

# SWIFT SQUARE

escape to work

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A development by

**COSGRAVE  
PROPERTY**  
DEVELOPMENTS LIMITED

# SWIFT SQUARE

escape to work



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to work



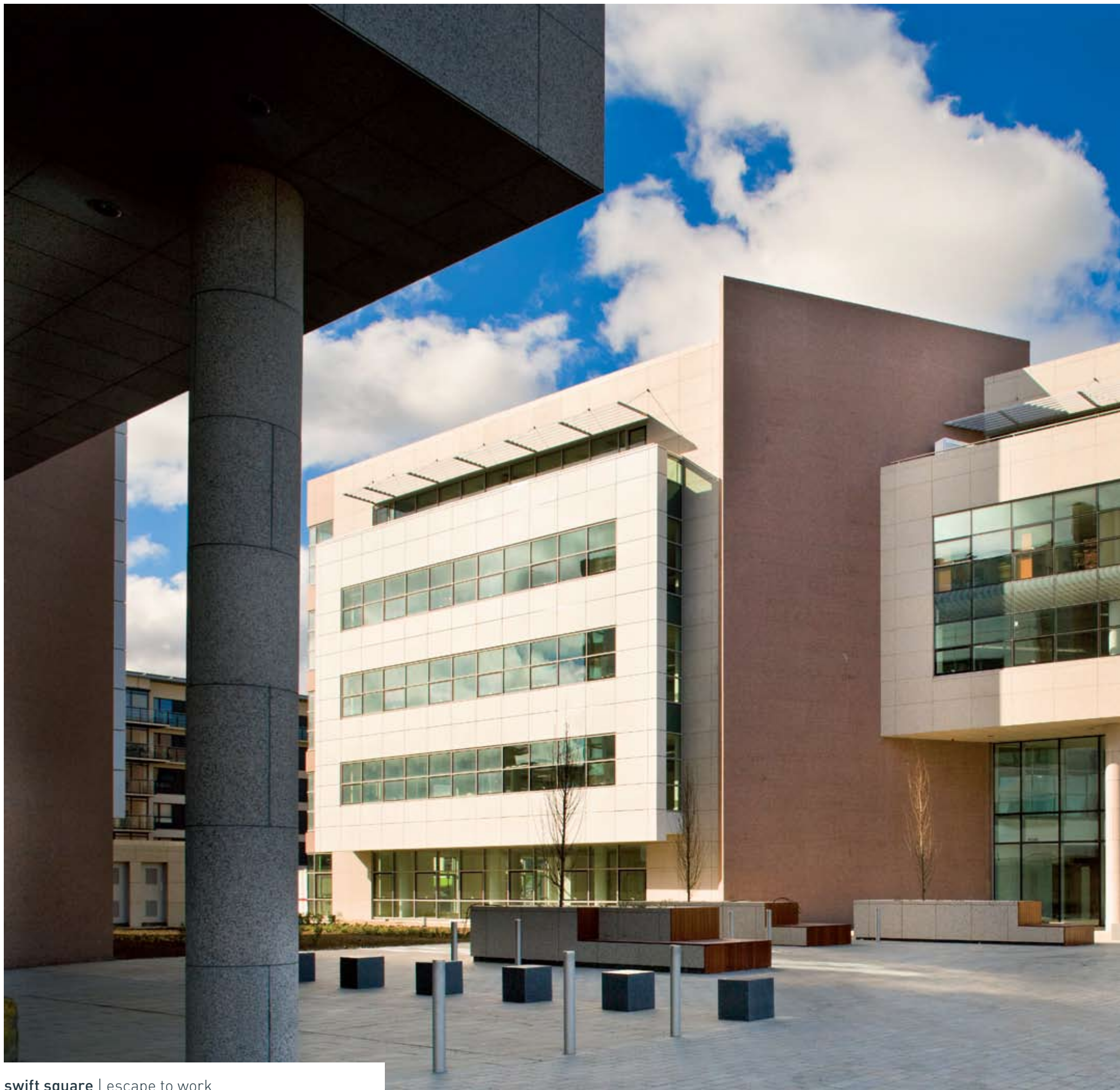




At Swift Square, we think everyone should enjoy their job. Happy people work harder, faster and smarter. We think that happiness stems from environment. That environment is Swift Square.

