
EIGHT FLOOR	237 SQ M	2,551 SQ FT	2 NO. TERRACES 38 SQ M 409 SQ FT
SEVENTH FLOOR	274 SQ M	2,949 SQ FT	
SIXTH FLOOR	274 SQ M	2,949 SQ FT	
FIFTH FLOOR	274 SQ M	2,949 SQ FT	
FOURTH FLOOR	274 SQ M	2,949 SQ FT	
THIRD FLOOR	229 SQ M	2,465 SQ FT	
SECOND FLOOR	238 SQ M	2,562 SQ FT	2 NO. TERRACES 29 SQ M 312 SQ FT
FIRST FLOOR	273 SQ M	2,939 SQ FT	
GROUND FLOOR	238 SQ M	2,567 SQ FT	

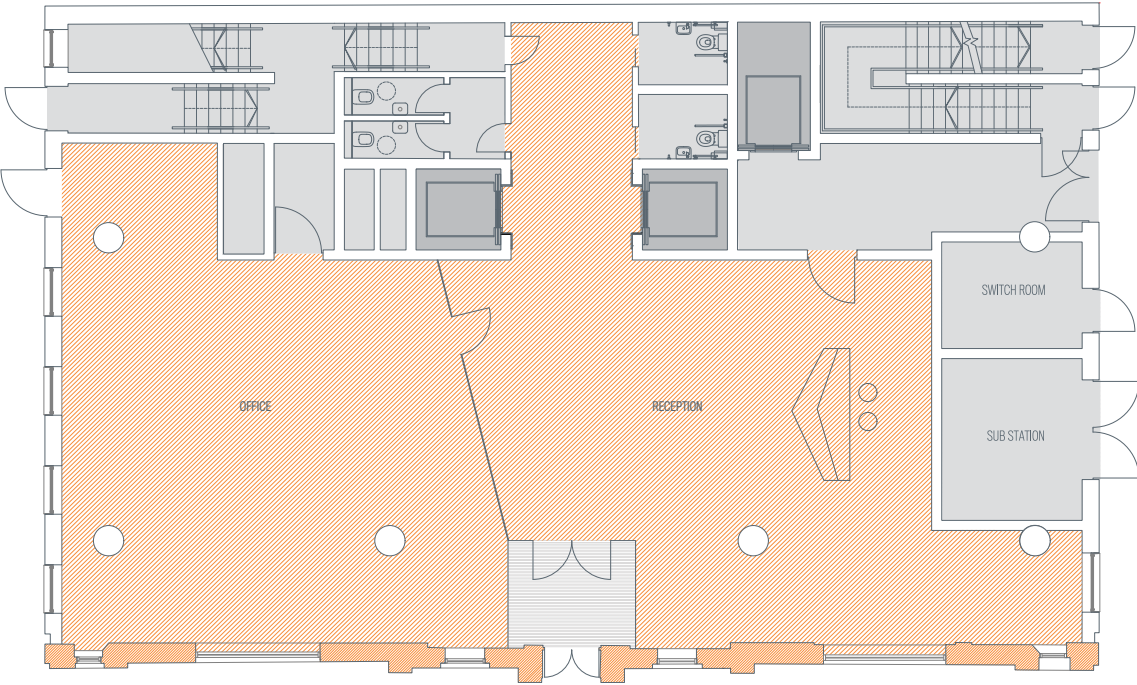
## BASEMENT

60 BICYCLE SPACES AND 7 SELF-CONTAINED SHOWER/  
CHANGING ROOMS INCLUDING ACCESSIBLE SHOWER

The above are approximate net internal areas only.







