



**ONE SOUTH COUNTY**

**SOUTH COUNTY BUSINESS PARK**

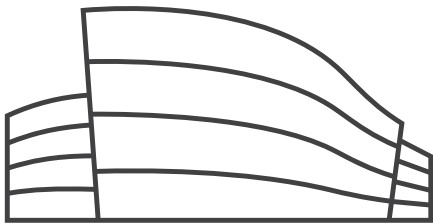
LEOPARDSTOWN, DUBLIN 18











# ONE SOUTH COUNTY

## Contents

|           |                     |           |                                     |
|-----------|---------------------|-----------|-------------------------------------|
| <b>02</b> | <b>Introduction</b> | <b>18</b> | <b>Outline Specification</b>        |
| 02        | The Building        | <b>26</b> | <b>Floor Plans</b>                  |
| 04        | Scheme Overview     | <b>32</b> | <b>Space Plans</b>                  |
| 06        | Facts & Figures     | <b>34</b> | <b>General Specifications</b>       |
| <b>08</b> | <b>Location</b>     | <b>40</b> | <b>Two &amp; Three South County</b> |
| 08        | Transport           | <b>42</b> | <b>Development Team</b>             |
| 10        | Neighbours          | <b>44</b> | <b>Joint Agents</b>                 |
| 12        | Amenities           |           |                                     |

# Introducing Dublin's Premier **Grade A** Suburban Office Development

One South County will comprise a state of the art prestigious 5-storey HQ office building designed by award winning architects TOTP.









Excellent  
Expansion Potential









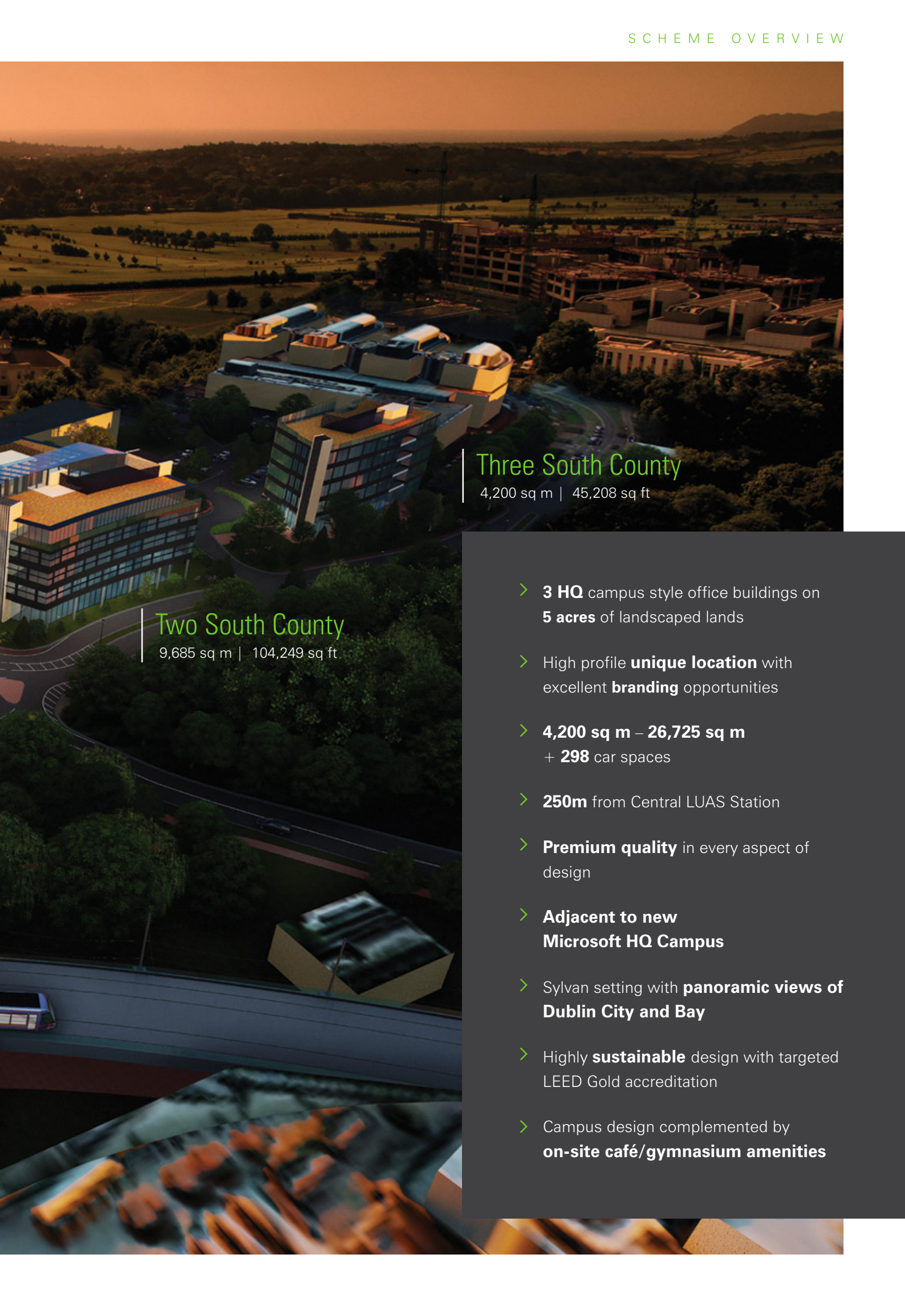
# ONE SOUTH COUNTY

4

One South County  
12,840 sq m | 138,210 sq ft

Excellent  
Expansion Potential





## Two South County

9,685 sq m | 104,249 sq ft

## Three South County

4,200 sq m | 45,208 sq ft

- > **3 HQ** campus style office buildings on **5 acres** of landscaped lands
- > High profile **unique location** with excellent **branding** opportunities
- > **4,200 sq m – 26,725 sq m**  
+ **298** car spaces
- > **250m** from Central LUAS Station
- > **Premium quality** in every aspect of design
- > **Adjacent to new Microsoft HQ Campus**
- > Sylvan setting with **panoramic views of Dublin City and Bay**
- > Highly **sustainable** design with targeted LEED Gold accreditation
- > Campus design complemented by **on-site café/gymnasium amenities**

# SOUTH COUNTY FACTS & FIGURES

3 BUILDINGS

5 FLOORS EACH

SITE AREA >

ONE  
SOUTH  
COUNTY

12,840 SQ M  
138,640 SQ F

2.1 ACRES

TWO  
SOUTH  
COUNTY

9,685 SQ M  
104,249 SQ F

1.6 ACRES

THREE  
SOUTH  
COUNTY

4,200 SQ M  
45,208 SQ F

1.0 ACRE

## ONE SOUTH COUNTY

CAR PARKING SPACES > 156

BICYCLE SPACES > 160

GYM AND  
SHOWERS



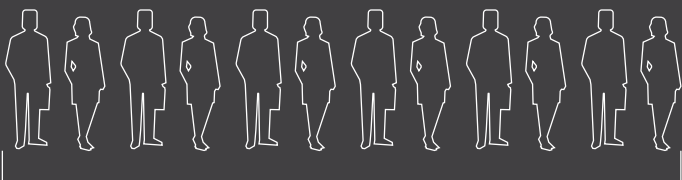
TARGET LEED GOLD  
ACCREDITED  
GRADE A OFFICE

2.8 M  
TYPICAL  
FLOOR TO  
CEILING HEIGHT



5.7 M  
GENEROUS  
FLOOR TO  
CEILING HEIGHT  
AT GROUND  
LEVEL

1:10 SQ M  
DESIGN  
OCCUPANCY







6,500 SQ FT

RELAXING GREEN ROOF TERRACE  
WITH GRASS AND SHRUBBERY



30

PROTECTED  
MATURE TREES

110 TREES OF DIFFERENT SPECIES IN TOTAL  
ON THE SITE AND SURROUNDINGS



25 MINUTES TO  
DUBLIN AIRPORT



1 MINUTE  
TO N11 & M50




EASY ACCESS  
TO BLACKROCK  
DART STATION


ADJACENT TO CENTRAL LUAS STOP  
> 2 MIN WALK > 20-25 MIN TO DUBLIN CITY CENTRE




AMENITIES INCLUDE:




SHOPS




RESTAURANTS




CAFÉ




CRECHES




SCHOOLS &  
UNIVERSITIES



HOTELS



GYMS & LEISURE




GOLF


+20,000  
EMPLOYEES IN THE HEART OF  
SOUTH DUBLIN'S LARGEST  
BUSINESS DISTRICT



HIGH CAPACITY  
BROADBAND



HIGH-QUALITY RESIDENTIAL  
OFFERING IN THE AREA  
FOXROCK, KILLINEY,  
DALKEY, MONKSTOWN



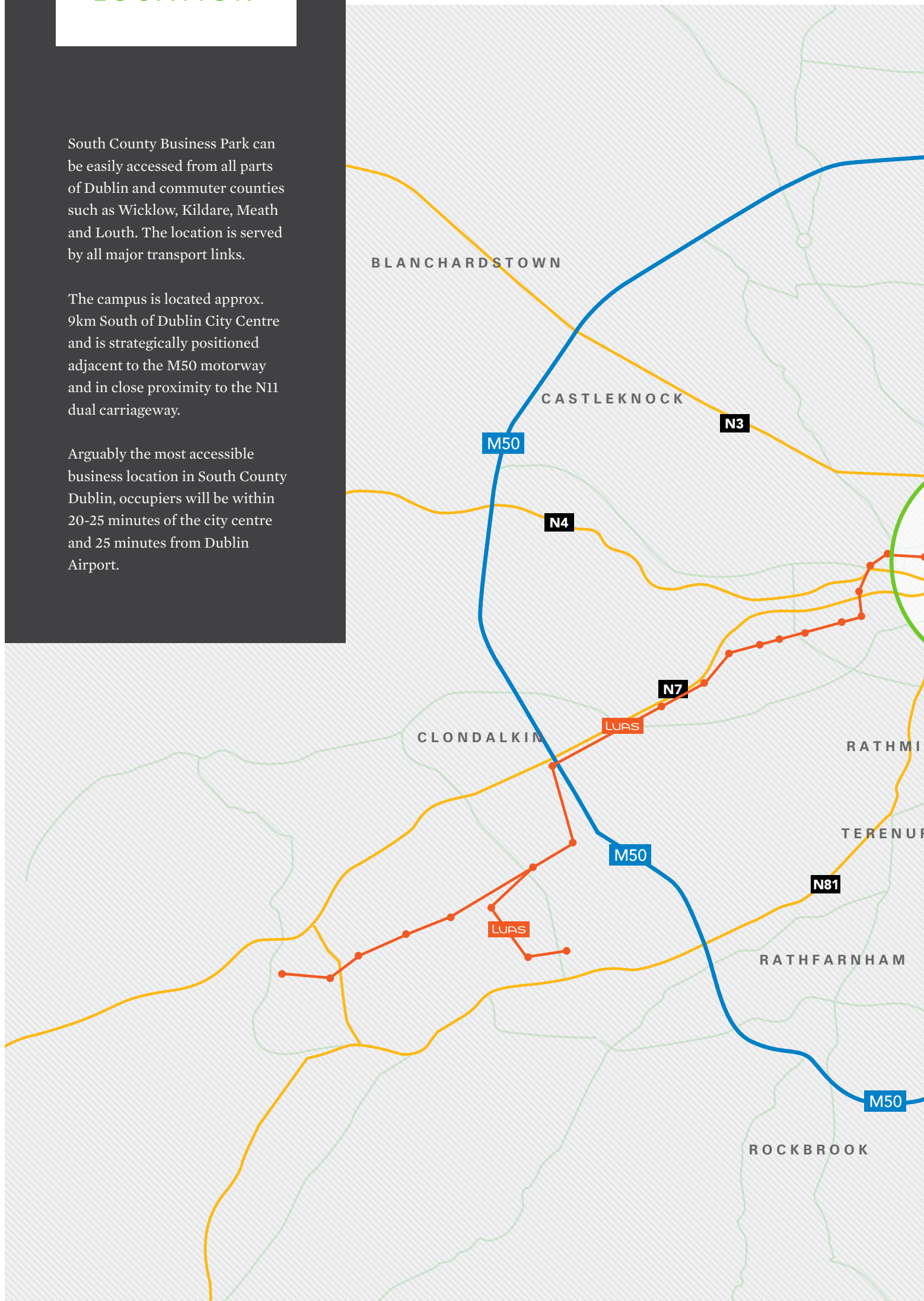
ADJACENT TO  
MICROSOFT'S NEW  
385,000 SQ FT  
HQ CAMPUS