Swift Square allows you to switch on by providing the ideal space to switch off. All this whilst having connections directly into Dublin City and the Airport.

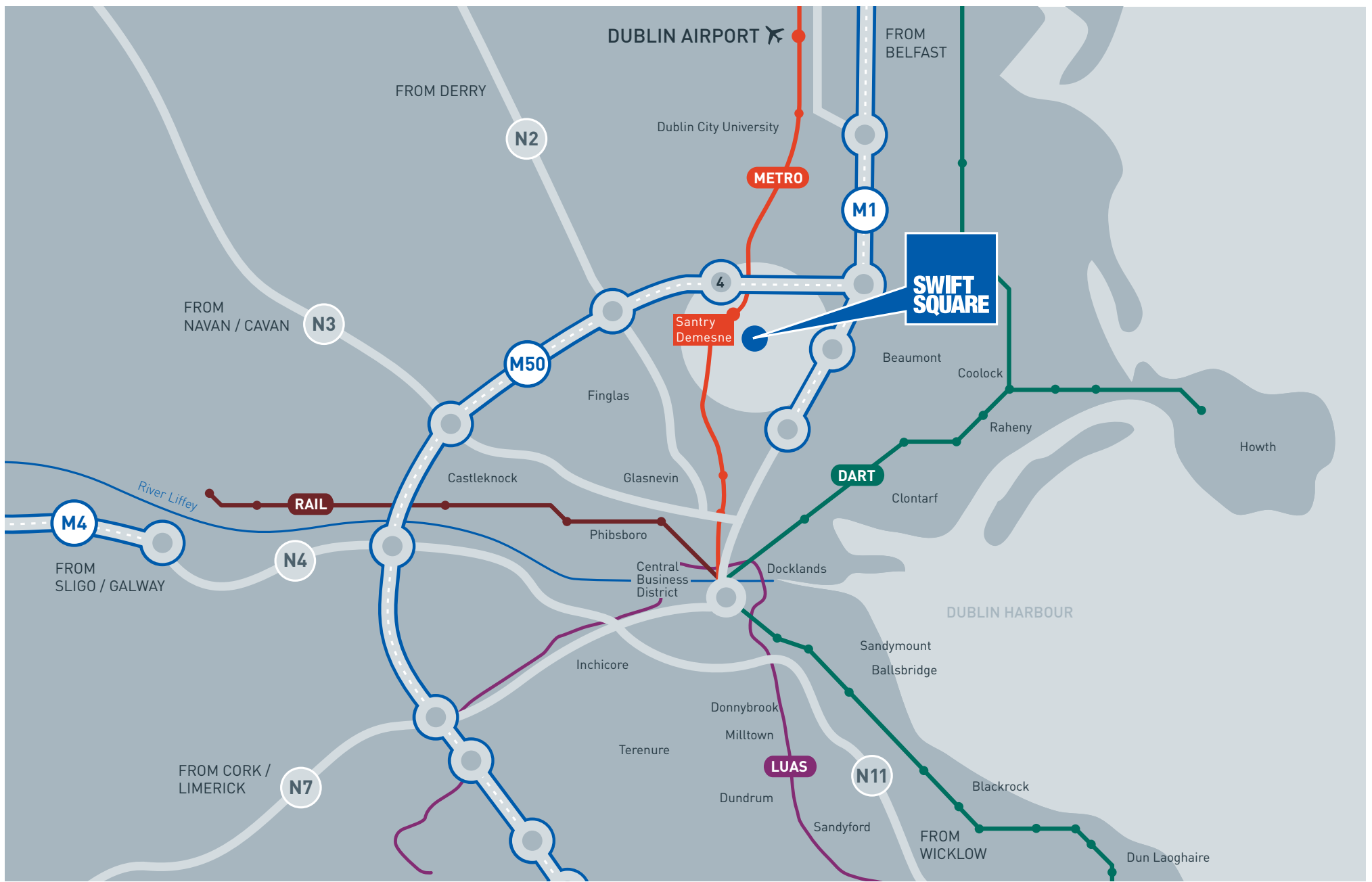




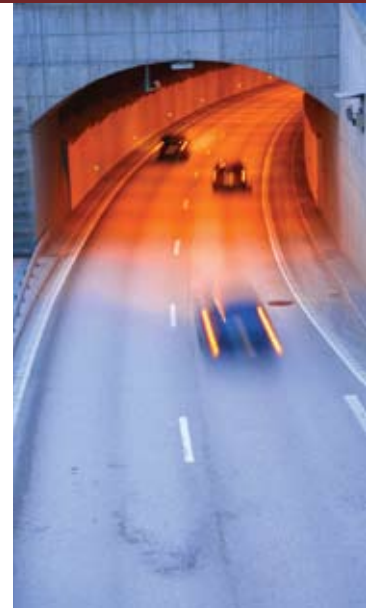
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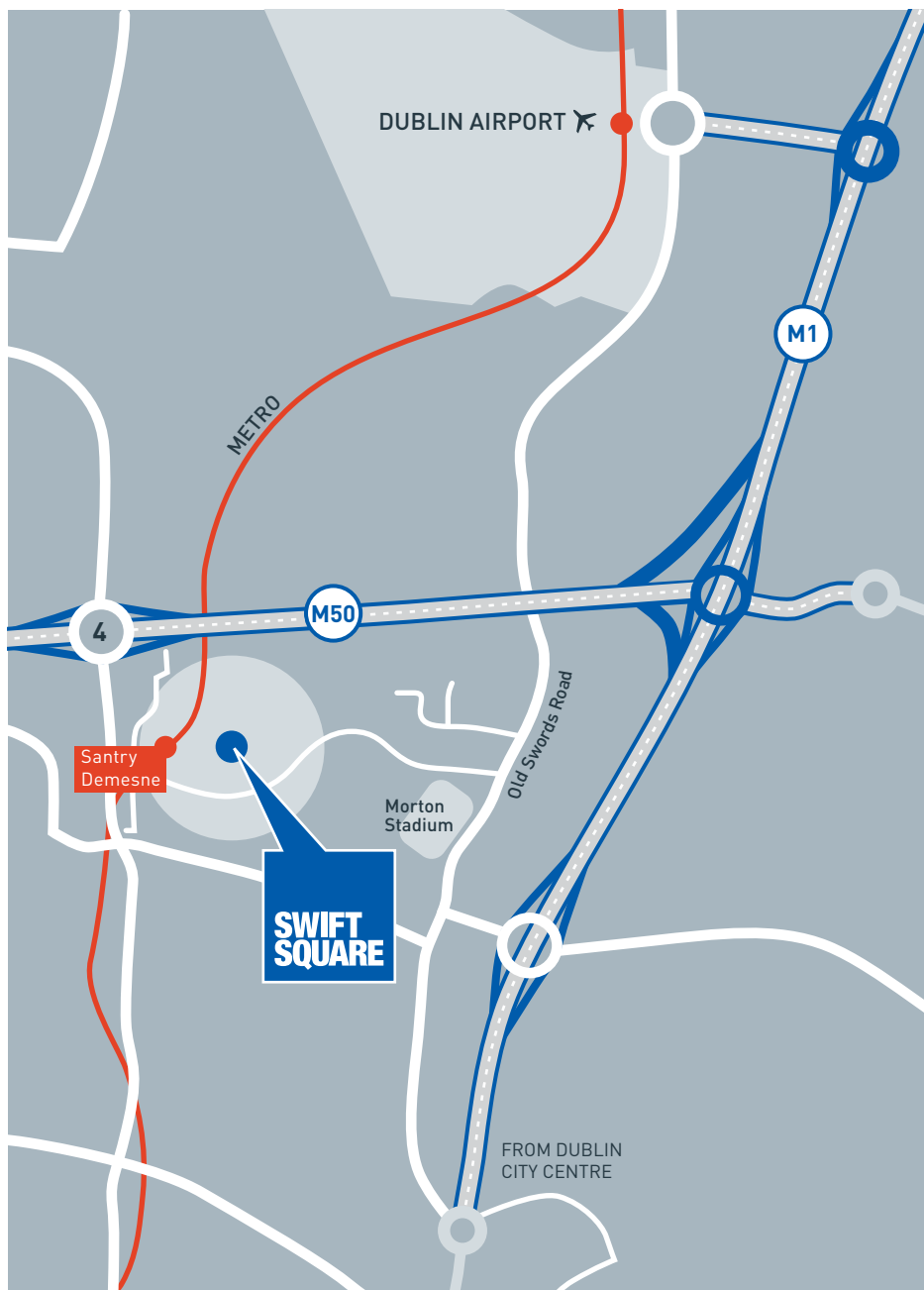






