

P R E S T I G I O U S O F F I C E C A M P U S



S I M M O N S C O U R T

BALLSBRIDGE DUBLIN FOUR
www.simmonscourt.ie





Simmons Court is strategically situated within the world renowned Royal Dublin Society grounds in Ballsbridge, one of Dublin's most prestigious office locations.

This location accommodates a large number of financial and banking institutions, embassies, hotels and restaurants and the impressive list of neighbouring occupiers including AIB, Goodbody Stockbrokers, Iona Technologies and the American and British Embassies, amongst others.

The residential, sports and retail developments in the area provide excellent facilities for commercial occupiers and enables them to locate in an area that is unrivalled in terms of the surrounding mix of businesses, high class residential accommodation, superb shopping and excellent public transport services.





Simmons Court comprises four buildings in total with floor plates ranging in size from 531 to 1,128 sq.m with excellent on site car parking.

Features include:

- Exceptionally high specification with an individual identity for each building
- External facades incorporating a mix of honed finish red granite stone cladding and a high performance solar controlled unitised window glazing systems creating a unique chequer-board effect
- Each building is located on a landscaped plaza
- There is a particular emphasis on layout, quality and landscaping with design features such as an outdoor plaza and external amenity space

- Exceptionally high energy efficiency BREEAM rating
- Outstanding parking with 189 car spaces available

This exceptional design standard is continued right across the development and the result is a single campus environment unparalleled in location close to the city centre.





Location

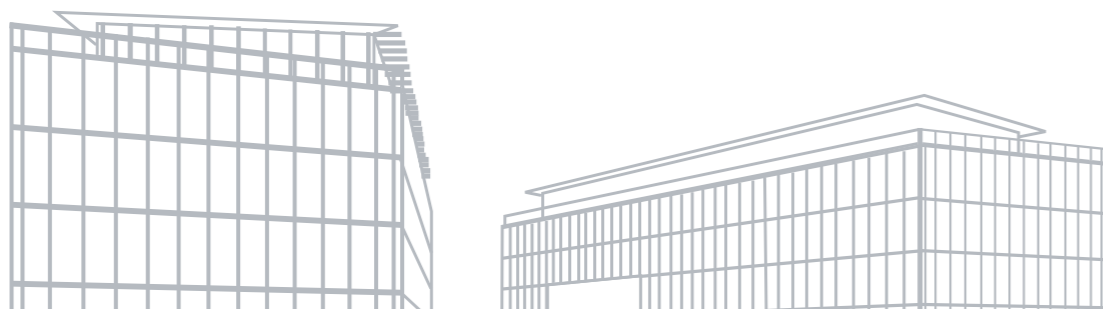
In terms of prestige, it doesn't get better. Simmonscourt is a highly accessible location in one of Dublin's most upmarket locations.

It has it all – great accessibility, fantastic amenities, excellent transport infrastructure and now superb headquarters office buildings in a unique city location.

In addition, Simmonscourt is located between two arterial routes, the N11 and Merrion Road providing excellent accessibility by both private and public transport.

In terms of accessibility, Simmonscourt benefits from an excellent mix of private and public transport modes:

- Sandymount DART Station is within five minutes walk and offers direct access from Simmonscourt to all suburbs from Howth to Greystones
- QBC routes on the Merrion Road and on the N11 at Donnybrook provide speedy and efficient public transport alternatives at all times
- In excess of 20 different bus routes serving all parts of Dublin including Heuston and Connolly main line rail stations
- 24 hour Air Coach service that runs directly to Dublin Airport





Amenities

Occupiers of Simmons Court will benefit from the diverse and energising nature of the environment. The RDS is itself a cultural centre with numerous and varied events such as the Heineken Cup and Celtic League Rugby, the Horse Show, fine art auctions and numerous other cultural and recreational exhibitions. The RDS also acts as a conference venue and offers full international conference facilities.