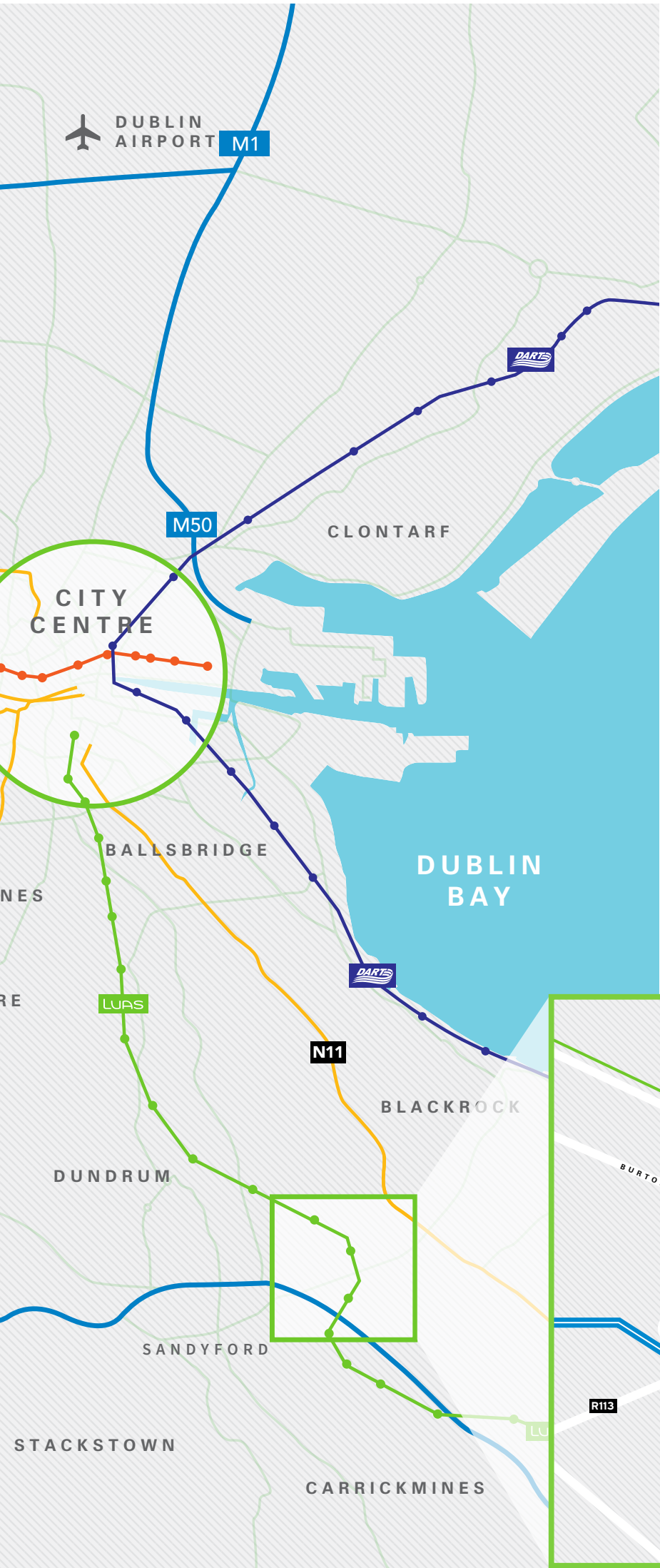
## LOCATION

South County Business Park can be easily accessed from all parts of Dublin and commuter counties such as Wicklow, Kildare, Meath and Louth. The location is served by all major transport links.

The campus is located approx. 9km South of Dublin City Centre and is strategically positioned adjacent to the M50 motorway and in close proximity to the N11 dual carriageway.

Arguably the most accessible business location in South County Dublin, occupiers will be within 20-25 minutes of the city centre and 25 minutes from Dublin Airport.





BY CAR  
Adjacent to M50 and N11



M50 - AIRPORT  
25 Minutes



N11 TO CITY CENTRE  
20-25 Minutes



BY LUAS GREEN LINE  
City Centre in 20-25 minutes



BY BUS  
Numbers 11, 47, 75, 116



DART STATION  
BLACKROCK  
114 Feeder Bus to Dart Station

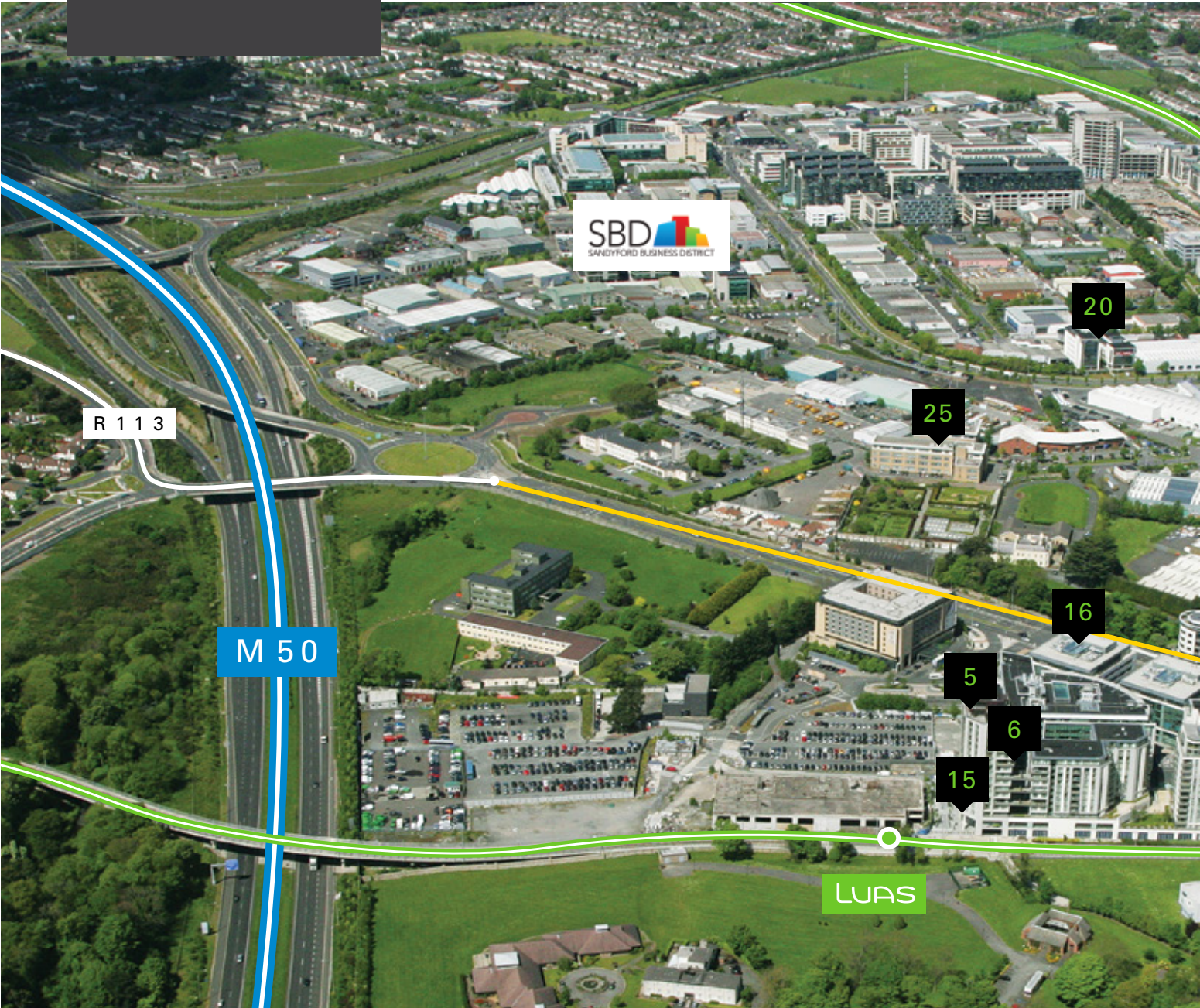


AIRCOACH SANDYFORD  
Airport in 25 minutes





LOCATION



- |    |  |    |   |    |  |    |  |
|----|--|----|---|----|--|----|--|
| 1  |  Microsoft        | 2  |  Merrill Lynch | 3  |  <b>vodafone</b>                        | 4  |  <b>Bank of America</b>           |
| 5  |  salesforce       | 6  |  sage          | 7  |  <b>AVAYA</b>                          | 8  |  <b>Fannin</b><br>Caring for life |
| 9  |  <b>DCC</b>       | 10 |  MSD           | 11 |  <b>ICON</b><br>A Symbol of Excellence | 12 |  MasterCard                       |
| 13 |  dun & bradstreet | 14 |  <b>MARS</b>   | 15 |  <b>HOSTELWORLD</b>                     | 16 |  <b>Ulster Bank</b>               |

- |    |                 |    |                |    |            |
|----|-----------------|----|----------------|----|------------|
| 17 | SSE Airtricity  | 18 | Fonua          | 19 | Softco     |
| 20 | Chill Insurance | 21 | Service Source | 22 | N3 Results |
| 23 | VeriFone        | 24 | Ardagh Group   | 25 | Accenture  |







## LOCATION



Luas



Clayton Hotel

One South County is well positioned with superb amenities and great shopping services located in the surrounding area:

- > Westwood Leisure Centre
- > Leopardstown Race Course
- > Foxrock Golf Club
- > Dundrum Town Centre
- > Stillorgan Shopping Centre
- > Beacon South Quarter
- > Dunnes Stores







Leopardstown



Dundrum Town Centre



Stillorgan Shopping Centre

With the LUAS railway station on your doorstep, Dundrum Town Centre, one of Europe's leading shopping destinations is only a 10 minute journey as are many of Dublin's most sought after residential suburbs together with a host of primary and secondary schools including international schools and University College Dublin.