DUBLIN AIRPORT: 1.5km | DUBLIN CITY CENTRE: 6km | M50: 1km | M1: 1km





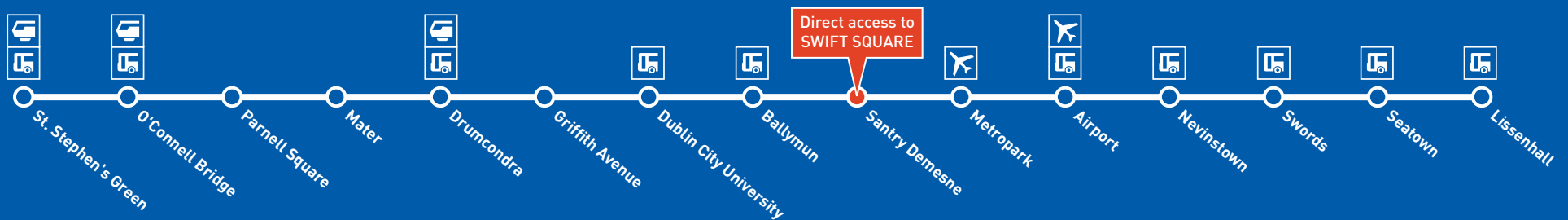
Just over 1km from Dublin Airport, Swift Square is located off the Old Airport Road, representing a prime location for any national or international business.

Swift Square has a dedicated stop on the Quality Bus Corridor (QBC), which services both the City Centre, suburbs and Dublin Airport.

The Dublin Port Tunnel is nearby. It connects directly with the adjacent M1 and the M50 Motorways and provides quick and easy access to Dublin City Centre.

In less than 5 years Swift Square will have its own Metro North stop at Santry Demesne, which will provide a new level of efficient transportation for office workers from Dublin and the surrounding area. It is anticipated that around 24 million passengers a year will use Metro North with trains every four minutes.

The Metro will be separated from road traffic, using tunnels and elevated sections, making it a 12 minute journey to/from Dublin City Centre and a 4 minute journey to/from Dublin Airport.







