



ONE / LE POLE

SQUARE

DUBLIN
CITY

An architectural rendering of a modern office building at dusk. The building features a mix of brick and large glass panels, with interior lights glowing. In front of the building is a courtyard with a paved area, green lawn, and a large, ornate metal sculpture. People are shown walking and sitting in the courtyard. The sky is a mix of blue and orange from the setting sun.

MAKE HISTORY IN THE HEART OF THE CITY

One Le Pole Square on Ship Street Great is a new office building within a historical civic square built for a future of innovation.

Once the grounds of St. Michael Le Pole Church, whose archaeological heritage is preserved within this plaza, this new urban landmark is brimming with character. Surrounded by iconic cobblestone streets and vibrant parks, this sociable address on the southside has it all: great public transport, convivial hangouts and cultural attractions.

A HISTORICAL CIVIC SQUARE BUILT TO INSPIRE YOU

One Le Pole Square respects the past and embraces the future.

A landscaped civic square with the excavated remains of St. Michael Le Pole Church, is the focal point of the scheme. Once St. Michael of the Pool due to the round tower overlooking the 'Black Pool' or Dubh Linn in Irish, from which Dublin takes its name. The great storm of 1775 did irreparable damage to the tower eventually leading to the church being pulled down.

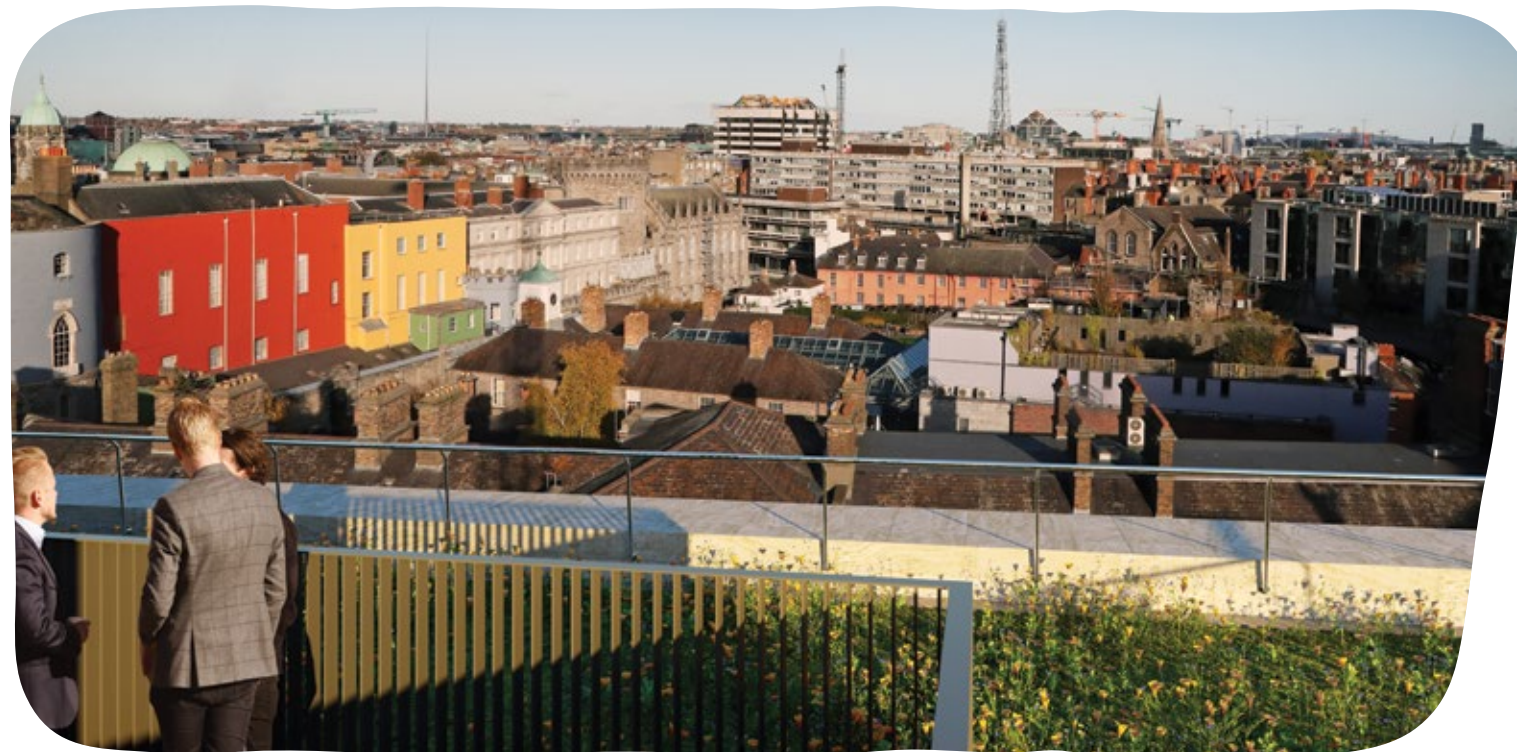
Inspired by its history, this LEED Gold building keeps the name Le Pole alive encouraging occupiers to reflect on their legacy. Multifunctional in nature, this public space offers an immersive cultural experience.

Rich in biodiversity, the garden is landscaped with tiles replicating designs taken from the church interior. This space gives occupiers a social meeting place with a café, gallery, gym and juice bar alongside the Sky Bar in the Radisson Blu Royal Hotel and new Convention Centre.



DISCOVER A STYLISH HQ IN DOWNTOWN DUBLIN

Open the door to bright interiors and inspiring city views with offices at One Le Pole Square.



IMPROVED WELLBEING AT WORK

One Le Pole Square knows where it stands when it comes to the environment.