## LOCATION



West Wood Club



Giraffe



Foxrock Golf Club



South County Business Park





South County Business Park



Starbucks Coffee



La Dolce Vita Restaurant



Luas



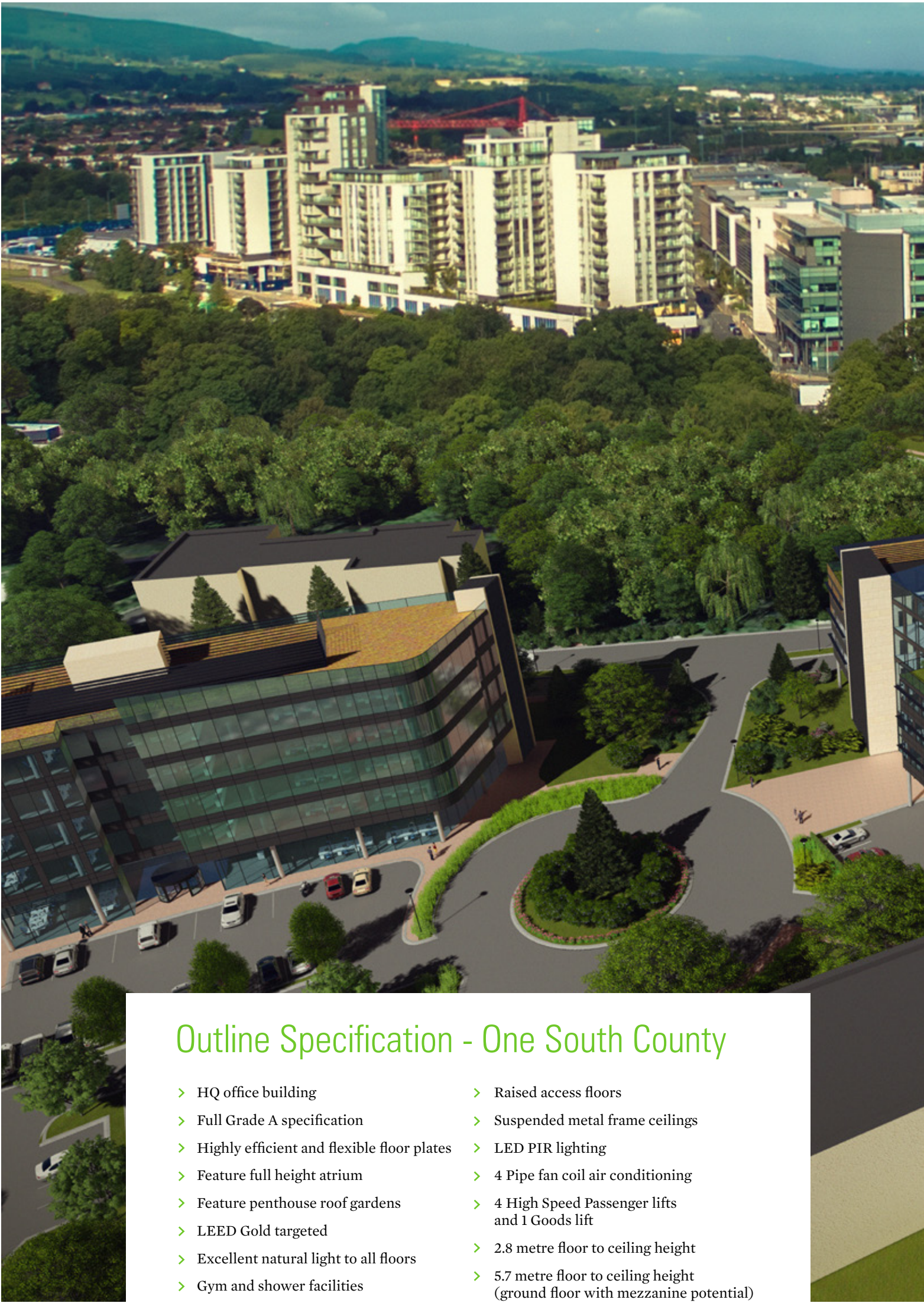
## LOCATION











## Outline Specification - One South County

- HQ office building
- Full Grade A specification
- Highly efficient and flexible floor plates
- Feature full height atrium
- Feature penthouse roof gardens
- LEED Gold targeted
- Excellent natural light to all floors
- Gym and shower facilities
- Raised access floors
- Suspended metal frame ceilings
- LED PIR lighting
- 4 Pipe fan coil air conditioning
- 4 High Speed Passenger lifts and 1 Goods lift
- 2.8 metre floor to ceiling height
- 5.7 metre floor to ceiling height (ground floor with mezzanine potential)









Excellent on-site staff amenities



Feature full height atrium





Feature reception area with superior finishes







Adjacent to Central Park Luas Stop



Penthouse roof gardens with unrivalled panoramic views





Staff gym



## Designed to exceed occupier's expectations in every way

The style of the building is contemporary and reflects the hi-tech nature of the environment. This beautiful building set in a highly landscaped and sylvan setting will offer occupiers the best real estate solution in South Dublin.

With flexibility and efficiency to the fore, coupled with the incorporation of external fully glazed facade, penthouse roof garden and terraces, this targeted LEED Gold sustainable building will perfectly complement its natural surroundings.

A unique opportunity for occupiers to acquire a premium stand-alone office building or for larger occupiers who wants to acquire and control their own campus environment in South County Dublin.





Ground floor cafe





Incorporating ground floor customer service centre

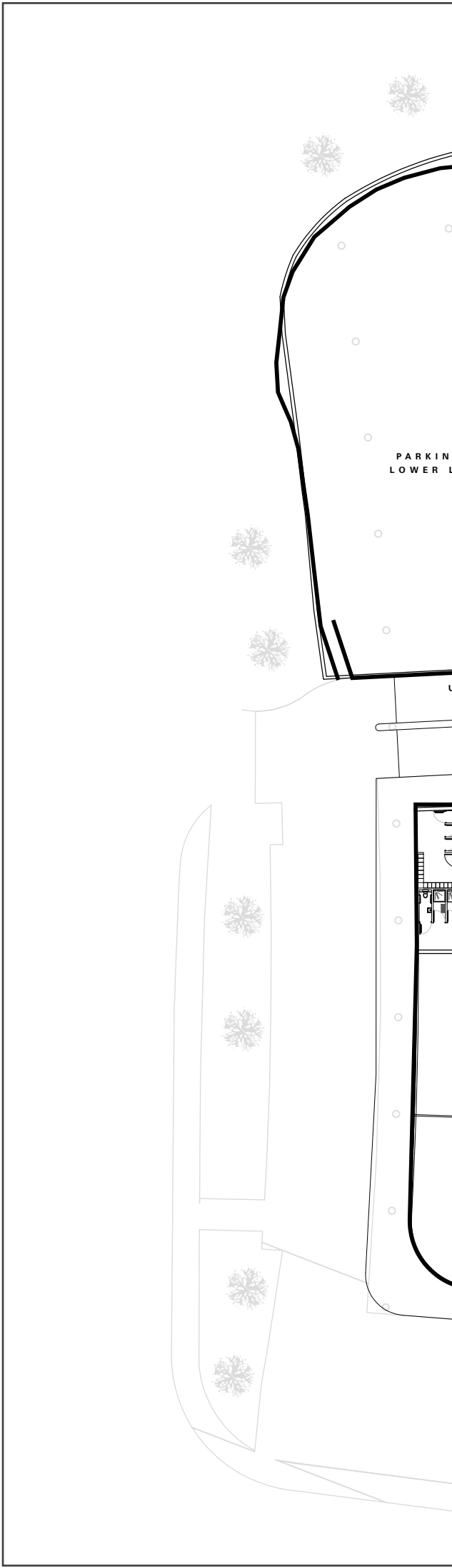


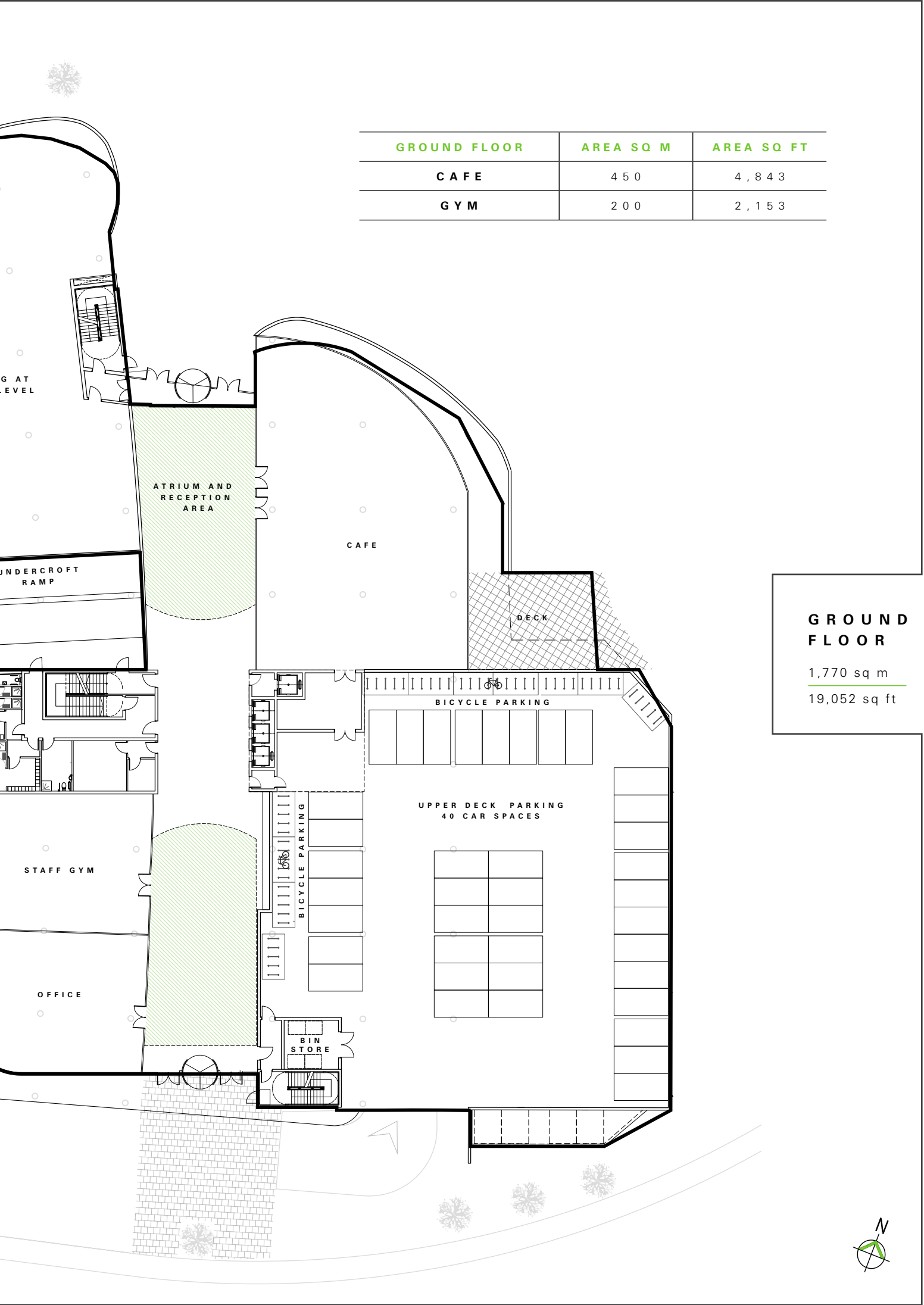
Unique mature landscaped environment

Schedule of Accommodation

| FLOOR             | AREA SQ M | AREA SQ FT |
|-------------------|-----------|------------|
| UNDERCROFT        | 170       | 1,829      |
| GROUND            | 1,770     | 19,052     |
| FIRST             | 2,920     | 31,430     |
| SECOND            | 2,920     | 31,430     |
| THIRD             | 2,895     | 31,161     |
| FOURTH            | 2,225     | 23,949     |
| ROOF PLANT ACCESS | 110       | 1,184      |
| TOTAL             | 12,840    | 138,210    |

- 156 Car Parking Spaces
- 160 Bicycle Parking Spaces





| GROUND FLOOR | AREA SQ M | AREA SQ FT |
|--------------|-----------|------------|
| CAFE         | 450       | 4,843      |
| GYM          | 200       | 2,153      |