GROUND FLOOR

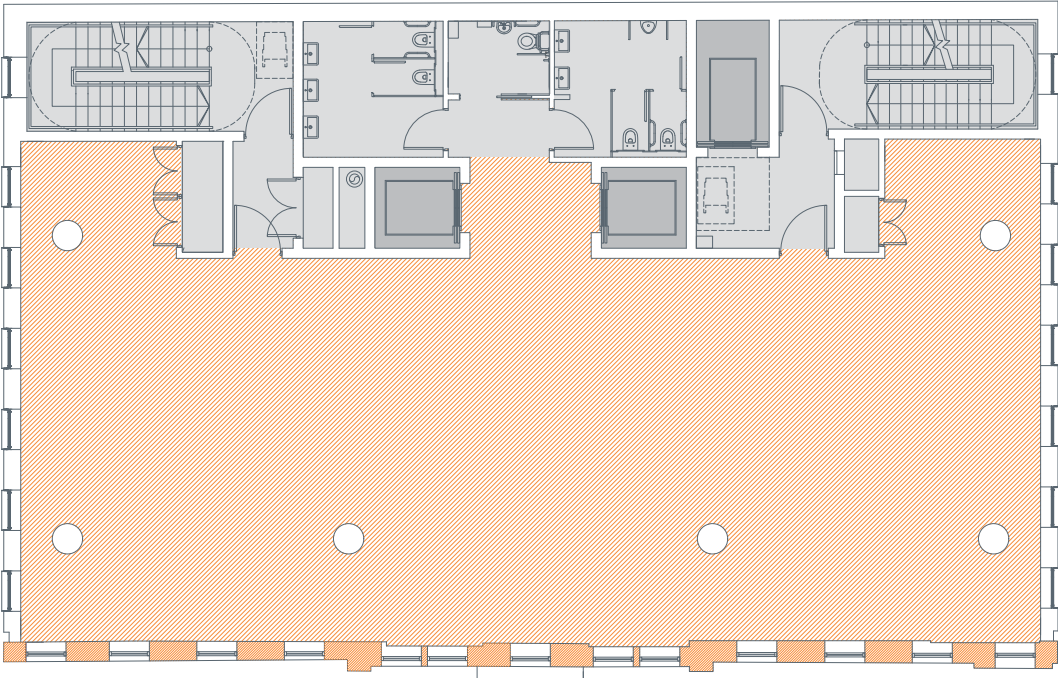
238 SQ M  
2,567 SQ FT

OFFICE: 113 SQ M  
RECEPTION: 125 SQ M



FIRST FLOOR

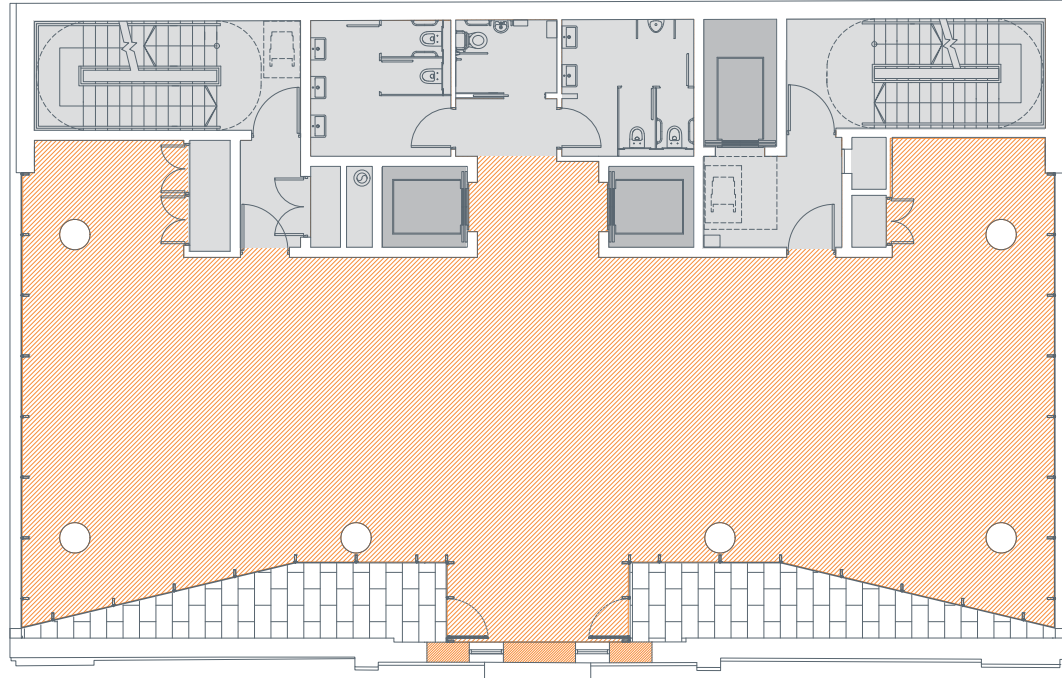
273 SQ M  
2,939 SQ FT