A first class office development of 10,521 sq. m with NZEB standards, the preference for greener initiatives is evident before you ever step inside with 170 bicycle bays, three smart car charging points and 48 car parking spaces. Its glazed façade reveals six storeys of Grade A offices set over a foyer and two-storey basement.

Sustainability is at the heart of this A2 energy efficient new building. Flexible floorplates, a double height reception together with private rooftop terraces and gardens set the stage for a workplace of the future. Together with its landscaped square and on-site lifestyle amenities, One Le Pole Square offers a vibrant work environment.

DETAILS THAT COUNT

Discover the qualities
that define this dynamic
office environment in
One Le Pole Square.

10,521^{SQ. M}

GRADE A
OFFICES

LANDSCAPED
HISTORICAL
SQUARE

DEDICATED
ROOFTOP
TERRACES

6 FLOORS
OF OFFICE
SPACE

2.8^M
FLOOR
TO CEILING
HEIGHTS

HIGH
QUALITY SHOWER AND
CHANGING
FACILITIES

48 CAR
PARKING
SPACES

3 ELECTRIC
CHARGING
POINTS

OVER
30 DUBLIN
BUS ROUTES
ON YOUR
DOORSTEP

08 WALK
TO LUAS
GREEN
MINUTES' LINE

170 BIKE
SPACES

SURROUNDED BY SUCCESS

Top Irish and international names are putting the spotlight on this booming business district. Squarespace and Indeed are among the many tech firms opening European headquarters here, bringing worldwide attention to Dublin's new digital hub.





A SCENE THAT TELLS A STORY



Nowhere in the capital competes with such an irresistible cultural scene.

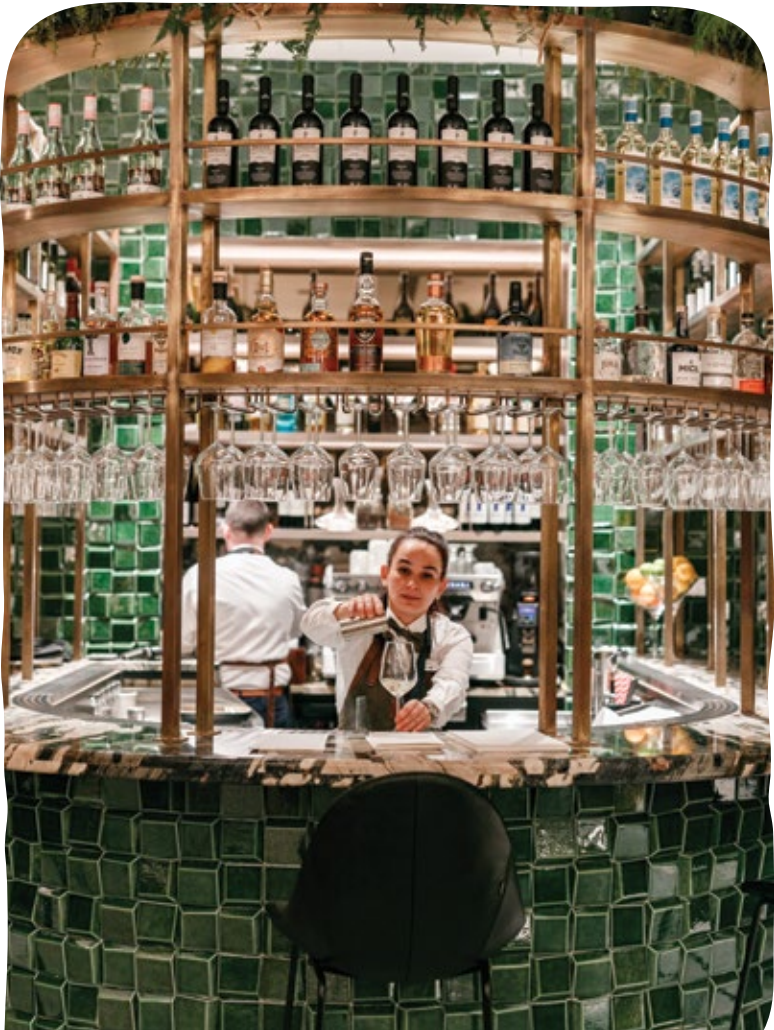
Its charisma spills out onto the streets, enticing urbanites keen to socialise till the early hours, any day of the week. If the culture vulture in you needs satisfying, centuries of history await. Take in some of the most coveted artefacts in the world at Dublin Castle, St. Patrick's Cathedral, Christchurch Crypt and Chester Beatty Library.



Youthful vibes heighten the buzz around this creative quarter making it a place people gravitate towards.

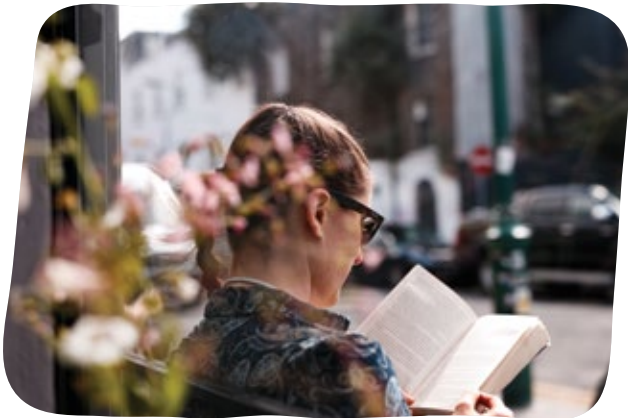
The eclectic fusion of foodie havens, lively bars and stylish stores around the corner on George's Street and Drury Street sustain professionals working nearby.

While the Radisson Blu Royal Hotel is the perfect place for afterwork drinks with its popular Sky Bar overlooking the city.