**GROUND FLOOR**

1,770 sq m

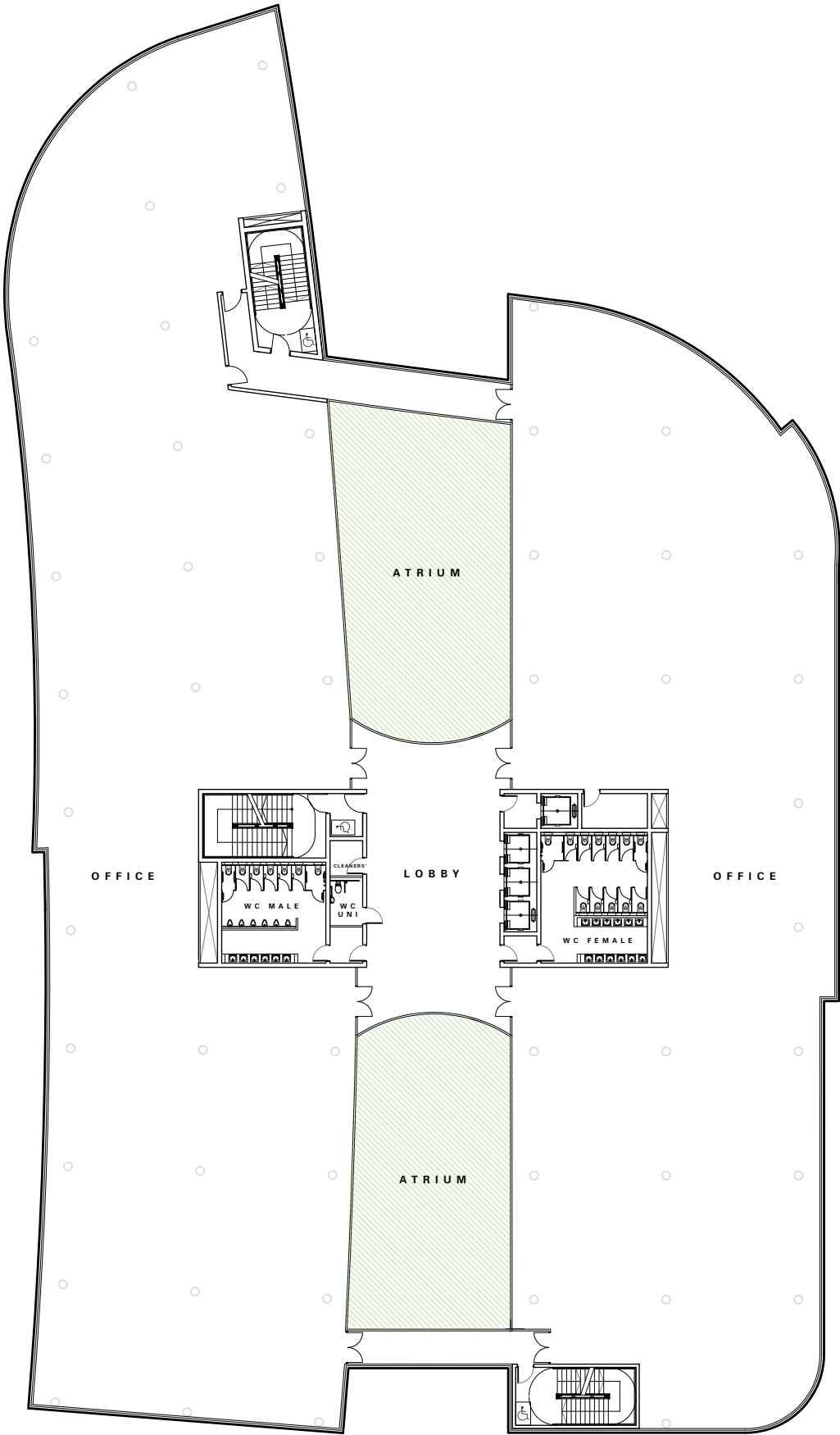
19,052 sq ft

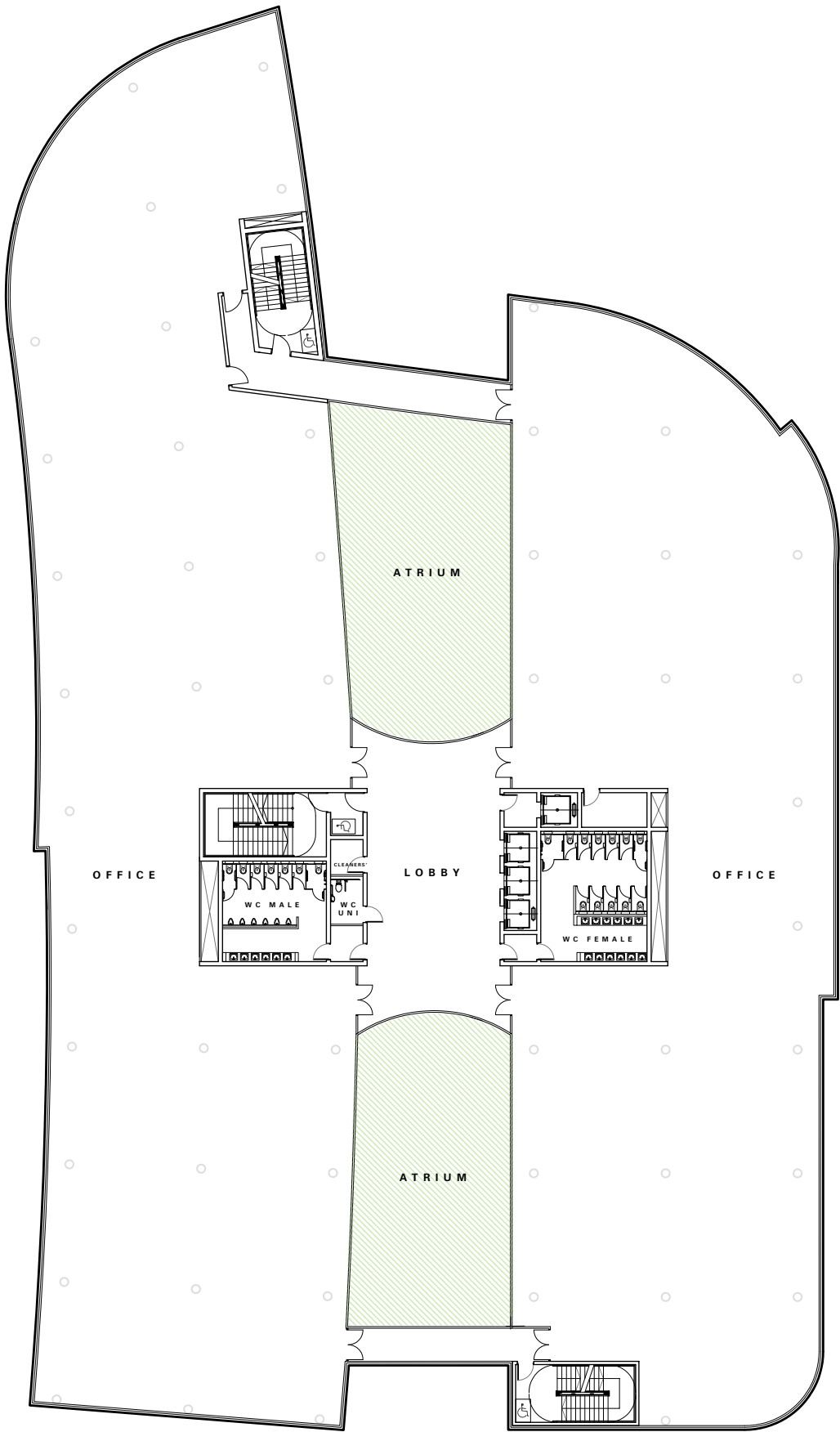




FIRST FLOOR

2,920 sq m  
31,430 sq ft





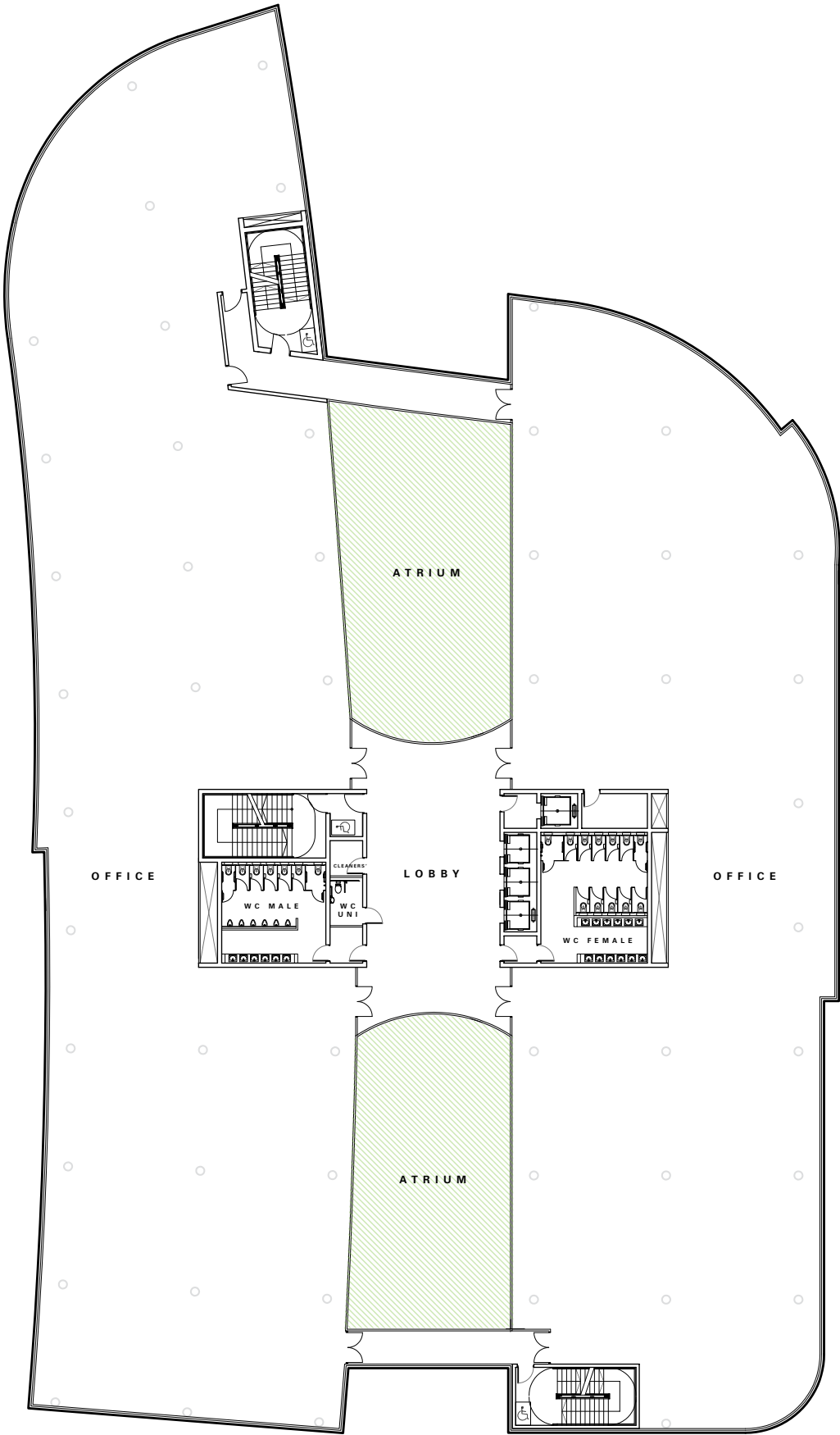
**SECOND FLOOR**

2,920 sq m  
31,430 sq ft



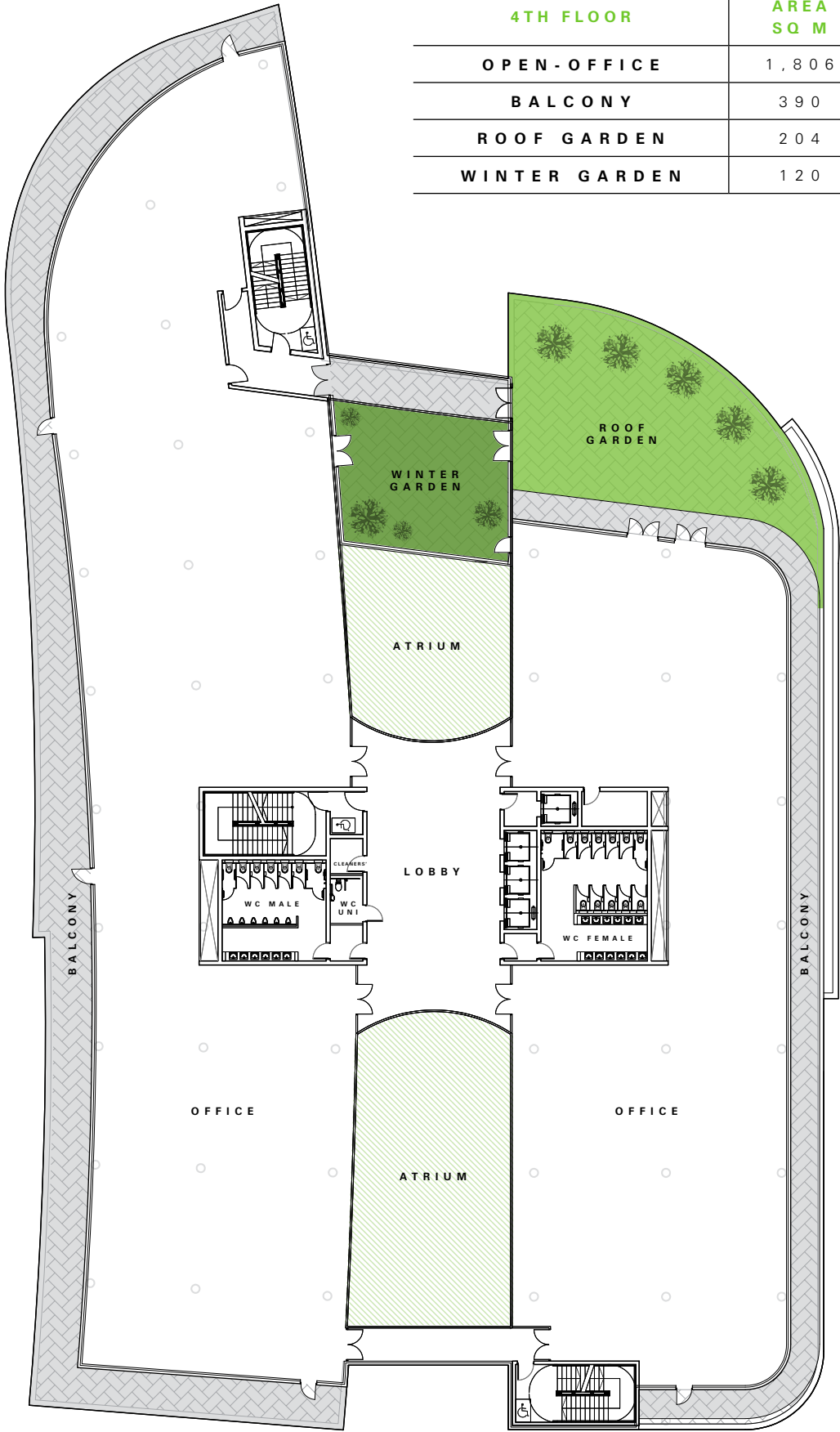
THIRD FLOOR

2,895 sq m  
31,161 sq ft





| 4TH FLOOR     | AREA<br>SQ M | AREA<br>SQ FT |
|---------------|--------------|---------------|
| OPEN - OFFICE | 1 , 8 0 6    | 1 9 , 4 3 9   |
| BALCONY       | 3 9 0        | 4 , 1 9 7     |
| ROOF GARDEN   | 2 0 4        | 2 , 1 9 5     |
| WINTER GARDEN | 1 2 0        | 1 , 2 9 1     |



FOURTH FLOOR

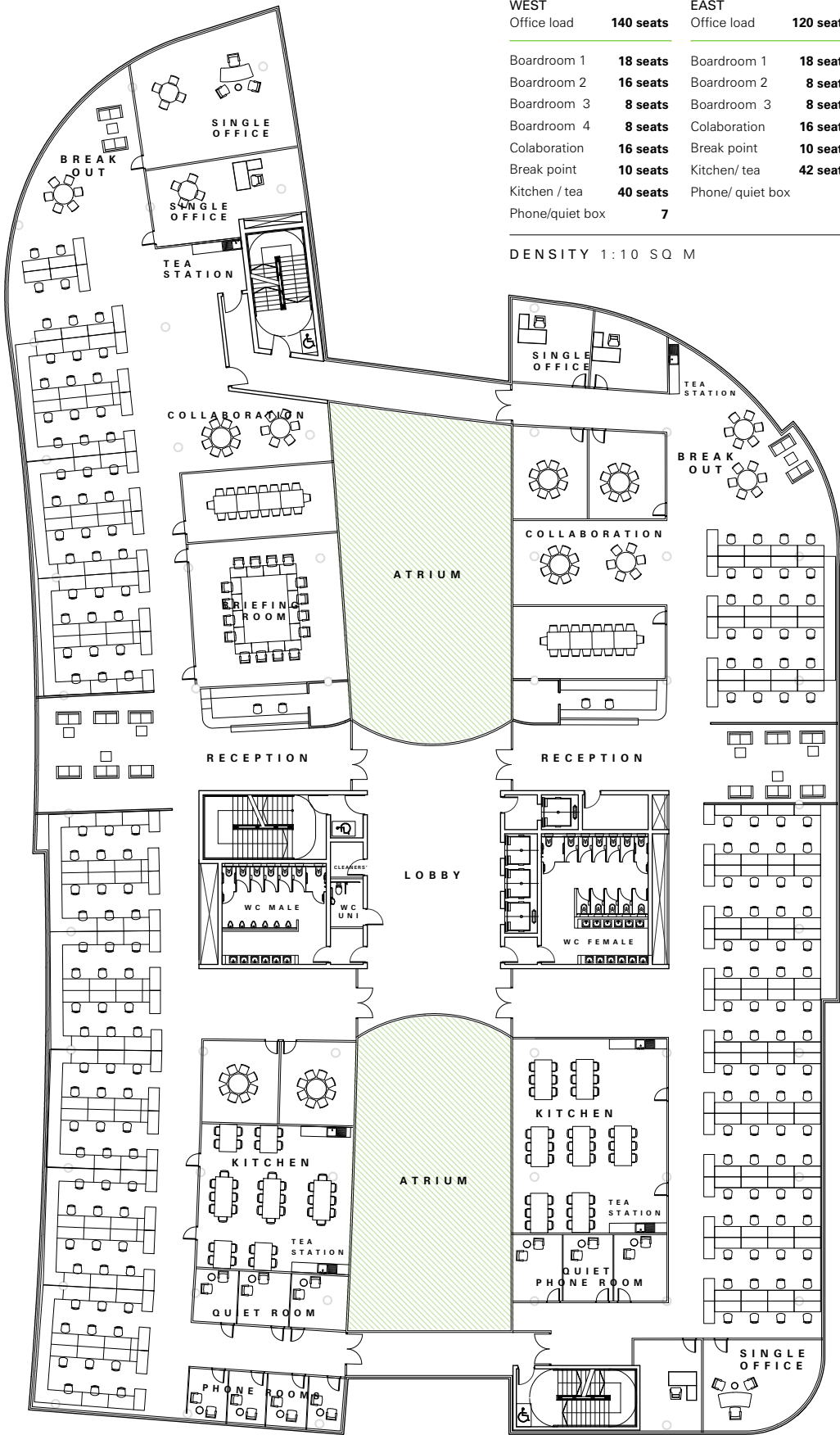
2,225 sq m  
23,949 sq ft



1ST FLOOR - 260 STAFF

| WEST            |           | EAST             |           |
|-----------------|-----------|------------------|-----------|
| Office load     | 140 seats | Office load      | 120 seats |
| Boardroom 1     | 18 seats  | Boardroom 1      | 18 seats  |
| Boardroom 2     | 16 seats  | Boardroom 2      | 8 seats   |
| Boardroom 3     | 8 seats   | Boardroom 3      | 8 seats   |
| Boardroom 4     | 8 seats   | Colaboration     | 16 seats  |
| Colaboration    | 16 seats  | Break point      | 10 seats  |
| Break point     | 10 seats  | Kitchen/ tea     | 42 seats  |
| Kitchen / tea   | 40 seats  | Phone/ quiet box | 3         |
| Phone/quiet box | 7         |                  |           |