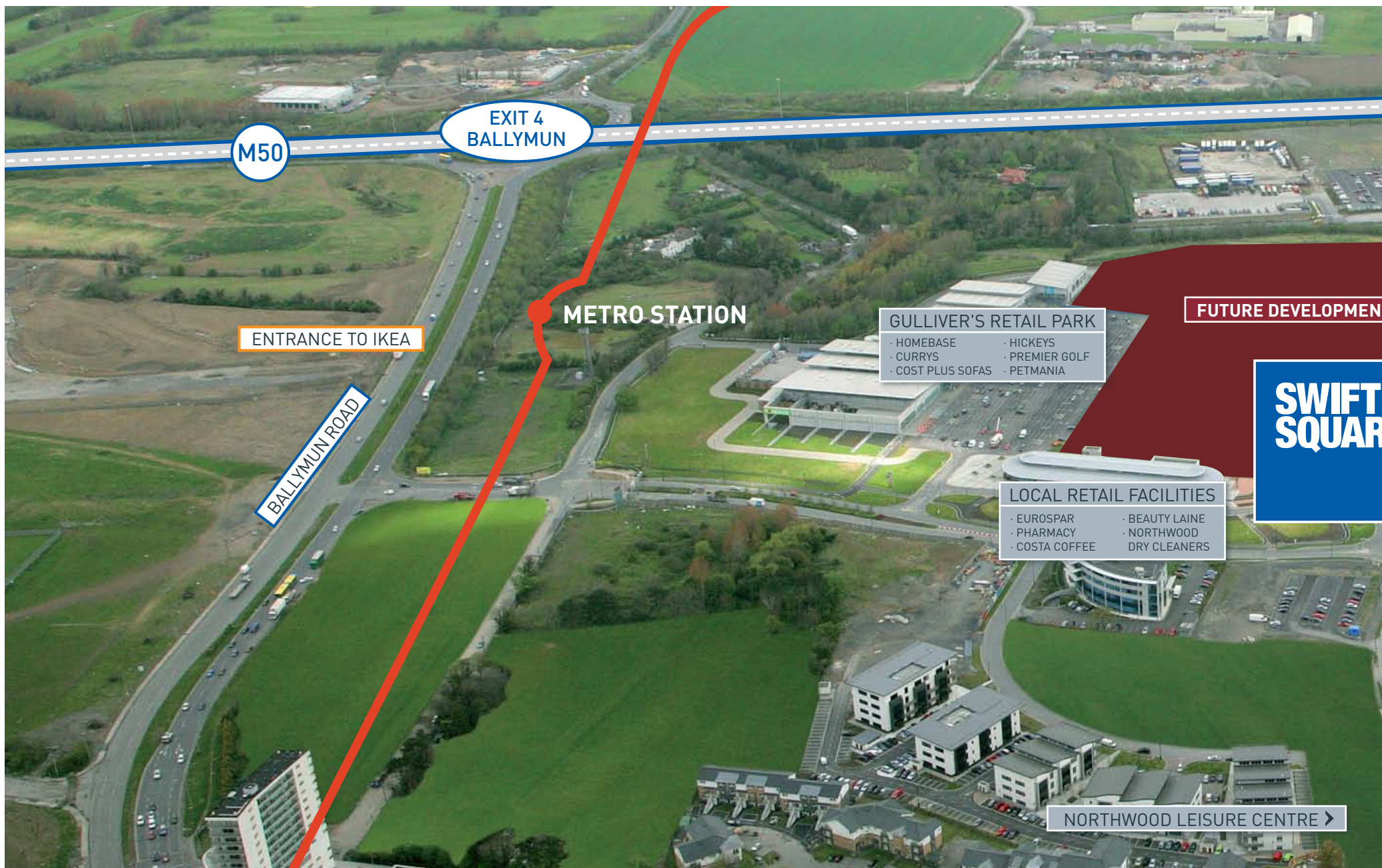
Swift Square has been built as part of Santry Demesne, Ireland's latest premier development and forms part of the mix of quality business, retail and leisure facilities. Santry Demesne is already established as an extensive business campus with the facilities of top class hotels, such as The Crown Plaza and Holiday Inn, in which to entertain corporate guests. Northwood Fitness Club is also on-site to help maintain a healthy work-life balance.



At Swift Square you have access to fine dining at the Mandalay Restaurant, the Coffee Company Lounge, Cinnabar Red Bar and Tonzai Restaurant. You can shop at the adjacent Gulliver's Retail Park or nearby Omni Park Shopping Centre. Swift Square also benefits from new on-site retail facilities, such as Eurospar, Costa Coffee, The Village Pharmacy, Beauty Laine Salon and Northwood Dry Cleaners.

It is intended that future development will provide additional high quality office accommodation, residential units and retail.





The Swift Square will be constructed in a number of phases. Phase 1 comprises of Buildings One and Two, marked on the aerial image above, extending to a total of 135,000 sq.ft. Approximately 60,000 sq.ft. is already occupied by BMW, Teradata, Select Management, Slidepath and Euromedic Northwood Imaging.