WHERE THE TENACIOUS THRIVE

This stretch of downtown
Dublin is a hothouse for
go-getters and the stomping
ground of dynamic industries.



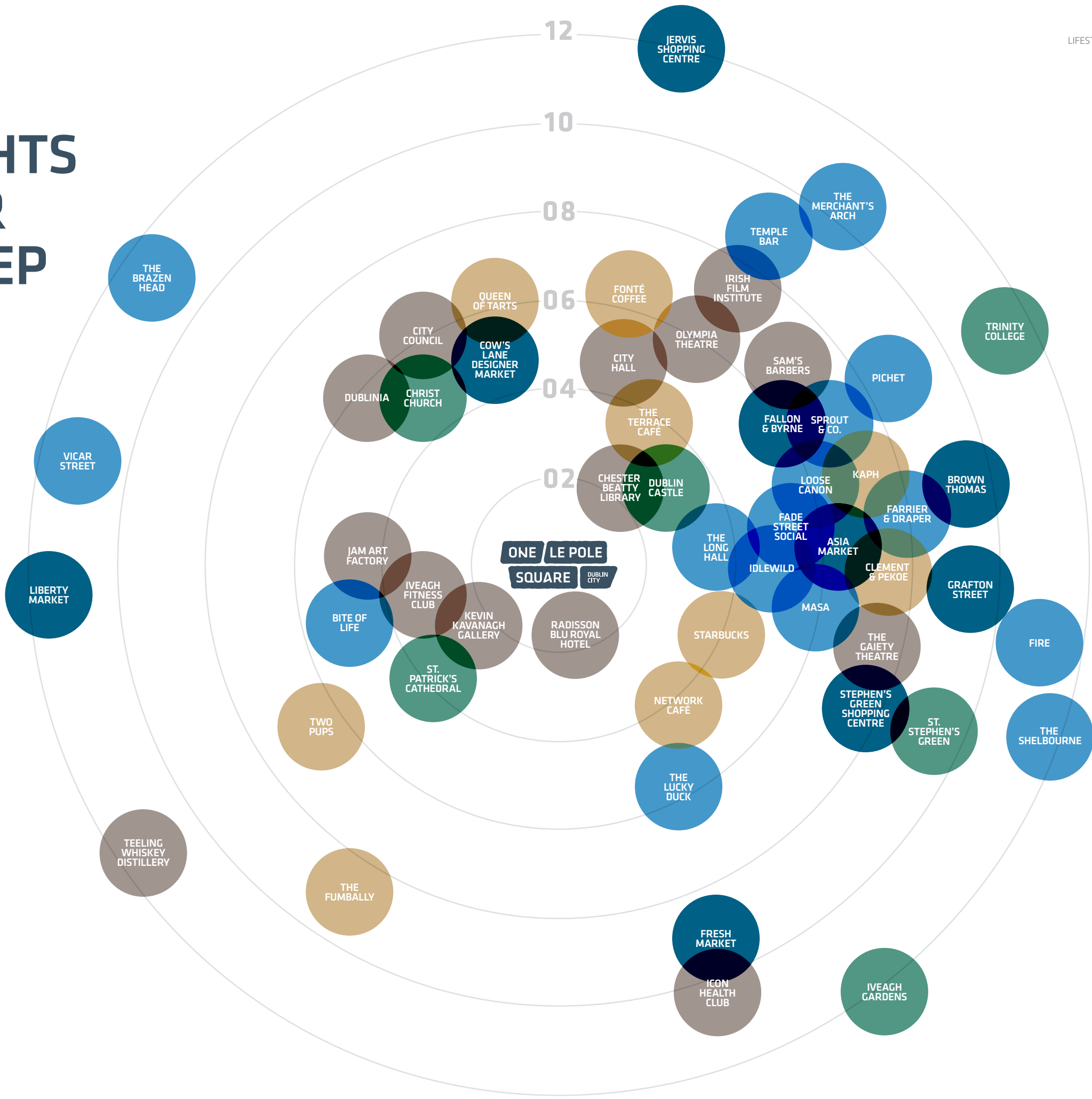
New ideas, ways of working and collaborative ventures are daily conversations in this innovative district. The Market Bar, Loose Canon and Fade Street Social are hangouts humming with local banter where influencers connect and collaborate.

Young professionals now flock to places where they can work, live and socialise. Ship Street Great is one kilometre from Portobello and a little over two kilometres from Rathmines bringing your talent closer to affordable housing in hip residential neighbourhoods.

HIGHLIGHTS ON YOUR DOORSTEP

Experience a bustling neighbourhood day and night with attractive parks, high street hangouts and foodie haunts to entertain and inspire you.