DENSITY 1:10 SQ M





Floor to Ceiling Glazing

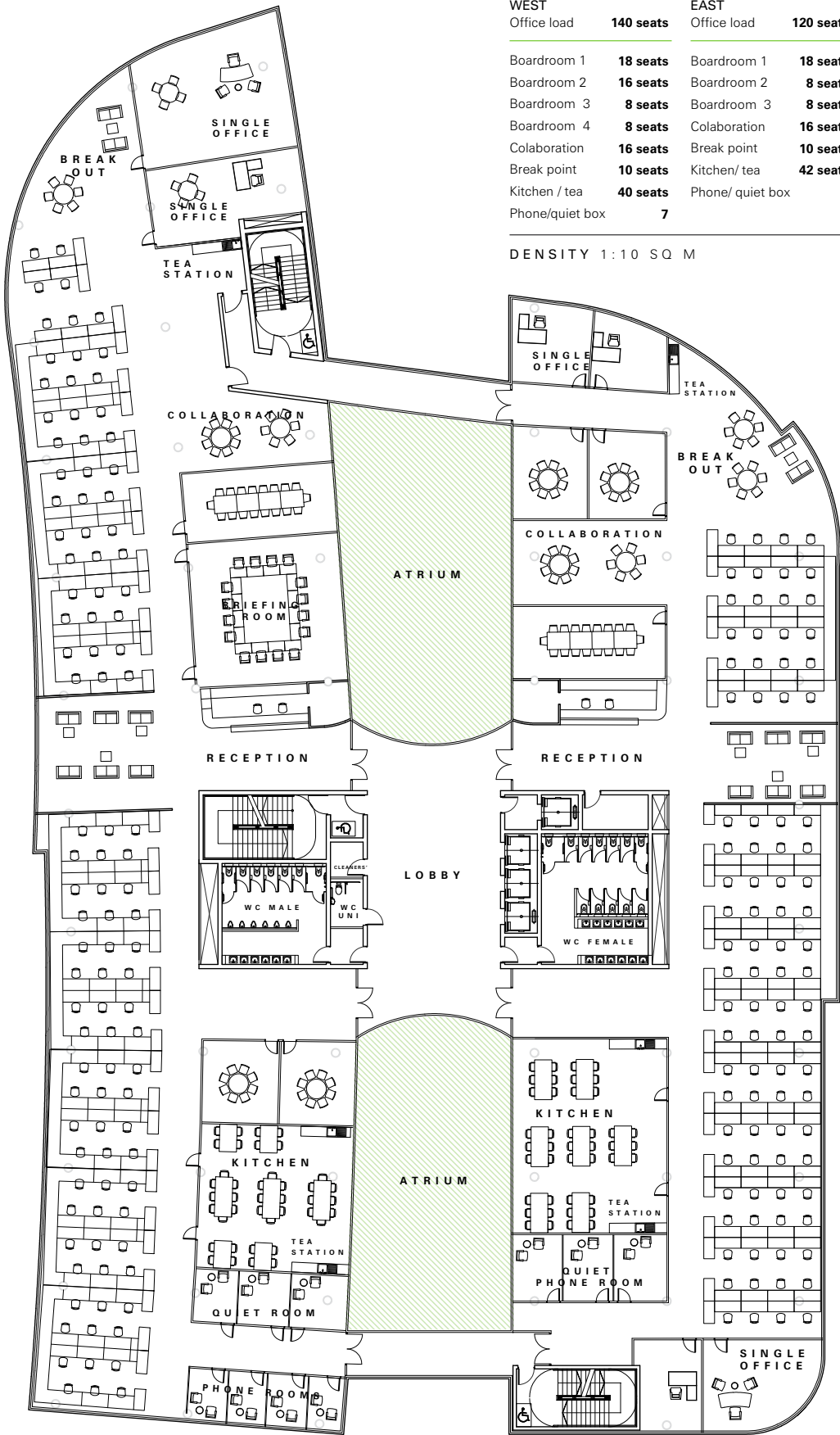


Highly flexible and efficient floor plates

1ST FLOOR - 260 STAFF

| WEST            |           | EAST             |           |
|-----------------|-----------|------------------|-----------|
| Office load     | 140 seats | Office load      | 120 seats |
| Boardroom 1     | 18 seats  | Boardroom 1      | 18 seats  |
| Boardroom 2     | 16 seats  | Boardroom 2      | 8 seats   |
| Boardroom 3     | 8 seats   | Boardroom 3      | 8 seats   |
| Boardroom 4     | 8 seats   | Colaboration     | 16 seats  |
| Colaboration    | 16 seats  | Break point      | 10 seats  |
| Break point     | 10 seats  | Kitchen/ tea     | 42 seats  |
| Kitchen / tea   | 40 seats  | Phone/ quiet box | 3         |
| Phone/quiet box | 7         |                  |           |

DENSITY 1:10 SQ M

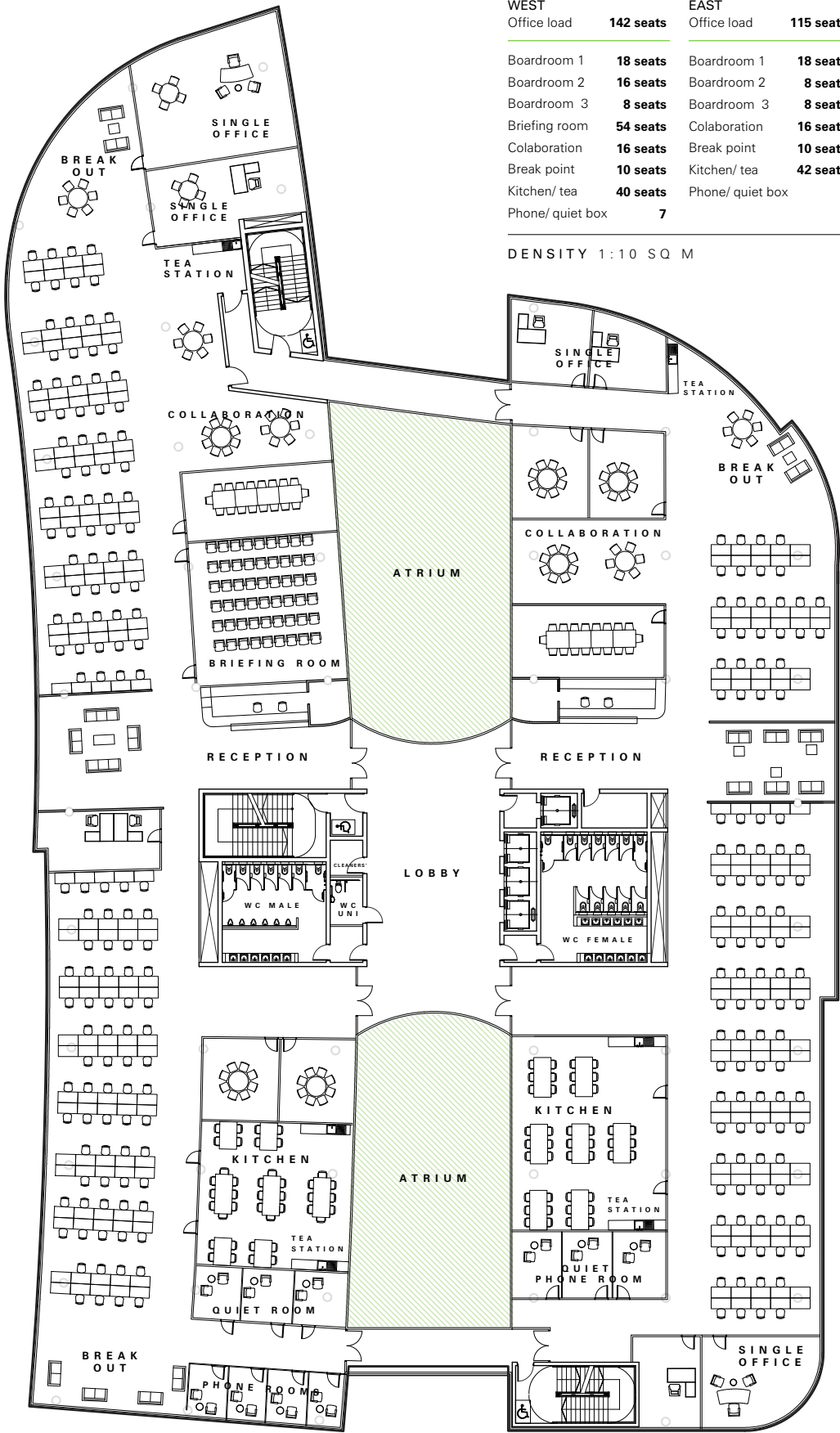




1ST FLOOR - 257 STAFF

| WEST             |           | EAST             |           |
|------------------|-----------|------------------|-----------|
| Office load      | 142 seats | Office load      | 115 seats |
| Boardroom 1      | 18 seats  | Boardroom 1      | 18 seats  |
| Boardroom 2      | 16 seats  | Boardroom 2      | 8 seats   |
| Boardroom 3      | 8 seats   | Boardroom 3      | 8 seats   |
| Briefing room    | 54 seats  | Colaboration     | 16 seats  |
| Colaboration     | 16 seats  | Break point      | 10 seats  |
| Break point      | 10 seats  | Kitchen/ tea     | 42 seats  |
| Kitchen/ tea     | 40 seats  | Phone/ quiet box | 3         |
| Phone/ quiet box | 7         |                  |           |

DENSITY 1:10 SQ M



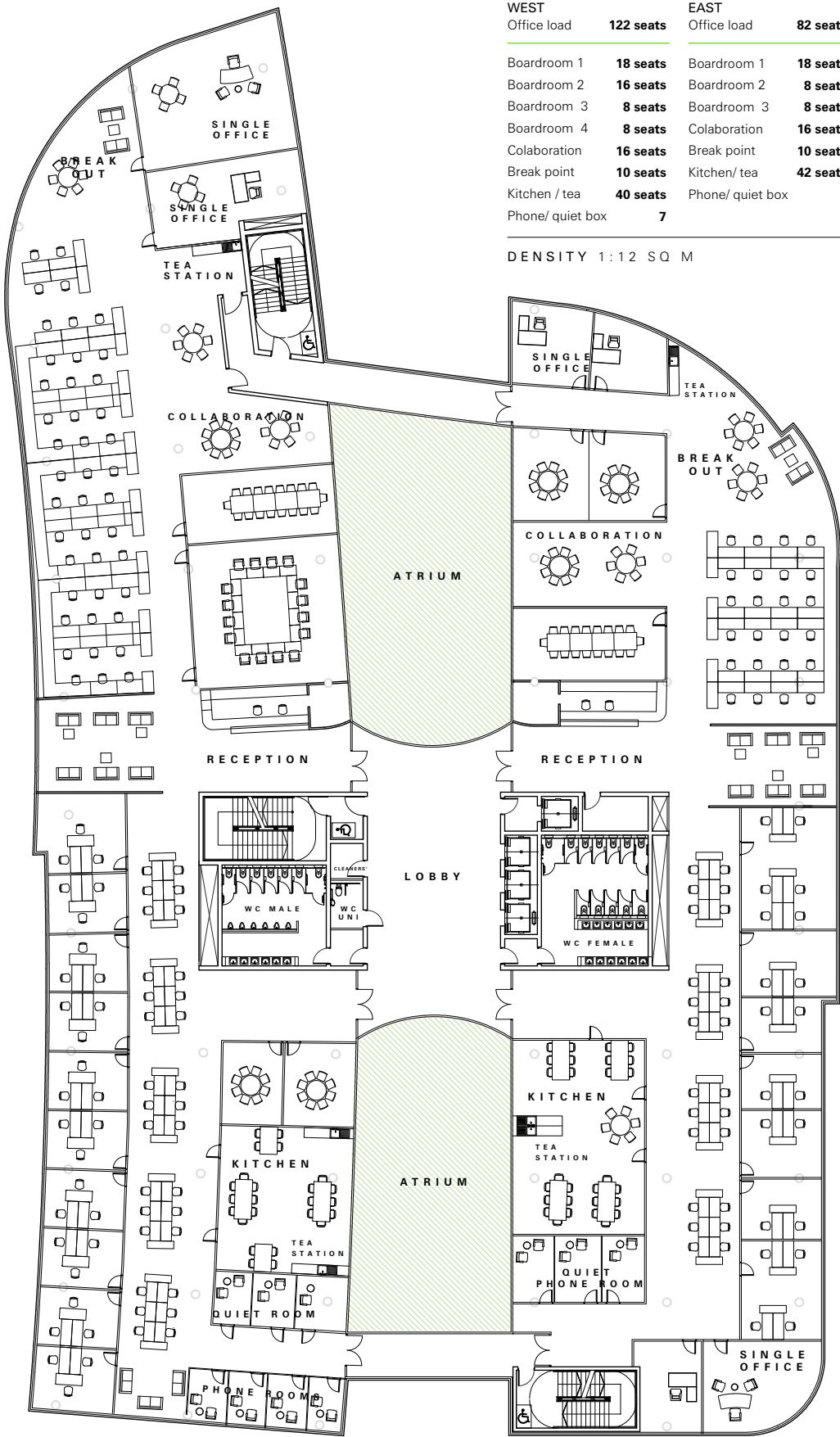


SPACE PLANS

1ST FLOOR - 204 STAFF

| WEST             |           | EAST             |          |
|------------------|-----------|------------------|----------|
| Office load      | 122 seats | Office load      | 82 seats |
| Boardroom 1      | 18 seats  | Boardroom 1      | 18 seats |
| Boardroom 2      | 16 seats  | Boardroom 2      | 8 seats  |
| Boardroom 3      | 8 seats   | Boardroom 3      | 8 seats  |
| Boardroom 4      | 8 seats   | Colaboration     | 16 seats |
| Colaboration     | 16 seats  | Break point      | 10 seats |
| Break point      | 10 seats  | Kitchen/ tea     | 42 seats |
| Kitchen / tea    | 40 seats  | Phone/ quiet box | 3        |
| Phone/ quiet box | 7         |                  |          |

DENSITY 1:12 SQ M







# General Specifications

> FLOOR HEIGHTS

- Ground floor to u/s ceiling slab: 5.7m
- Notional ground floor to ceiling: 5.4m
- Office floor slab to u/s ceiling slab: 3.7m
- Office floor to ceiling: 2.8m
- Office floor to floor: 4m

> RAISED ACCESS FLOOR ZONE

- Minimum 100mm excl 50mm floor zone

> CEILING SERVICE ZONE

- 400mm excl 50 mm Ceiling zone

> STRUCTURAL GRID

- 7.5m x 8.0m typical

> STRUCTURAL SLAB DEPTH

- 300mm typical

> FLOOR LOADINGS

- Office Floors: 5kn/sq.m.
- Plant Room: 7.5 kn/sq.m

> SUSTAINABILITY TARGET

- LEED Gold Accreditation
- BER rating of B1 or better



## Structure

Concrete frame with lateral stability provided with concrete cores. Columns typically on 7.5 x 8.0m grid. Floor plates are typically 300mm flat concrete slabs. Frames steps back at 5th floor to allow generous terraces and a roof garden to the edge of the building. The two wings of the building are connected by 3 no bridges at each floor in a glazed atrium supported on a steel structure.