Some of Dublin's best restaurants and hotels are located within five minutes of Simmons Court. These include:

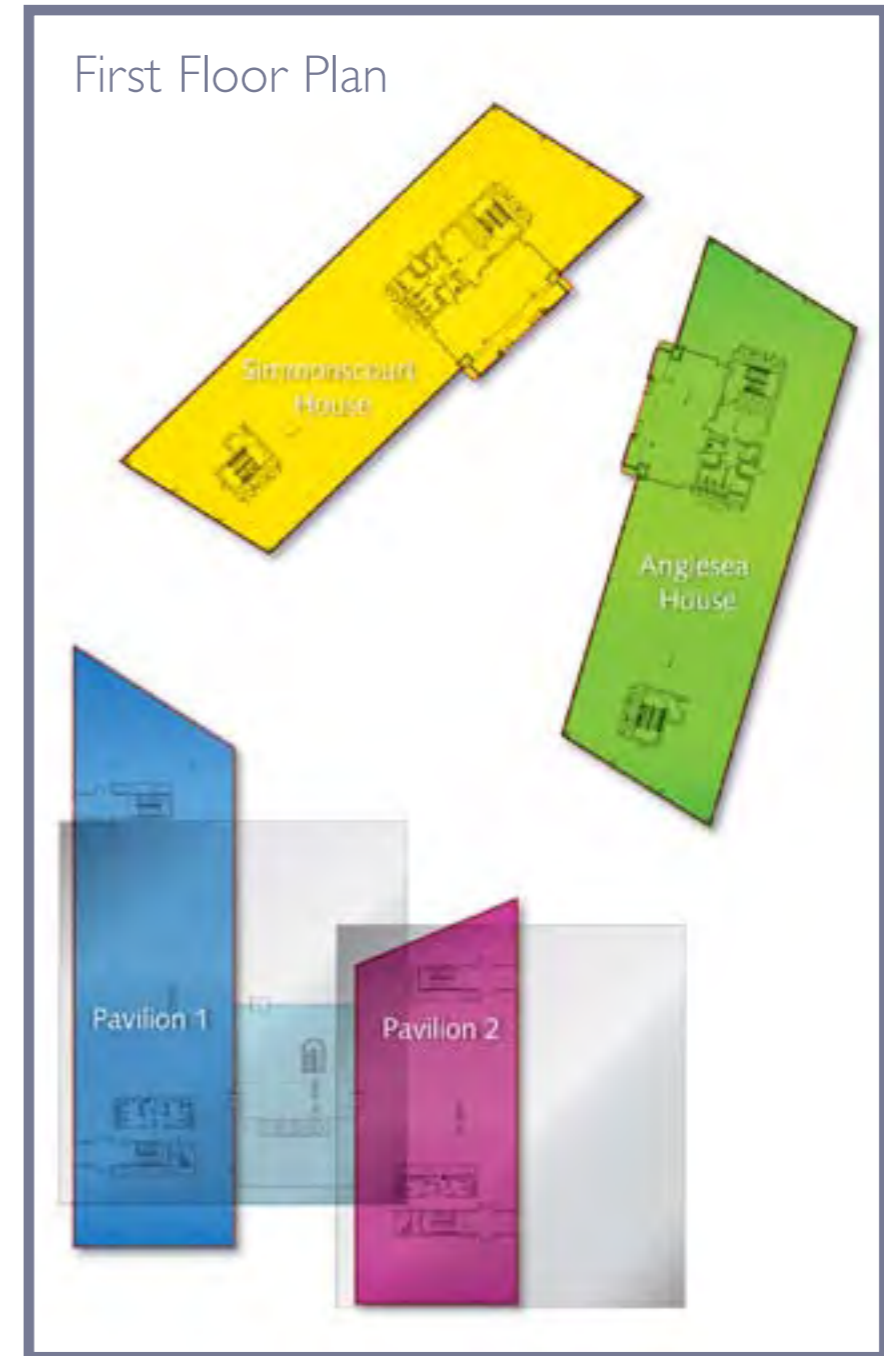
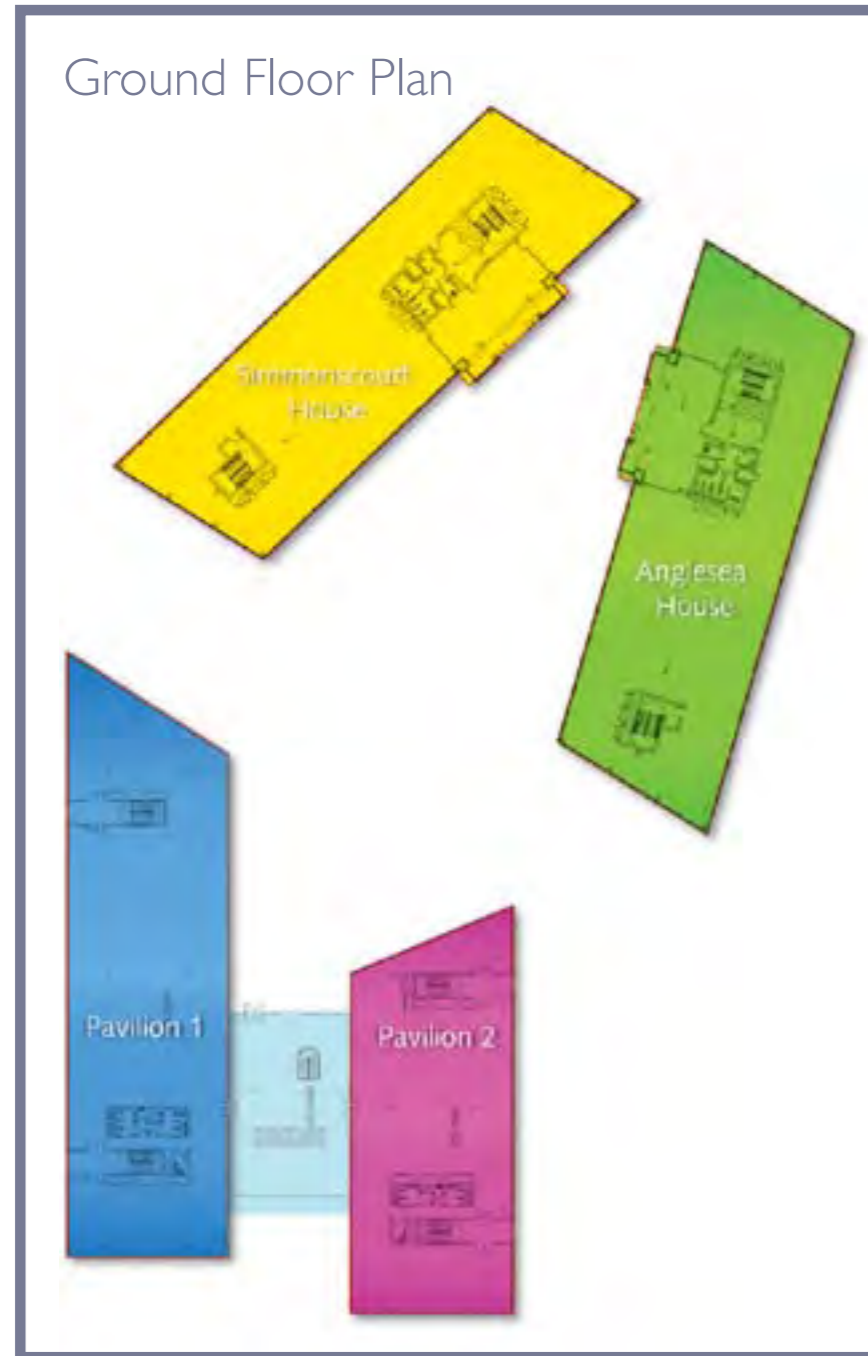
- Four Seasons Hotel
- Herbert Park Hotel
- Bewleys Ballsbridge
- Roly's Bistro
- French Paradox
- The Lobster Pot
- A large choice of smaller ethnic restaurants

The adjacent gardens of Herbert Park also offer a pleasant and peaceful amenity where staff can enjoy a stroll during their lunchtime break or before or after their working day.