- CAFÉS AND BAKERIES
- PUBS & EATERIES
- SHOPPING & GROCERIES
- SERVICES & ARTS
- GREEN SPACES










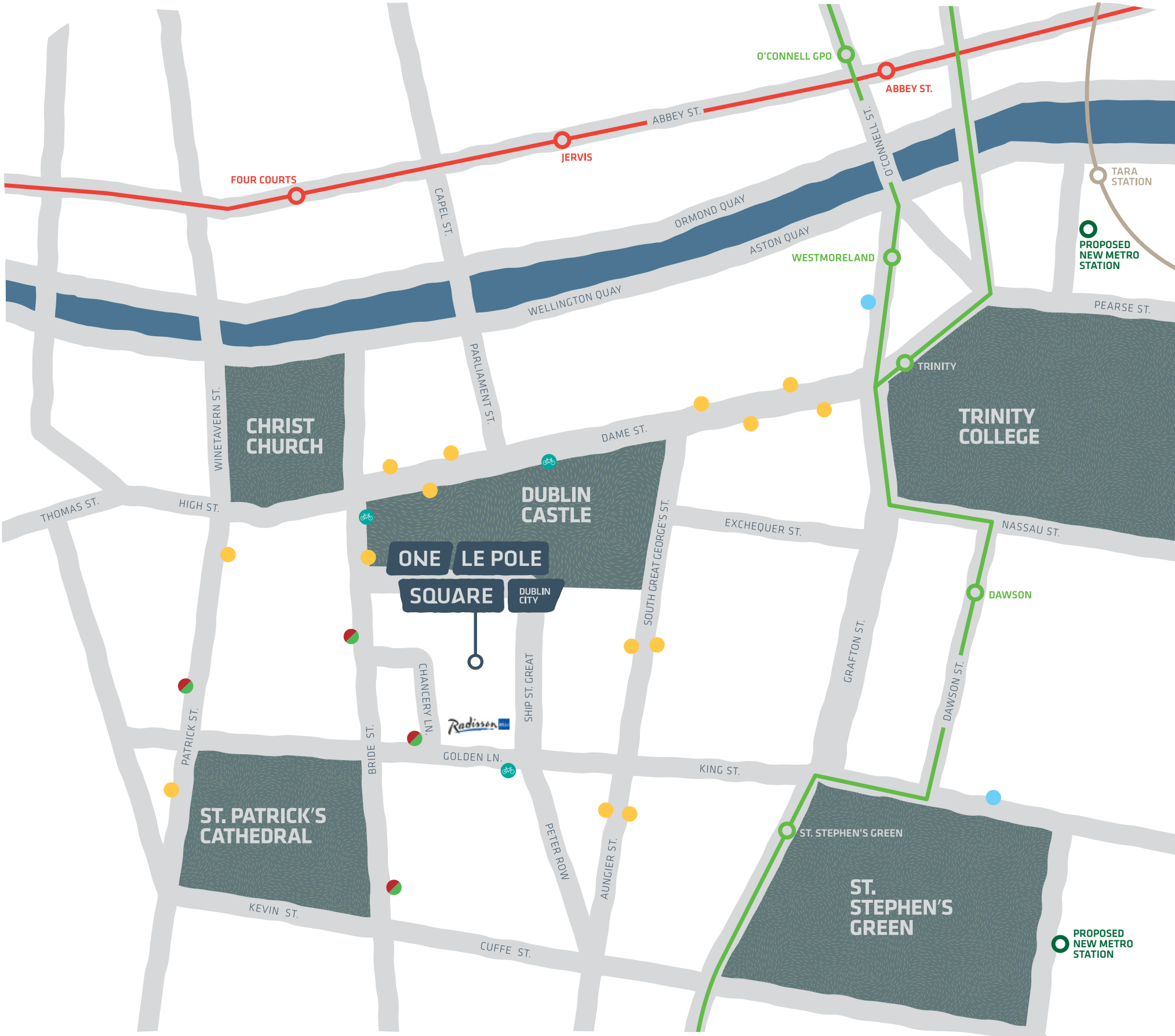
MILES AHEAD OF OTHER DISTRICTS

Instant eco-friendly transport with Dublin Bikes outside your door on Golden Lane.

Major transport hub of Dame Street is a 5-minute walk away bringing you over 30 Dublin Bus routes serving north and south.

Recently extended Luas Green Line offers greater connectivity in the city as seen by the surge in passenger numbers, which reached almost 42 million in 2018.

TO	MIN	HOW
 DUBLIN BIKES	1	WALK
 CAR SHARING	1	WALK
 DUBLIN BUS	3	WALK
 TARA STATION	6	CYCLE
 LUAS GREEN LINE	8	WALK
 LUAS RED LINE	12	WALK
 AIRCOACH	10-12	WALK
AIRPORT	30	DRIVE



CONNECTED TO CULTURAL ATTRACTIONS

Located on Ship Street Great, this new office building and its eponymous square create a new walkway within the Chancery Lane quarter.

Taking tourists and the general public on a historical journey of Dublin down through the ages. Walk from Dublin Castle and pause at Le Pole Square to learn about its significance before continuing on to St. Patrick's Cathedral and Christchurch.



OFFICE ARCHITECTURE FOR A NEW AGE

Reddy Architecture + Urbanism give your ambitions room to grow with this innovative development that results in a dynamic workplace.