> ELEVATIONAL TREATMENT

The style of the building is contemporary and reflects the high tech nature of the park.

Careful consideration has been given by the architects to the lower levels of the building, permitting it's function, say offices or cafe, to inform the landscape as it addresses the pedestrian pathways and roads/cycle ways. The design of the façade and the transparent nature of the atrium within One South County has been formed to control and regulate the impact on open space and the public realm and minimise shadowing of the built environment and the woodland.

> GLAZING

The façade treatment of the building will be largely full height curtain glazing with capped glazed colour coated aluminium framing to the main elevations and insulated metal or shadow box spandrel panels. The glazing is to be double glazing, high performance and clear in nature, with low E transmissions and an approximate G value of 0.34. There are no opening sections in the glazing as the building is fully air conditioned.

The building incorporates a 'floating or billowing veil' feature glazed screen which wraps around part of the building. This feature over sails the parapet to create 'movement' and interest.

> ATRIUM

The Atrium will consist of a double glazed sealed system, forming gables and a roof to the heated 5 storey atrium space which permits circulation between the two building wings via pedestrian bridges with glazed balustrades. Access to the reception located at ground level beside the lift banks in the atrium entrance hall, is via hinged and/or mechanised revolving glazed doors.

Stone elements of the building will be finished in a light colour quarried or reconstituted granite.

> EXTERNAL TERRACES

Selected composite decking or granite faced paving on support feet with proprietary planter boxes.

The main roof will be finished in a sedum green roof to minimise rainwater run off and protect the roof finish from harmful ultraviolet radiation.

External plant equipment will be housed behind metal louvred screens either side of the atrium in the centre of the roofs.

## Internal Finishes

> OFFICE

- Walls: emulsion painted dry lined.
- Floors: 600 x 600 raised access flooring system medium duty screwed down to adjustable pedestals.
- Columns: emulsion painted plasterboard encasement.
- Ceiling: Suspended board ceiling metal grid ceiling system with plasterboard lining margins. System to incorporate light fittings, diffusers, smoke detectors and illuminated signage. Plasterboard margins to include slot diffusers and down lighting as necessary.

Doors: selected hardwood veneer and hardwood frame.

> RECEPTION & ATRIUM ENTRANCE HALL/LIFT LOBBIES

- Walls: emulsion painted dry lined and feature stone elements.
- Floors: Large format natural stone tile.
- Ceiling: Decorative feature lights suspended from atrium framework and plasterboard lined bridge soffits with lighting.

> PASSENGER LIFTS

- Lifts: 4 no 13 person passenger lifts & 1 no goods lift.
- Internal Finishes: full height rear view mirror, metal or glass faced walls and full height operation console.
- Floors: natural stone/vinyl floor.
- Waiting Time: interval time is less than 15 seconds.
- Lifts serve all floors from undercroft to fifth floor.

> SHOWER & CHANGING FACILITIES

5 no self contained showers and changing area: 2 male, 2 female, 1 gender neutral with universal access

Hardwood seating and secure lockers

Floors and walls finished in stone or ceramic tiling

WCs in shower areas

> TOILETS

Walls: Large format ceramic tile with feature tile.

Floors: Large format ceramic or stone tile.

Ceilings: Suspended board ceiling metal grid ceiling system with plasterboard lining margins as necessary.

Doors: selected hardwood veneer and hardwood frame.

WC Cubicles: full height with selected laminate finish and stainless steel fittings.

Vanity Units: Composite or stone counter with inset or formed sinks and stainless steel taps etc with full height mirrors.

Sanitary Ware: wall hung wc pans and urinals with concealed cisterns. Demountable panel access.

Air Changes: 8 air changes per hour.

> BICYCLE PARKING

Over 160 bicycle spaces provided in secure undercroft parking area

Direct access to showers and changing rooms

Mechanical Engineering Services

> MECHANICAL VENTILATION

Mechanical Ventilation is provided to each floor plate from a central air handling unit complete with Heat Recovery which is located at roof level. Supply and extract ducts are provided in the risers and delivered to each floor plate.

Toilet Core shall have mechanical extract ventilation.

> HEATING

A internal roof mounted high efficient condensing boiler will provide Low Pressure Hot Water [LPHW] to serve the AHU's, hot water (Calorifer) and the LPHW heating demand on each floor plate.

> AIR CONDITIONING

A roof top mounted air cooled chiller will provide cooling capacity for fan coil unit [FCU] installation and AHU's cooling coils. The FCU's shall heat and cool the office space.

> WATER SERVICES

Mains water services is provided to each floor plate. A Cold water storage tank located at roof level provides cold water to Toilet Cores. A Mains Water Break Storage Tank shall be located a grade to provide booster mains fed to the building.

A Hot Water LPHW Calorifer, located in the roof plant room, provides Hot Water to the toilet cores.

Electrical Engineering Services

> INCOMING ELECTRICAL POWER & DISTRIBUTION BOARDS

An external dedicated Sub Station and Switch Room will provide 400 V Electrical power to the building. Separate ESB Metered Tenant Electrical Distribution Boards are provided on each level with Sub-Sections for General Services Power and Lighting Services. The Common areas and Landlord Plant have separate ESB Utility Meters.

> FLOOR BOXES AND GENERAL SMALL POWER

Electrical general services power distribution cabling is generally routed under raised access floor and terminated in floor boxes to be installed at a density of 1 per 10m². Each floor box to contain 2 No. switched 13A double sockets and 4 No. blank plates for data outlets. Cable ways within the Tenant Risers will be provided to facilitate the installation of incoming Telecom cabling form the existing Utility intake position in the basement.

> GENERAL LIGHTING

The general lighting within the Tenant areas is designed to achieve an average level of 450 lux in accordance with CIBSE Guidelines and is based on the provision of 600 x 600 mm Ceiling Recessed Energy Efficient LED modular luminaires. Lighting in the new core areas shall be wall mounted LED Bulkhead Luminaires in the stairwells and Ceiling Recessed LED Downlighters in the corridors and Toilets.

> EMERGENCY LIGHTING

The emergency lighting is based on self-contained LED Emergency Downlighters, Bulkhead Luminaires & Emergency Exit Signage complete with integrated 3 hour battery backup in accordance with IS 3217 2013 Regulations.

> FIRE ALARMS

An L2/L3X addressable Fire Alarm installation has been included in accordance with IS 3218 2013 Regulations and the Fire Officers requirements.

> VOICE/DATA (OPTIONAL FIT OUT ITEM)

Wireways within the tenant areas will be provided for future Tenant IT Cabling along with the spare capacity in the floor boxes to accommodate 4 number voice and data outlets.

> SECURITY SYSTEMS

Wireways for future Tenant Door access control system will be provided at the entry exit doors to the Tenant demise with the facility to interface the Door Access Control system with the house Fire Alarm system. The installation of the Tenant Intruder alarm, Access Control & Closed Circuit Television equipment & cabling is excluded.

Facility shall be provided to extend the existing building Intercom system to the new Tenant areas.