SECOND FLOOR

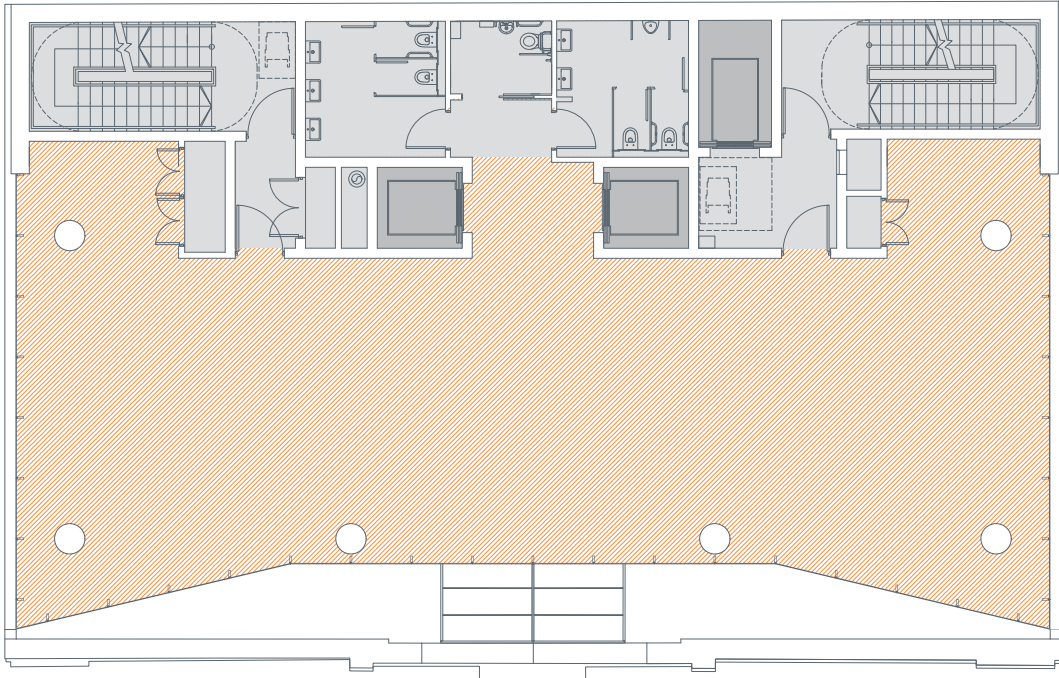
238 SQ M  
2,562 SQ FT

2 NO. TERRACES  
29 SQ M  
312 SQ FT

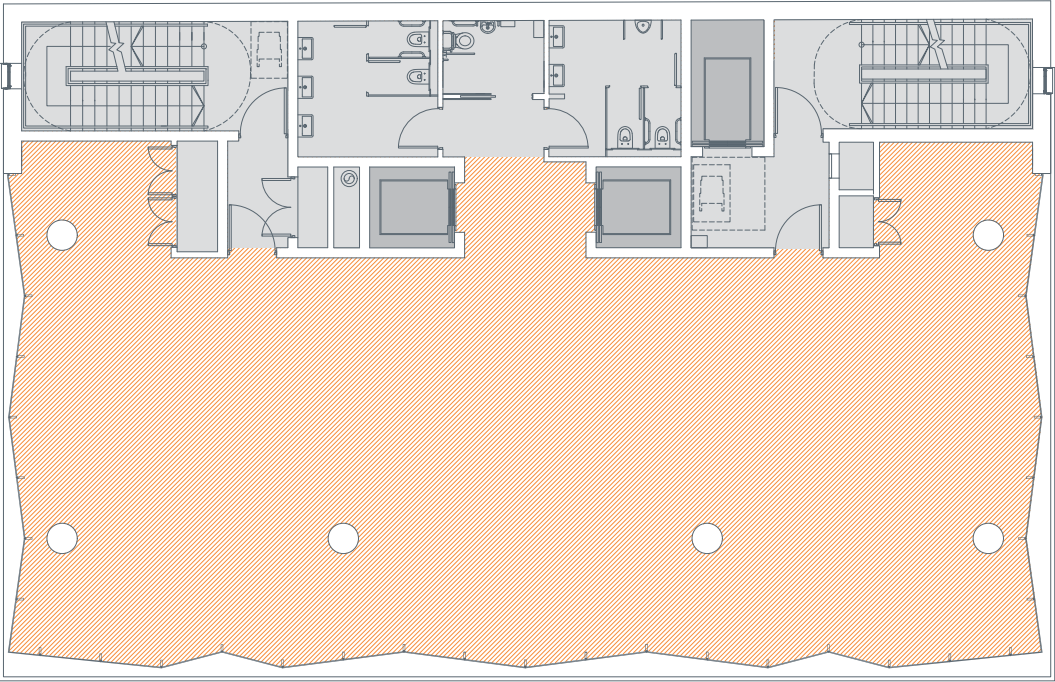


THIRD FLOOR

229 SQ M  
2,465 SQ FT