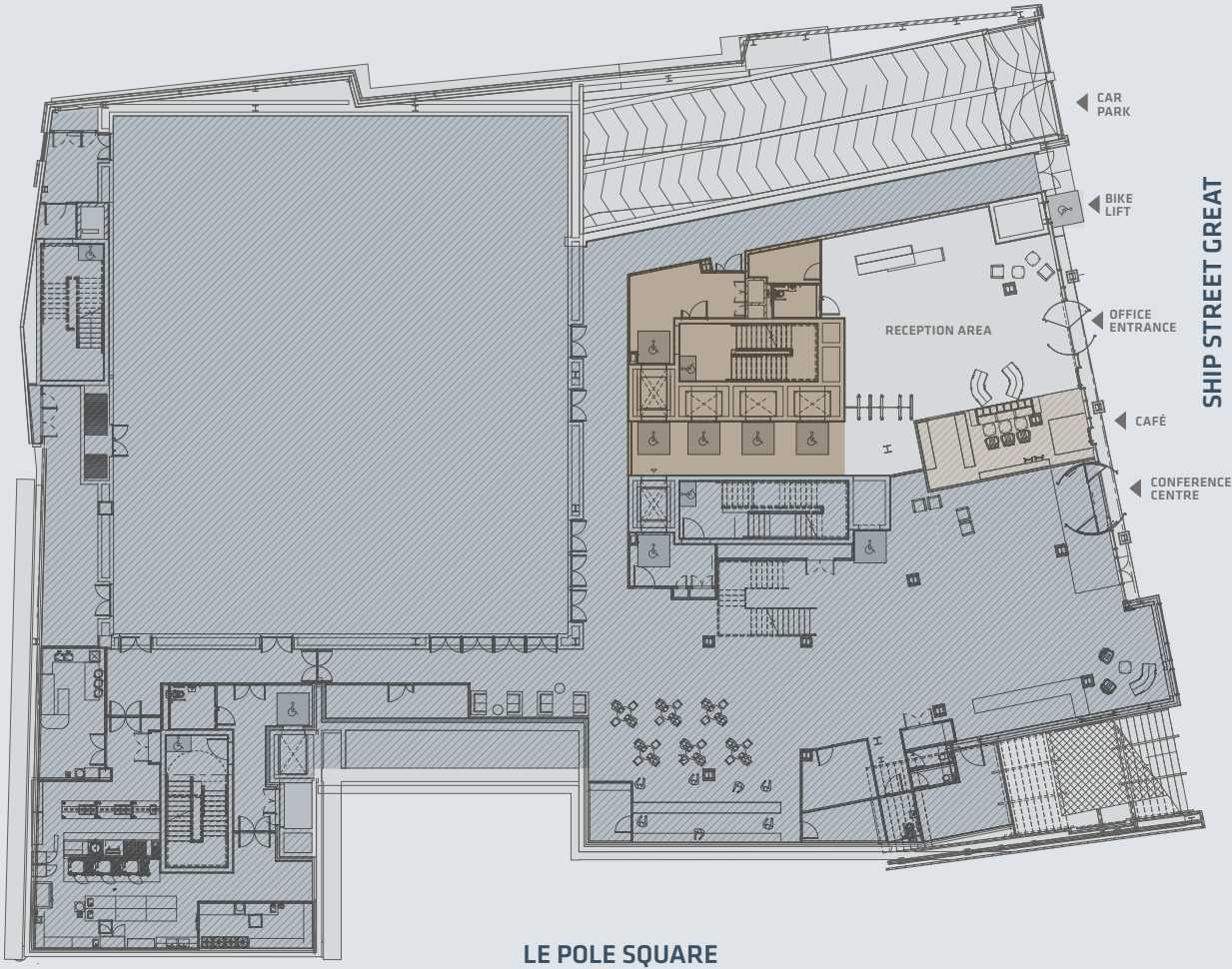
Flexible floorplates and generous 2.8 metre floor-to-ceiling heights draw the natural light into each office floor, giving you bright interiors designed to meet your business needs today and tomorrow.



FLOOR	SQ. M	SQ. FT
GROUND	191	2,056
UPPER GROUND	40	430
FIRST	1,885	20,292
SECOND	2,080	22,386
THIRD	2,080	22,386
FOURTH	1,997	21,499
FIFTH	1,477	15,896
SIXTH	771	8,304
TOTAL	10,521	113,249