> MEANS OF ESCAPE

Design ratio: 1 person per 6 sq.m





Two South County





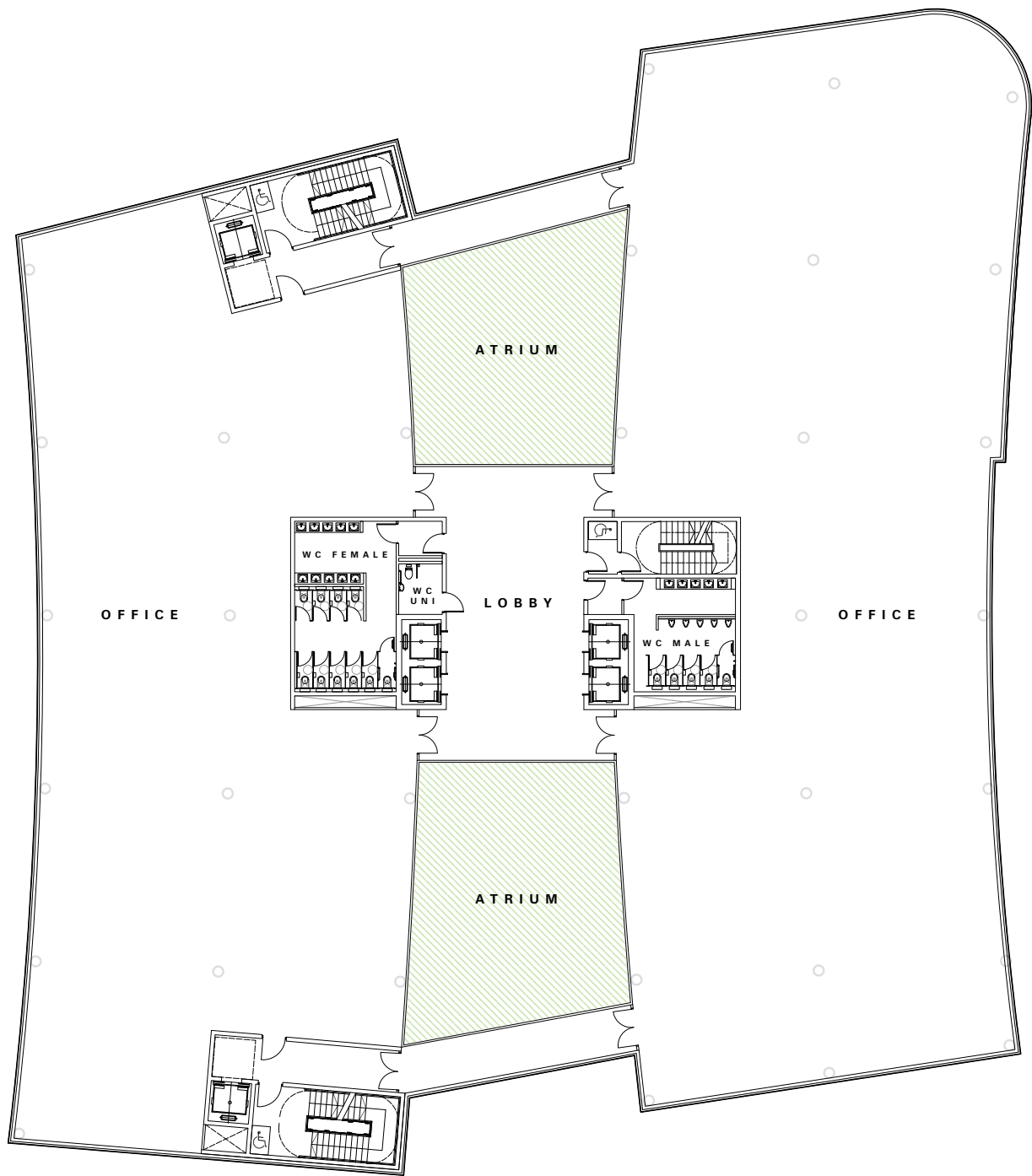


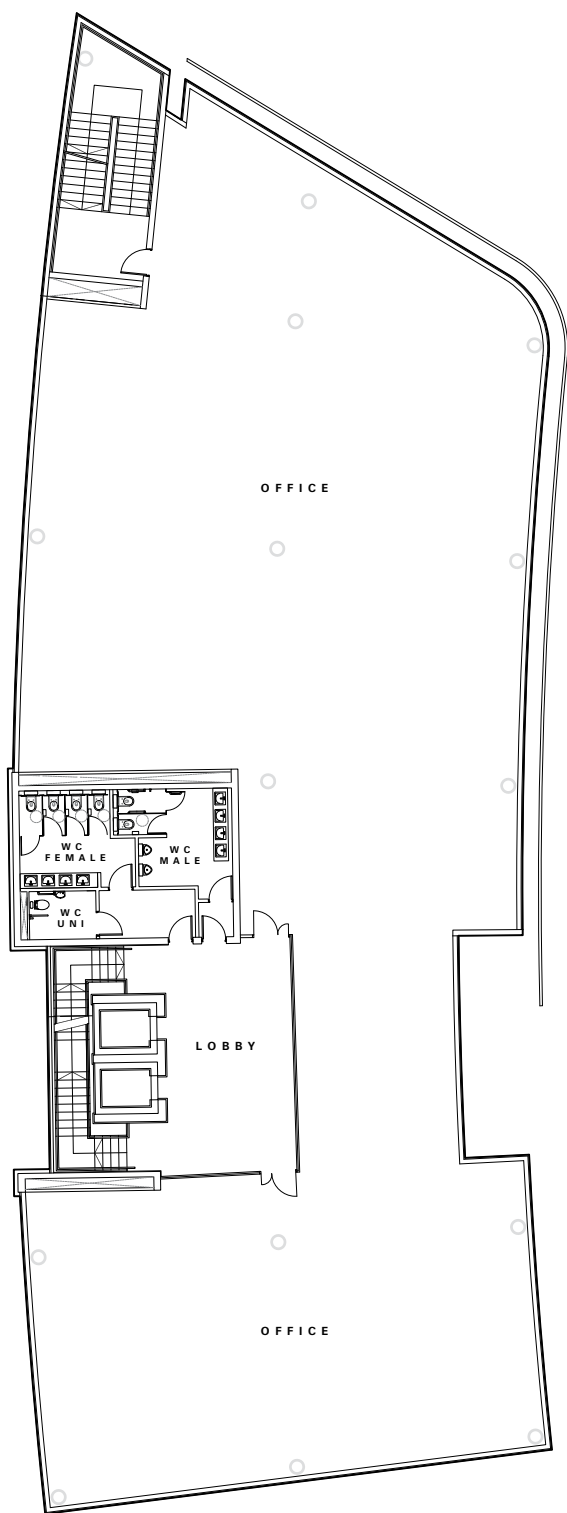












THREE  
SOUTH COUNTY

## Schedule of Accommodation

### TWO SOUTH COUNTY

| FLOOR                | AREA<br>SQ M    | AREA<br>SQ FT   |
|----------------------|-----------------|-----------------|
| GROUND               | OFFICE<br>1,170 | OFFICE<br>2,594 |
|                      | CAFÉ<br>380     | CAFÉ<br>4,090   |
|                      | GYM<br>180      | GYM<br>1,938    |
| FIRST                | 2,035           | 21,905          |
| SECOND               | 2,035           | 21,905          |
| THIRD                | 2,035           | 21,905          |
| FOURTH               | 1,760           | 18,945          |
| ROOF PLANT<br>ACCESS | 90              | 968             |
| TOTAL                | 9,685           | 104,249         |

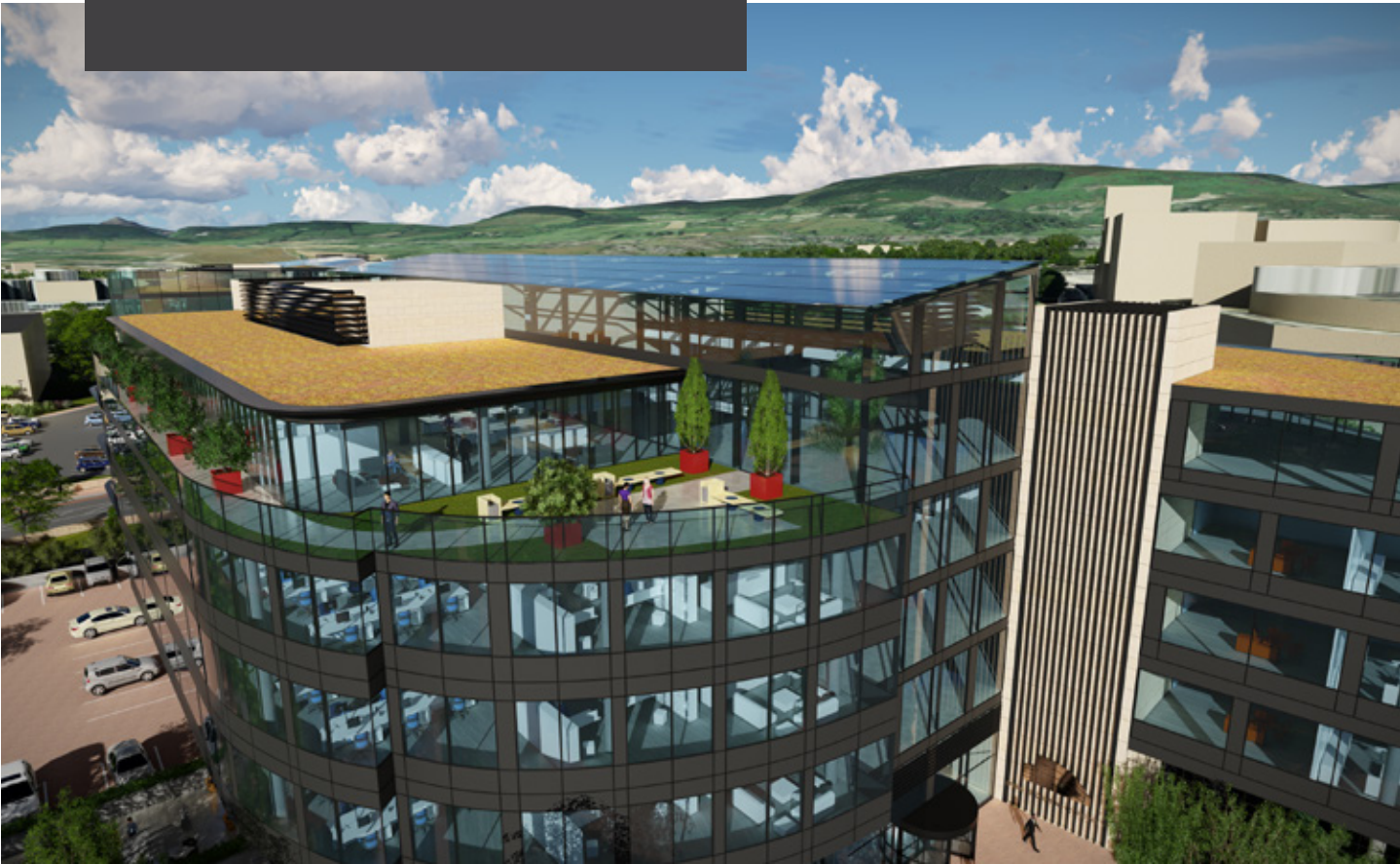
- 100 Car Parking Spaces
- 110 Bicycle Parking Spaces

### THREE SOUTH COUNTY

| FLOOR                | AREA<br>SQ M | AREA<br>SQ FT |
|----------------------|--------------|---------------|
| GROUND               | 855          | 9,203         |
| FIRST                | 830          | 8,934         |
| SECOND               | 870          | 9,365         |
| THIRD                | 870          | 9,365         |
| FOURTH               | 750          | 8,073         |
| ROOF PLANT<br>ACCESS | 25           | 269           |
| TOTAL                | 4,200        | 45,208        |

- 42 Car Parking Spaces
- 52 Bicycle Parking Spaces





CYRIL MCGUIRE  
Largest Private Landowner  
in South County Business Park

THE DEVELOPER

Cyril Mc Guire is proud to announce an exciting new Grade A Office Development at ‘One South County’ which is an established business park located at the landmark entrance to the Sandymount Business District.

Cyril was co-founder and CEO of Trintech Group PLC and has extensive experience in building successful Irish and Global IT companies. He also has a proven track record of over 20 years in the Sandymount Business District in developing Grade A office accommodation for growing indigenous and multinational ICT companies at the premier South County Business Park. These include the Trintech Building (30,000 sq ft) constructed by Sisk for leading tenants, including Avaya, VeriFone, Dignity Sciences, N3 Marketing Results and Coriant International.

Cyril has also developed with Sisk a 22,000 sq ft Grade A office building which is the headquarters of leading Irish owned Fannin Healthcare (a DCC Plc subsidiary).

More recently, Cyril and Microsoft agreed the sale of the neighbouring development site of over 7 acres at South County Business Park in order to develop and construct the new Microsoft Ireland HQ of over 375,000 sq ft to accommodate their expanding Irish workforce.

Cyril in conjunction with Infinity Capital is now happy to announce the next phase of his successful South County Business Park development. The prestigious ‘One South County’ landmark building will be 138,000 sq.ft of targeted LEED Gold Grade A office accommodation designed to meet the precise requirements of growing Irish and Multinational IT, Pharma and Fintech companies. With world class design, flexible services and facilities, outstanding amenities and connected infrastructure, South County Business Park is the premier technology hub location in South Dublin.





ARCHITECT

TOTP Architects  
Contact: Chris Ryan



QUANTITY SURVEYOR

Scollard Doyle  
Contact: Michael Scollard



STRUCT / CIVIL  
ENGINEER PSDP/H&S

JB Barry  
Contact: Jerome O'Brien



MECHANICAL &  
ELECTRICAL SERVICES

Metec Consulting Engineers  
Contact: Bernard Denver



ACCESS/DAC

O'Herlihy Access Consultants  
Contact: Eoin O'Herlihy



FACADE

Billings Design Associates  
Contact: Simon Kenny



LANDSCAPE ARCHITECTS

Doyle & O'Troithigh  
Contact: Daithi O'Troithigh



FIRE

Jeremy Gardner Associates  
Contact: Martin Davidson



ANIMATION & CGI

Archivis  
Contact: Stanisław Sokołowski



PLANNING SERVICES

Tom Phillips Associates  
Contact: John Gannon



# Joint Agents

For further information please contact:



**BNP PARIBAS  
REAL ESTATE**

**20 Merrion Road, Ballsbridge  
Dublin 4, Ireland**  
+ 353 1 661 1233  
realestate.bnpparibas.ie

**Keith O'Neill**  
+353 1 661 1233  
keith.oneill@bnpparibas.com

**Darren Burke**  
+353 1 661 1233  
darren.burke@bnpparibas.com

PSRA No: 002702



**Styne House, Upper Hatch St.,  
Dublin 2, Ireland**  
+353 1 673 1609  
www.jll.com

**Deirdre Costello**  
+353 1 6731600  
deirdre.costello@eu.jll.ie

**Ger Carr**  
+353 1 673 1600  
ger.carr@eu.jll.com

PSRA No: 002273

# Right Place, Right Time

Please visit **www.onesouthcounty.com**  
for more information

Brochure & Creative Design  
by Cream.ie

DISCLAIMER: The particulars and information contained in this brochure are issued by Jones Lang LaSalle Ltd. and BNP Paribas Real Estate on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle Ltd or BNP Paribas Real Estate, their employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.













[WWW.ONESOUTHCOUNTY.COM](http://WWW.ONESOUTHCOUNTY.COM)