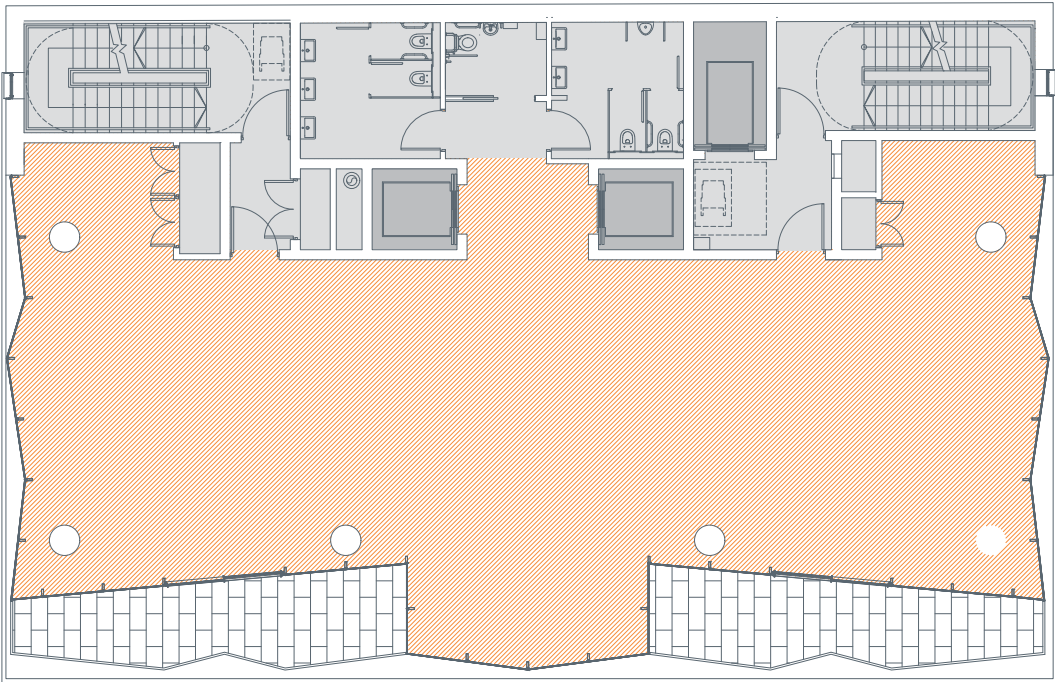




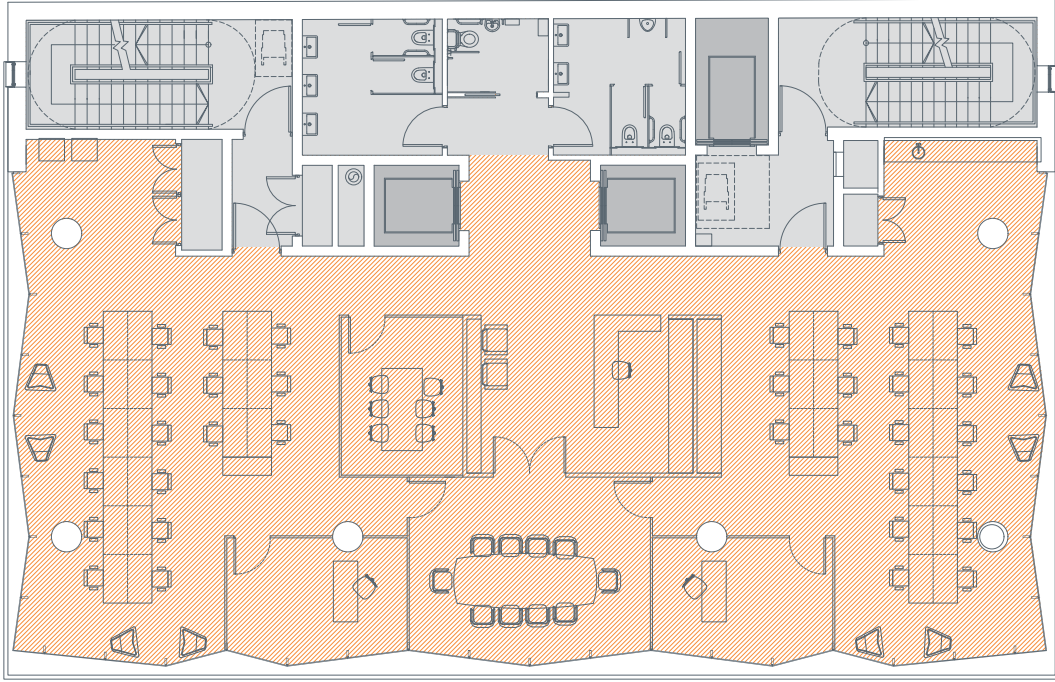
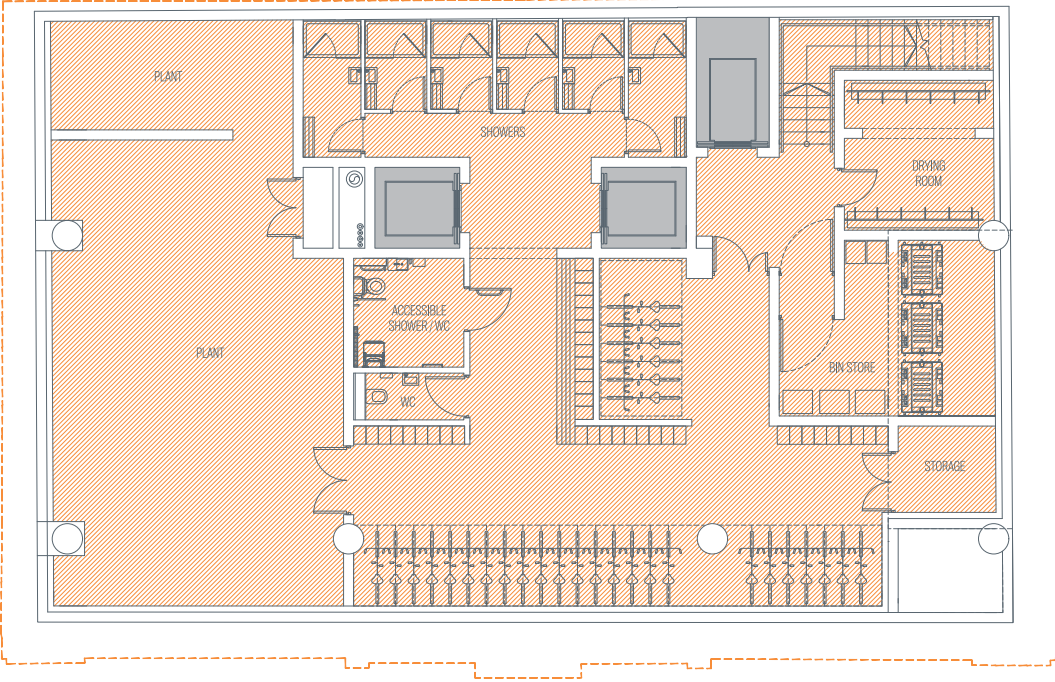
TYPICAL FLOOR  
(FOURTH - SEVENTH)  
274 SQ M  
2,949 SQ FT