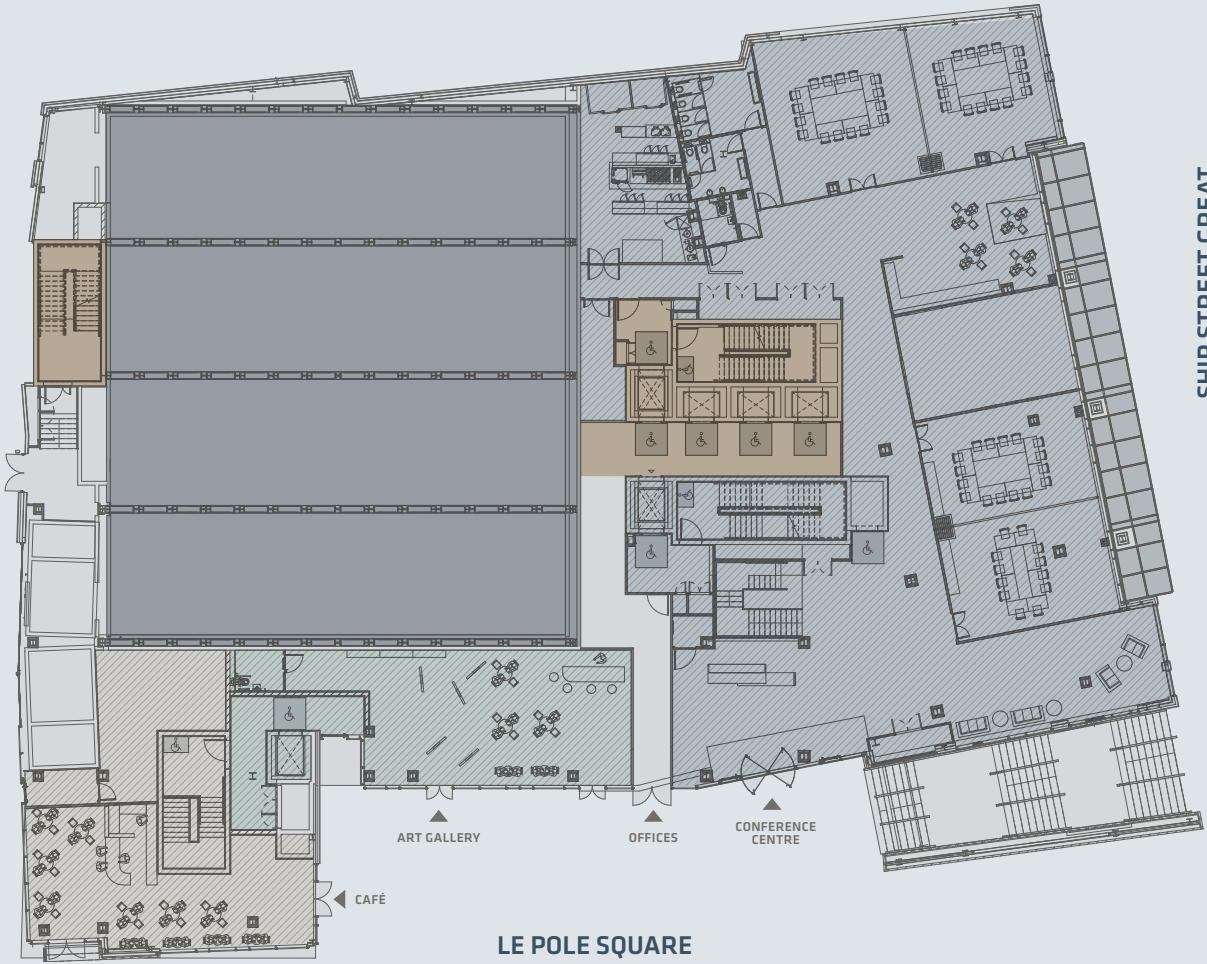


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GROUND	191	2,056



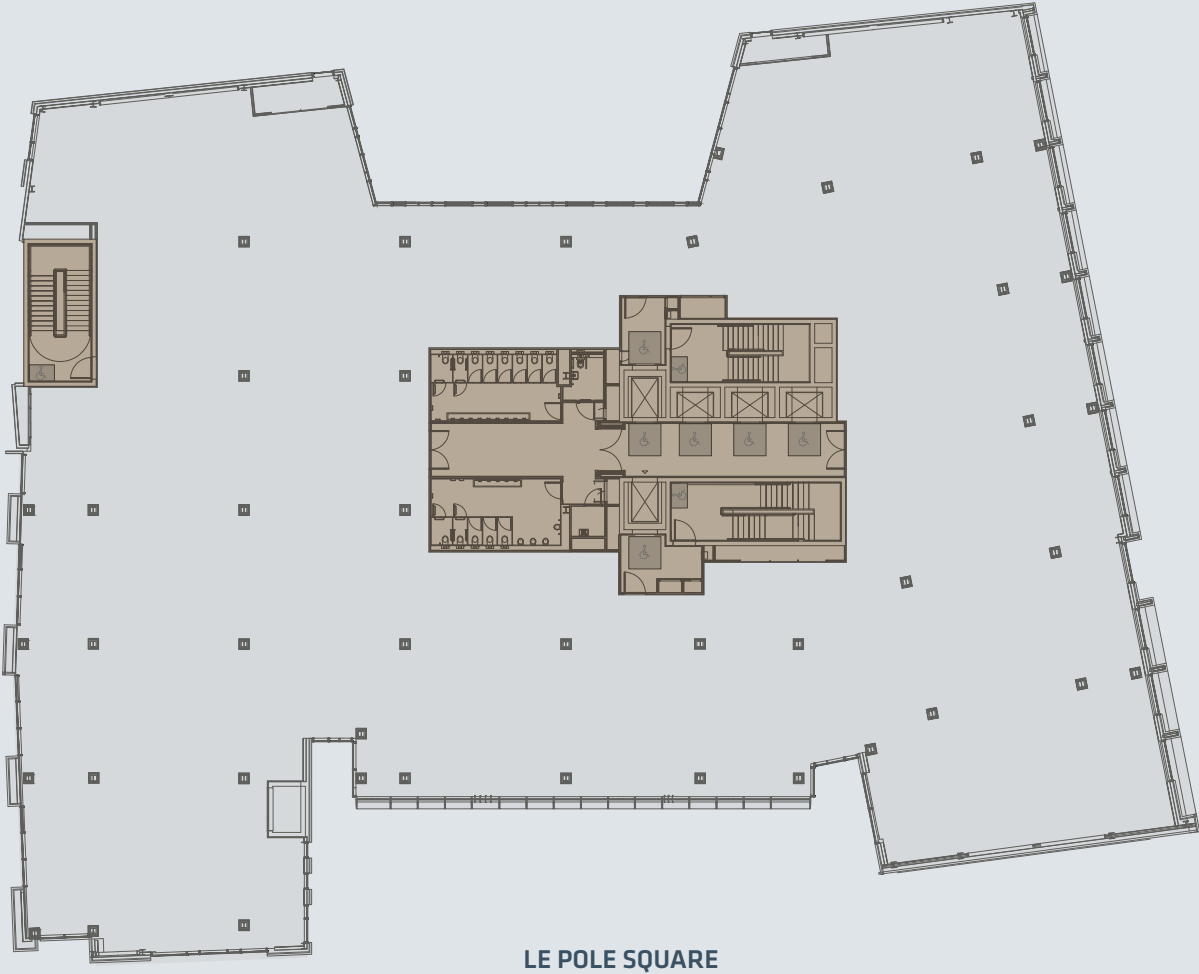
- Office Areas
- Blue Hatching - Convention Centre Areas
- Gold Hatching - Cafè

FLOOR	SQ. M	SQ. FT
UPPER GROUND	40	430



- Office Areas
- Blue Hatching - Convention Centre Areas
- Gold Hatching - Cafè
- Green Hatching - Art gallery