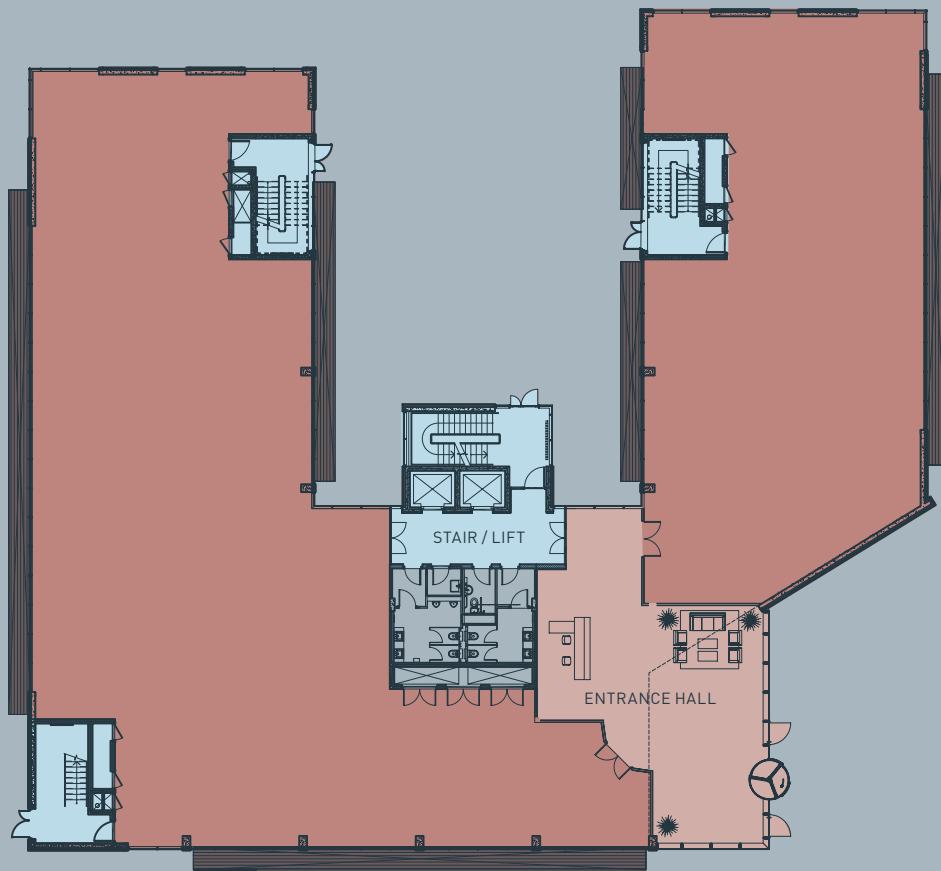
Cosgrave Property Developments Ltd. are also responsible for the management of the buildings and facilities at Swift Square.

Cosgraves intend to develop another 2 blocks comprising 120,000 sq.ft. of office accommodation in Phase 2. It is intended that the lands to the rear of Swift Square marked for "Future Development" will comprise a mix of office accommodation and further retail units.