EIGHT FLOOR  
237 SQ M  
2,551 SQ FT  
2 NO. TERRACES  
38 SQ M  
409 SQ FT

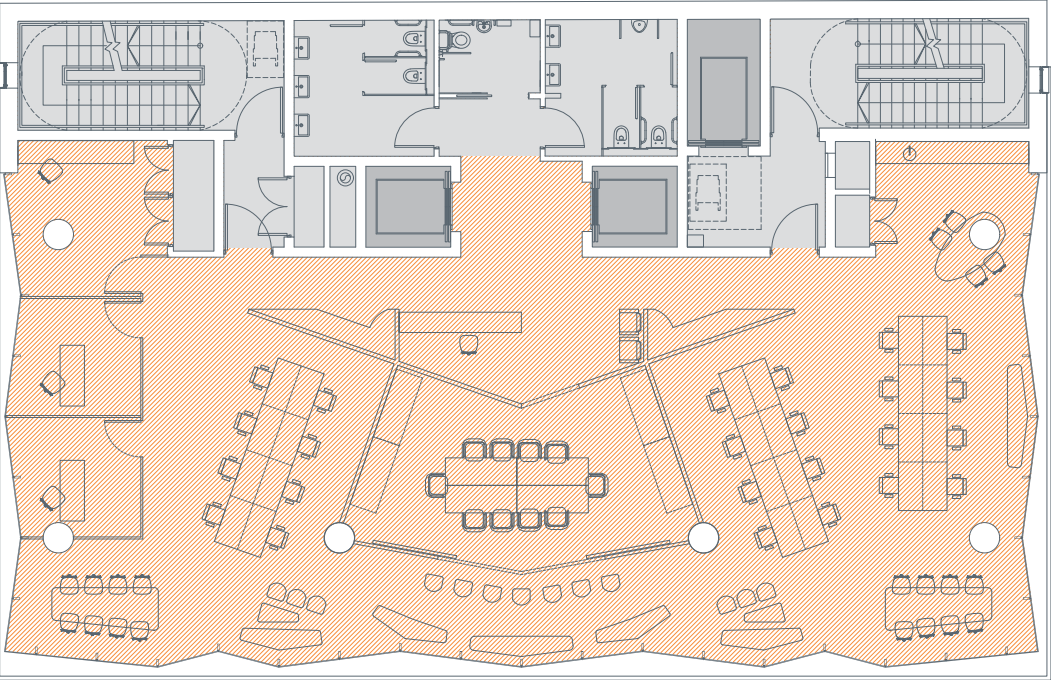


BASEMENT  
60 BICYCLE SPACES  
AND 7 SELF-CONTAINED SHOWER/  
CHANGING ROOMS INCLUDING  
ACCESSIBLE SHOWER



1:8 SQ M  
SPACE PLAN  
36 Workstations  
2 Offices  
2 Meeting Rooms  
Breakout Spaces