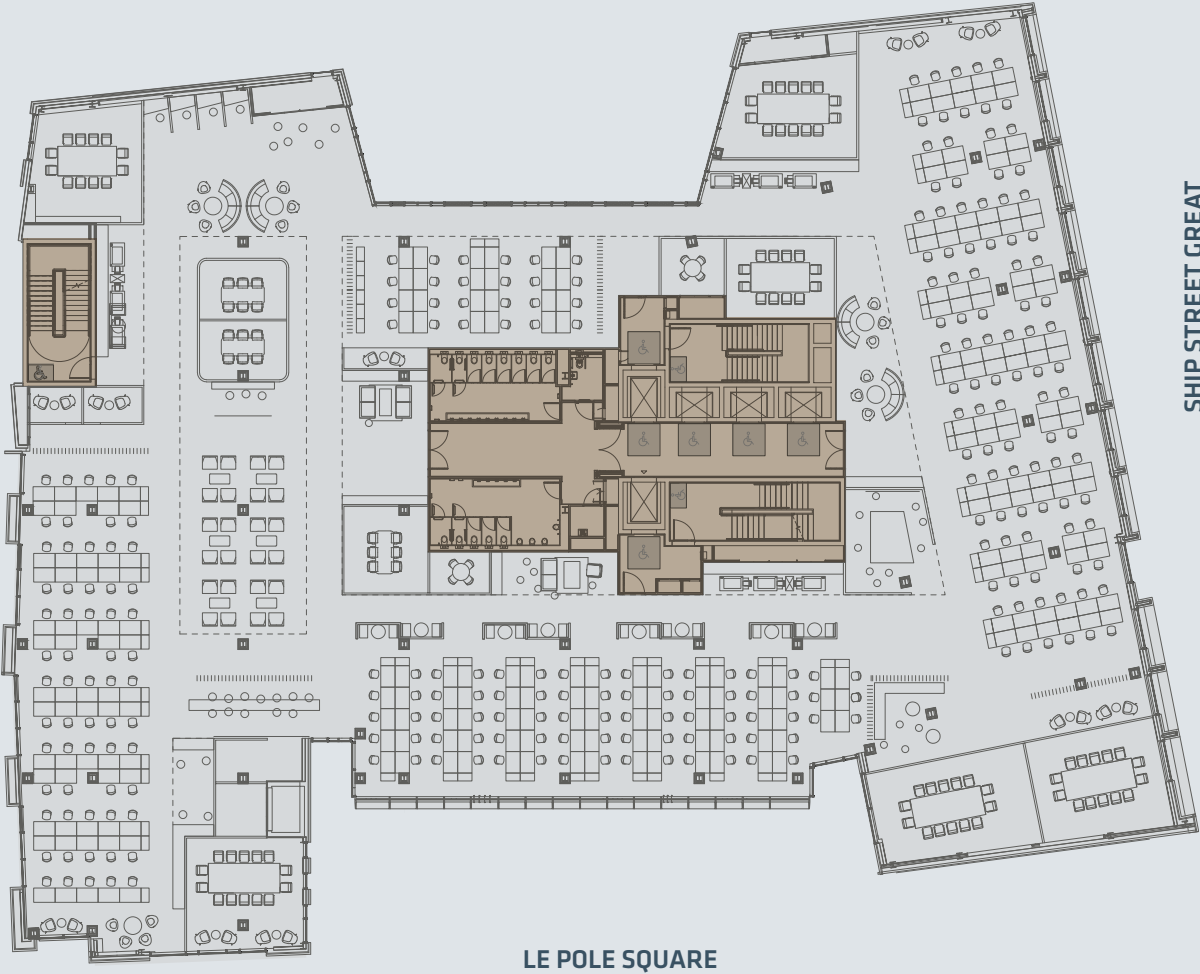
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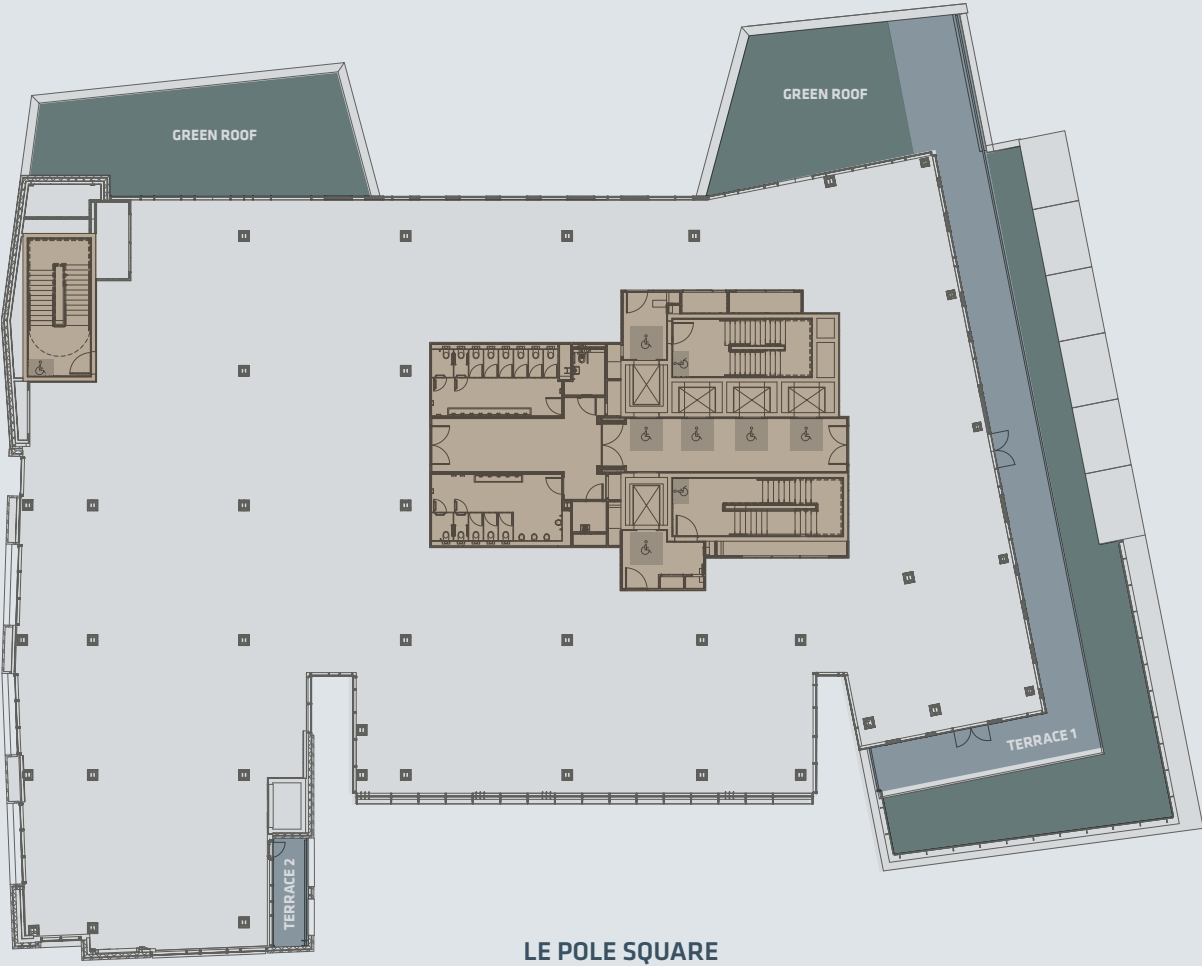
SAMPLE LAYOUT 1:8 SQ. M