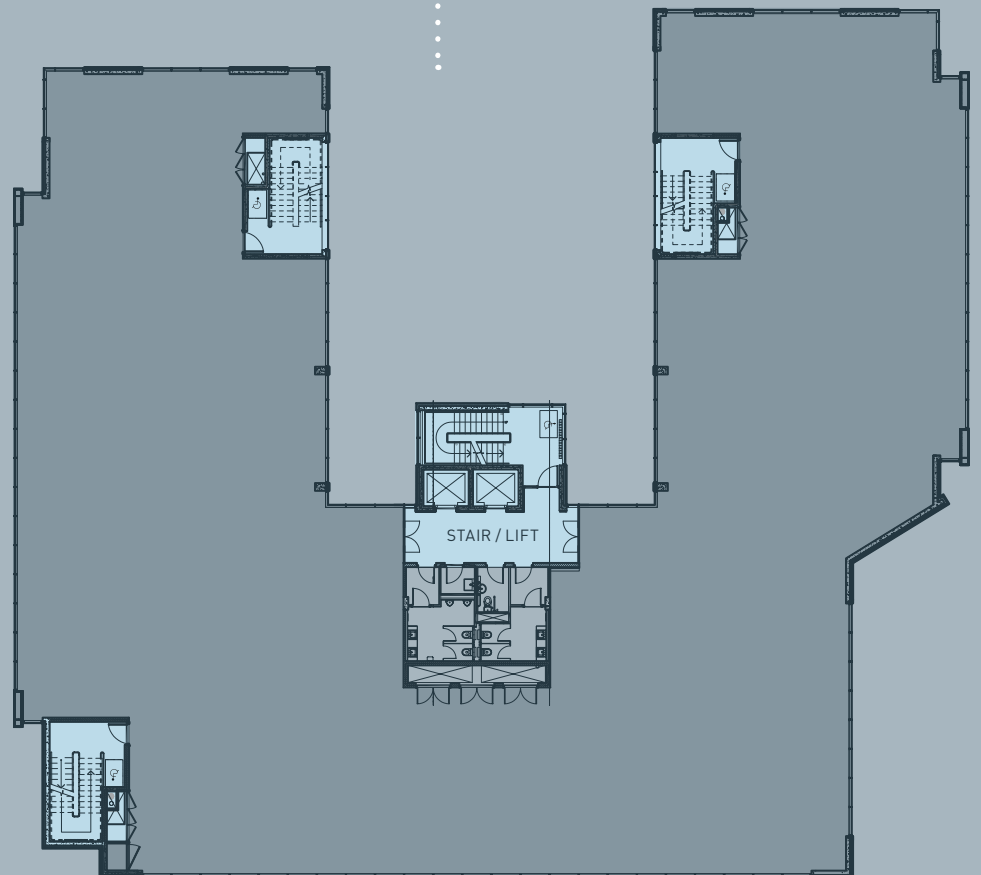




GROUND FLOOR

TYPICAL FLOOR

FLOORS	BUILDING ONE	BUILDING TWO
Ground Floor	569 m <sup>2</sup>	1,369 m <sup>2</sup>
1st Floor	Occupied	1,371 m <sup>2</sup>
2nd Floor	1,538 m <sup>2</sup>	1,538 m <sup>2</sup>
3rd Floor	Occupied	1,538 m <sup>2</sup>
4th Floor	Occupied	335 m <sup>2</sup>
<hr/>		
<b>TOTAL</b>	<b>2,107 m<sup>2</sup></b>	<b>6,151 m<sup>2</sup></b>



### Energy Efficiency for Blocks One and Two

The office blocks are clad in high performance glass, which reduces running costs. A high percentage (71%) of natural light is let in while limiting the transfer of solar gains. This contributes to less energy used for artificial lighting and cooling the space.

The use of gas as the primary energy source reduces air conditioning running costs by 25% per annum. The air conditioning system can simultaneously heat and cool (through different indoor units) and this will allow heat recovery to occur, thereby saving energy.

Gas powered air conditioning systems significantly reduce the carbon footprint of the building. There is an estimated saving of 50,000 kg of CO<sub>2</sub> per annum and, with predicted carbon tariffs, the reduced running costs will increase in value over time. The NOx emissions of the gas engine are below the EU standard. As the building has a significant reduction in electrical demand the peak load tariff is lower than that of an electrically driven air conditioning system.

The supply air handling unit has a run around coil, which reduces the energy consumed to heat/cool the fresh air provided.

### Elevation Treatment

The elevations have been clad with a combination of Cinzia granite and Beeswax sandstone. The glazing consists of a combination of full height glazing to the reception area, structural glazing with PPC aluminium spandrel panels and a PPC aluminium pressure plate system.

### Landscaping

Italian Cinzia granite to entrance areas, with a combination of washed, rounded gravel and hard paving to side areas. External wash up-lighting is a feature of these building with tree planting and seating areas to complete the landscaping elements.

### Reception

#### FLOORS

Honed Italian Cinzia granite flooring with Moleanaous Limestone bands.