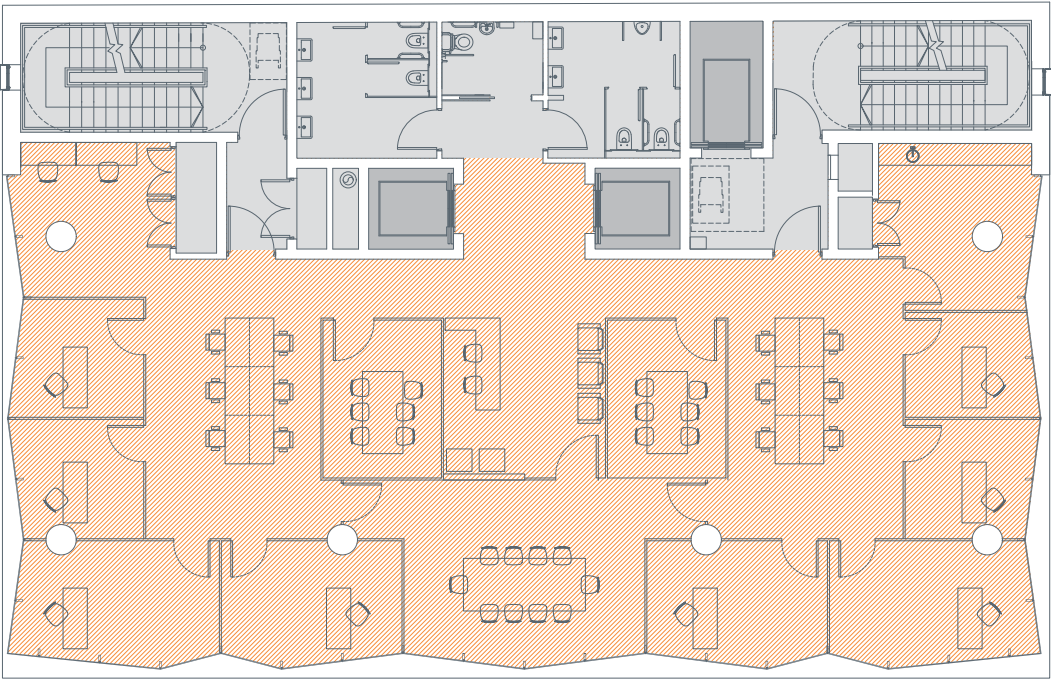
1:10 SQ M  
SPACE PLAN

24 Workstations  
3 Offices  
3 Meeting Areas  
Reception (1 person)  
Breakout Spaces



1:12 SQ M  
SPACE PLAN

12 Workstations  
8 Offices (1 person)  
1 Office (2 persons)  
3 Meeting Rooms  
Reception (2 persons)



# SPECIFICATION

## SPECIFICATION SUMMARY

- Restored Historic façade from ground to 1st floor
- High performance thermal glazing from 2nd to 8th floor
- Private terraces on 2nd & 8th floors
- 3.4 m floor-to-ceiling height to reception area
- 2.7 m to upper floor offices
- 4 pipe fan coil unit air conditioning
- Flexible planning grid
- 1:10 base occupancy (person/m²)
- 4.0 kN/m² office floor loading
- 25 W/m² small power base load
- 2 no. passenger lifts serving all upper floors
- 1 no. firefighting / goods lift
- Lift waiting time <25 seconds
- 60 no. bicycle storage spaces
- 7 no. self-contained shower/changing rooms including a wheelchair-accessible shower
- Locker & drying room facilities
- Target LEED Gold and BER A-3 rating targeted

## OCCUPANCY

Means of escape:	1 person per 6 m²
Internal climate:	1 person per 8 m²
Lift provision:	1 person per 8 m²
Sanitary provision:	1 person per 10 m²

## PLANNING MODULE

1.5 m square generally throughout

## FLOOR LOADINGS

Office floors:	4.0 kN per m² (+ 1.0 kN per m² partitions)
Ground floor:	4.0 kN per m²
Lift lobby & toilet areas:	4.0 kN per m²
External terraces:	4.0 kN per m²
Plant rooms:	7.5 kN per m²
Areas of roof outside plant areas:	1.5 kN per m²
Bicycle storage:	2.5 kN/m²
Shower areas:	5.0 kN per m²

## FLOOR HEIGHTS

Ground to First Floor:	4.3 m
General Office Floor to Floor:	3.6 m
Raised Access Floor Zone:	Nominal 150 mm
Floor Construction:	Reinforced concrete flat slab

## STRUCTURE

The new structural elements consists of reinforced concrete lift and stair core walls, reinforced concrete columns, and reinforced concrete flat slabs. Internal non-loadbearing walls will either be solid concrete blockwork or lightweight block. The façade on upper levels will consist of structured glazing and curtainwall glazing. On lower levels, the façade is a mixture of the retained heritage southern brick façade and new east and west brick facades with galvanised steel (SFS) framing system inner leaf.