For health and fitness enthusiasts there is a large selection of facilities close by that offer the full range of facilities including state of the art fitness centres with saunas, steam rooms, weight training, certified trainers, spa services and swimming pools. In addition to the hotels, Jackie Skelly operates a 2,000 m² fitness centre on Shelbourne Road and the redeveloped Lansdowne Road will also offer the most modern facilities available.



Block Plans



Floor Areas

Simmonsourt House

Ground Floor	972 M ²
First Floor	936 M ²
Second Floor	907 M ²
Third Floor	907 M ²
Fourth Floor	572 M ²
Total	4,294 M ²

45 car spaces available

Anglesea House

Ground Floor	972 M ²
First Floor	936 M ²
Second Floor	936 M ²
Third Floor	936 M ²
Fourth Floor	572 M ²
Total	4,352 M ²

45 car spaces available

Pavilion House Block 1

Ground Floor	975 M ²
First Floor	1,128 M ²
Second Floor	1,128 M ²
Third Floor	1,128 M ²
Fourth Floor	1,098 M ²
Fifth Floor	640 M ²
Total	6,097 M ²

64 car spaces available

Pavilion House Block 2

Ground Floor	620 M ²
First Floor	719 M ²
Second Floor	719 M ²
Third Floor	719 M ²
Fourth Floor	531 M ²
Total	3,308 M ²
Pavilion House - Total Area 9,898 sq.m	

35 car spaces available





SIMMONS COURT

PRESTIGIOUS OFFICE CAMPUS

Specification Includes:

- Natural stone cladding with external honed finished red granite
- Generous entrance lobbies – Impressive double height entrance lobby with high class ceramic flooring and feature granite wall cladding
- Excellent international environmental efficiency class (BREEAM)
- Floor boxes - Supplied at a ratio of 1:10 square metres
- Raised access floors with screw down tiles and typical floor void of 225 mm
- Suspended ceilings - perforated metal tiles with void of 450mm in office areas
- Lighting - open plan modular lighting with LG3 direct/indirect modular luminaries. Emergency lighting to be provided throughout
- Full Air conditioning is provided via an in-ceiling 4-pipe fan coil unit system in conjunction with ice thermal storage. Chilled water is produced over-night using off-peak electricity – resulting in a significant reduction in associated energy operating costs
- Building Management System (BMS) - complete system including motor control centre and front end. Records energy consumption and status of all plant, monitors and adjusts temperatures and time schedule sequences of all mechanical and electrical plant. It will also be capable of remote operation
- Toilets - attractive and contemporary fittings and finishes
- High speed lifts - Schindler electric-traction machine room-less lifts rated at 1.6 m/s serving all floors
- Extensive landscaping
- External stone paved piazzas and public amenity spaces



Development Team

Developer

RDS, Ballsbridge, Dublin 4.

Architects

RKD Architects, 59 Northumberland Road, Dublin 4.

Project Managers

**Interactive Project Managers Ltd, Third Floor, Hospitality House,
Cumberland Street South, Dublin 2**

Quantity Surveyors

Bruce Shaw Partnership, Kestral House, Clanwilliam Place, Dublin 2.

Civil/Structural Engineers

Arup Consulting Engineers, 10 Wellington Road, Dublin 4.

Building Services Consultants

Axis Engineering, 28 Pembroke Lane, Dublin 4.

Landscape Architect

Stephen Diamond Associates, 68 Pearse Street, Dublin 2.

Lighting Designer

**The Lighting Design House, The Studio, 380 Great West Road Hounslow,
Middlesex TW5 0PB, England.**

Fire Safety Consultants

**Michael Slattery & Associates, 19 Windsor Place,
Lower Pembroke Street, Dublin 2.**



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