#### WALLS

Plaster finish/Armourcoat/timber panelling 'Shadbolt' Class or 'O' to atrium walls. American hardwood joinery/screens to internally glazed areas in atrium. Columns clad in proprietary enamelled steel curved panels/pressings.

### Entrance Lobbies

#### FLOORS

Honed Italian Cinzia granite flooring with Moleanaous Limestone bands, with extruded aluminium and rubber mat well in front of entrance doors.

#### WALLS

Polished Italian Cinzia granite walls with natural sandstone bands and wall lighting.

#### CEILINGS

Stepped plaster ceiling to selected profiles paint finished with recessed down lighters and feature pendant lighting.

#### DOORS

Idigbo timber doors with beech frames.

### Lift Lobbies

#### FLOORS

300 x 400 Bianco Montor Fano, 30 x 10 polished brass angle between tiling and 450mm hardwood timber border (beech or equal approved) silicon movement joint to approved colour.

#### WALLS

Timber panelling, Idigbo Veneer, or equal Armourcoat to remaining walls.

#### DOORS

American white oak timber doors and frames.

#### CEILINGS

Suspended Gyproc plasterboard to manufacturer's specification with recessed down lighters.

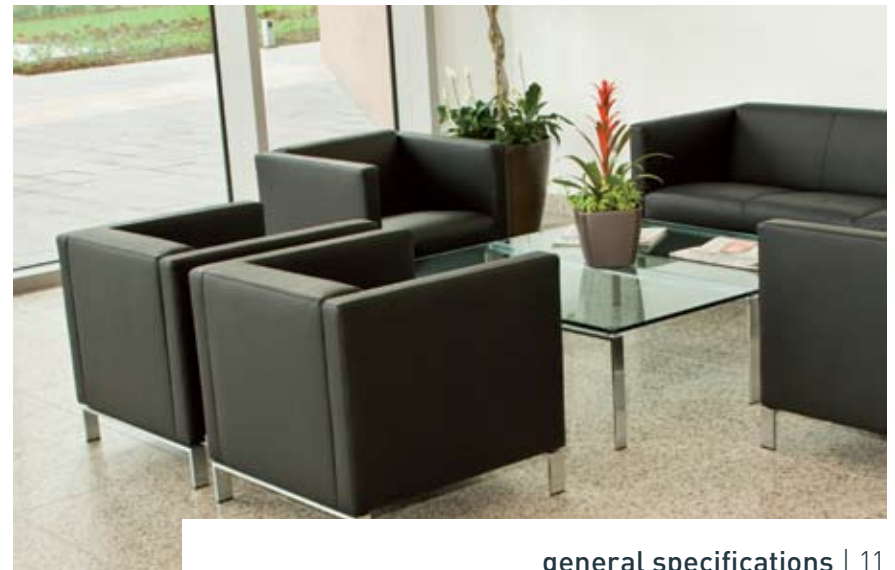
### Office Areas

- Raised access floors throughout
- Suspended ceiling system
- Energy efficient, gas fired VRV air conditioning system
- Floor boxes, 1 per 10 sq.m
- Category 2 lighting
- Fully furnished high specification toilet and core areas
- Selected quality carpets

### Mechanical Scope for Blocks One & Two

- 10 air changes an hour in the occupied zone
- 1.6 fresh air changes per hour
- 80 W/m<sup>2</sup> sensible cooling in the occupied zone (excludes fresh air load)
- 1 unit to every 43sq m
- Concealed units in ceiling void and discharge through 2 No. supply grilles
- Tenants to access unit control through a web based system.

ITALIAN GRANITE FLOORING | DOWN LIGHTERS | TIMBER DOORS | BEESWAX SANDSTONE







Cosgrave Property Developments Ltd are one of Ireland's leading property development companies. They have an impeccable reputation in the delivery of first-class office, retail and residential developments.

Some of their recent developments include:

Georges Quay Plaza and Georges Court, West Pier Business Park, La Vallee House and Fitzwilliam Quay.



Georges Quay Plaza, Dublin 2