## EXTERNAL FINISHES

The building façades are composed of a combination of high quality materials consisting of brick, double-glazed aluminium windows, curtain walling, powder coated aluminium cassette cladding, concrete cladding.

Windows will be polyester powder coated, thermally broken, pressure equalised, discretely self-draining double-glazed aluminium windows.

Glazing will be high efficiency double-glazed units with solar control coatings.

The main entrance lobby will consist of full-height frameless glazing with a frameless glass door.



# SPECIFICATION

## INTERNAL OFFICE FINISHES

- Walls:** Emulsion painted dry lining generally
- Floors:** 600 mm x 600 mm raised access flooring
- Doors:** Painted timber doorsets
- Columns:** Fair faced concrete
- Ceiling:** Metal suspended ceiling system. Perforated 1200 mm x 300 mm metal ceiling tiles with linear plasterboard margins & bulkheads. System will incorporate light fittings, diffusers, supply & extract grilles, smoke detectors etc. Painted plasterboard bulkheads to perimeter will incorporate slot diffusers and perimeter lighting

## RECEPTION & LIFT LOBBY

- Floors:** Terrazzo/porcelain/stone tiling
- Internal Walls:** Part large-format natural stone & part emulsion painted plaster
- Ceilings:** Part emulsion painted suspended MF plasterboard ceiling & part metal suspended ceiling system
- Doors:** Glazed fire rated timber doorsets

## TOILETS

- Walls:** Large format terrazzo/porcelain/stone tiles, inset mirrors and painted plasterboard
- Floors:** Large format terrazzo/porcelain/stone tiled floor
- Ceilings:** Metal mesh suspended ceiling system
- Doors:** Painted timber doorsets
- WC Cubicles:** Tiled full-height toilet cubicles

- Vanity Units:** Bespoke vanity unit with integrated basins & flush mounted mirror over
- Sanitaryware:** Wall hung WC pans and urinals with concealed cisterns

## SHOWER & CHANGING FACILITIES

7 no. self-contained shower/changing rooms are being provided including 1 no. Universal Access shower room.

## ACCESSIBILITY

Universal access is provided to the building from all entrances. All parts of the office accommodation are accessible from the internal circulation spaces. Accessible WCs are provided at each floor level. Additionally, ambulant disabled accessible cubicles are provided at each floor level. An accessible shower and changing room is provided at Basement Floor level.

## BICYCLE PARKING

Bicycle spaces: 60 no. secure spaces located at basement level.

## PASSENGER LIFTS

- Manufacturer: To be confirmed.
- Size: 2 no. 13 person – serving all floors
- 1 no. 13 person firefighting/goods lift
- Passenger lift access control system
- Waiting time: Passenger lift peak average interval is less than 25 seconds.

## MECHANICAL & ELECTRICAL INSTALLATION

### TELECOM PROVISION

Numerous Telco providers are located close to the proposed development. Telco access to the building will be at basement level and via two diverse locations.

### ESB

A dedicated ESB Sub Station is located at ground floor level with the building main switchroom located adjacent.

### GAS SERVICES

A new incoming gas supply shall be installed by GNI from their existing underground main on North Wall Quay Street. Gas will be made available for potential use by tenants.

### DISTRICT HEATING SCHEME

A connection will be left available within the basement plantroom for future connection to the proposed Covanta District heating scheme.

## DESIGN HEATING

- The heating requirement for the building will be provided by a Multipurpose Unit Compressor Heat Pump) located at roof level.
- Low pressure hot water will be pumped to the fan coil units, the AHU heating coils and the core area radiators.
- The LPHW pipework shall be distributed through the building in the core.
- Space heating shall be provided to the core areas via a steel panel radiator located at ground floor level.
- Variable speed low-energy pumps on all circuits.

## COOLING

- Heating and cooling shall be provided to the office space via four pipe fan coil units.
- Each fan coil unit will have water side control, via a 2-port valve. Each fan coil unit will be provided with LPHW and chilled water services as described above.
- Each fan coil will also have a condensate drain piping system with is also routed through the false ceiling.
- Each fan coil unit shall consist of three/four, ducted branches, which shall supply heated/chilled air to the office space, via a plenum box and supply grille with variable speed low-energy pumps on all chilled water circuits.

## VENTILATION

- Fresh air requirement min 12 l/s per person @ 1 person per 8 m². Fresh air is to be supplied to the office from an air handling unit located on the roof.
- The AHU will consist of a supply and extract unit complete with a heat recovery section. The supply air unit shall be complete with heating and cooling coil. Attenuation shall be installed on the ductwork.
- Heat Recovery in heating and cooling mode, Variable speed driven roof mounted AHUs.

## BEMS

- An intelligent building energy management system with cloud based connectivity will be provided to control and monitor all functions of the HVAC and water systems within the building. The BEMS will interface with the building life safety systems.
- A standby generator is provided to give electrical backup to the fire lift and the building life safety systems.

## LIGHTING

Energy Efficient LED lighting throughout, control of the lighting systems will be by means of an intelligent lighting control system which will provide occupancy / presence control and daylight harvesting.

### DESIGN PARAMETERS:

- Winter Temperature*
- Outside:** -3°C dB saturated
- Internal Office:** 21°C ±2°C. No RH Control
- Toilets:** 19-21°C. No RH Control
- Reception:** 1°C ±2°C. No RH Control
- Summer Temperature*
- Outside:** 26°C db 19.5°C wb
- Internal Office:** 22°C ±2°C. De-humid control only
- Toilets:** 22°C ±2°C. No RH Control
- Reception:** 21°C ±2°C. De-humid control only

- Fresh Air Supply*
- Offices:** 10 litres / sec / person at 1 person per 8 m²
- Toilets:** 10 Air Change / hr / Extract plus make-up air



# SPECIFICATION

Acoustics Level

Office: NR35

Toilets: NR40

Staircores: NR45

Reception: NR40

Water Services

24 hour Water Storage at 45 l/person

The building has an ESB Substation and provision for Multi-Tenant metered LV Power Supply – 1 meter per floor.

One Sub-Distribution Board is provided on each floor for Tenant use

## ELECTRICAL INSTALLATIONS

### DESIGN CRITERIA

One Person per 8 m²

Lighting: 7 W per m²

Small Power: 23 W per m²

Misc. Small Power: 20 W per m²

### LIGHTING

Offices: Energy efficient LED modular recessed

Luminaires selection to comply with the design intent of CIBSE Lighting Guide LG7

Reception: Bespoke Lighting Design to reflect high quality Reception Area

Toilets: Low-energy lighting scheme provided

### LIGHTING CONTROL

The main tenant lighting control system will be provided with presence / day light sensors.

Landlord areas will be controlled via standalone presence sensors.

Emergency Lighting to IS 3217.

## BUILDING MANAGEMENT SYSTEM

Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems.

## PROTECTIVE INSTALLATION

### FIRE ALARM SYSTEM

The proposed fire detection and alarm system to be provided will be designed, installed and commissioned in accordance with IS 3218: 2013 such to achieve minimum L1 category coverage.

### SECURITY SYSTEMS

An IP based CCTV system will monitor external areas, entrance foyer and back stair. Wiring will be provided at tenancy doors, for future tenant access control system to interface with base build access control / security system at the reception.

### COMMUNICATION

Incoming Eircom telecommunication services will be provided to each tenant floor. Spare underground ducts and cable tray distribution within the service risers will be provided to allow diverse connections to the building.

## LEED & BER

The building is targeting LEED GOLD and a BER A-3 Rating.



# PROJECT TEAM

Developer	Core Capital / Oakmount
Architects / Lead Consultant	Mahoney Architecture
Asset Managers	Core Capital
Project Managers	Oakmount
Contractor	Pure Construction
Planning Consultant	Brock McClure
Conservation Architects	Blackwood Associates
Civil & Structural	Barrett Mahony
Building Services	PMEP
Fire Consultant	Maurice Johnson Partnership
Façade Consultants	Murphy Façade Studio
PSDP	OLM Consultancy
Quantity Surveyor	MMP

### Disclaimer

These particulars are issued by QRE and HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of QRE or HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither QRE or HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266

# AGENTS



PSRA No: 001266

20-21 Pembroke Street Upper, Dublin 2, D02 V449

Declan O'Reilly  
declan.oreilly@ie.knightfrank.com  
T: 01 634 2466

Paul Hanly  
paul.hanly@ie.knightfrank.com  
T: 01 634 2466

Tom Fahy  
tom.fahy@ie.knightfrank.com  
T: 01 634 2466



PSRA No: 003587

14 Fitzwilliam Square East, Dublin 2, D02 W298

Conor Whelan  
conor.whelan@qre.ie  
T: 01 637 5555

David O'Malley  
david.omalley@qre.ie  
T: 01 582 5330

Brian Kelly  
brian.kelly@qre.ie  
T: 01 637 5555



**[WWW.THEHEYSHAM.COM](http://WWW.THEHEYSHAM.COM)**