FLOOR	SQ. M	SQ. FT
FIFTH	1,477	15,896
TERRACE 1	137	1,474
TERRACE 2	12	129



2.8 M
CEILING
HEIGHT



SHIP STREET GREAT

LE POLE SQUARE



FLOOR	SQ. M	SQ. FT
FIFTH	1,477	15,896
SAMPLE LAYOUT 1:8 SQ. M		



2.8 M
CEILING
HEIGHT

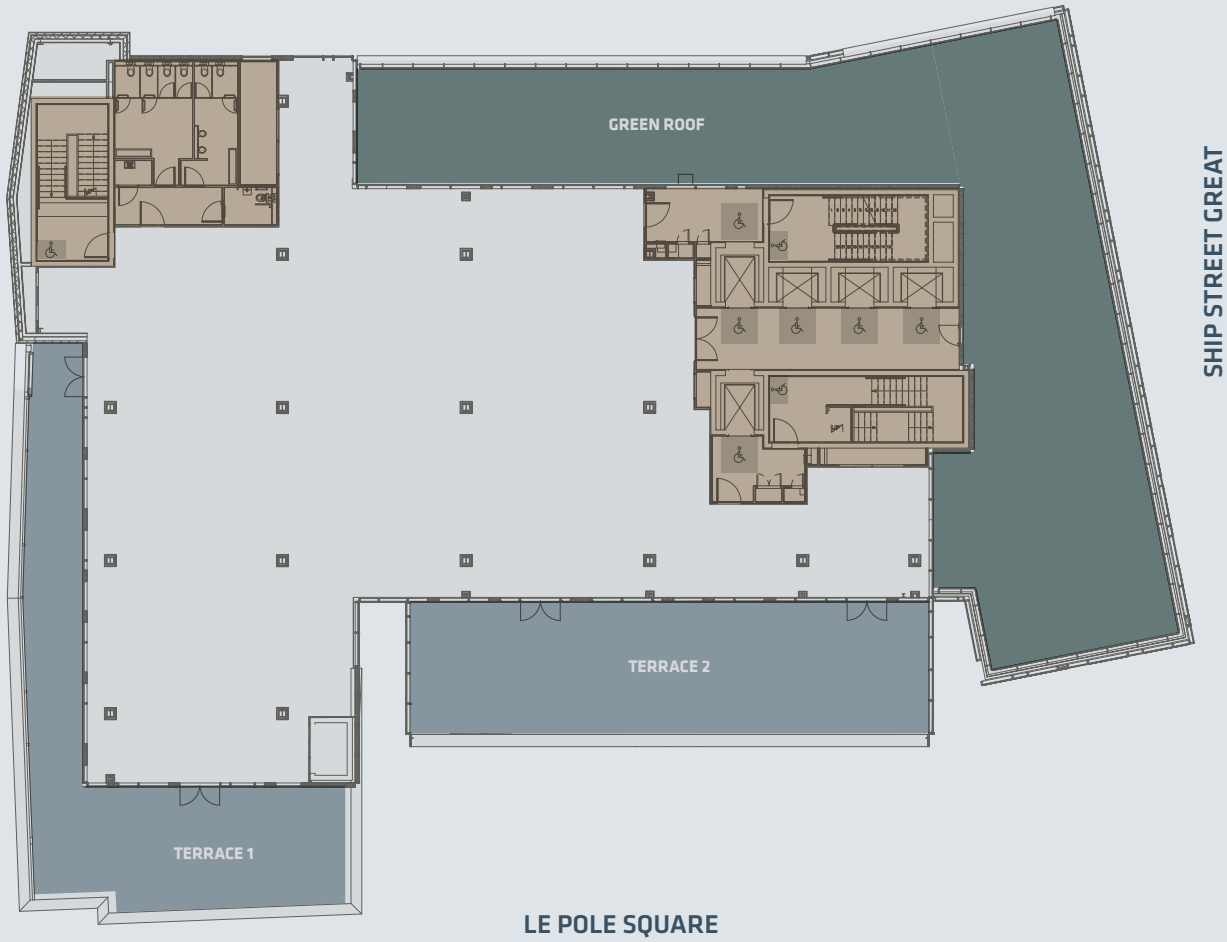


SHIP STREET GREAT

LE POLE SQUARE



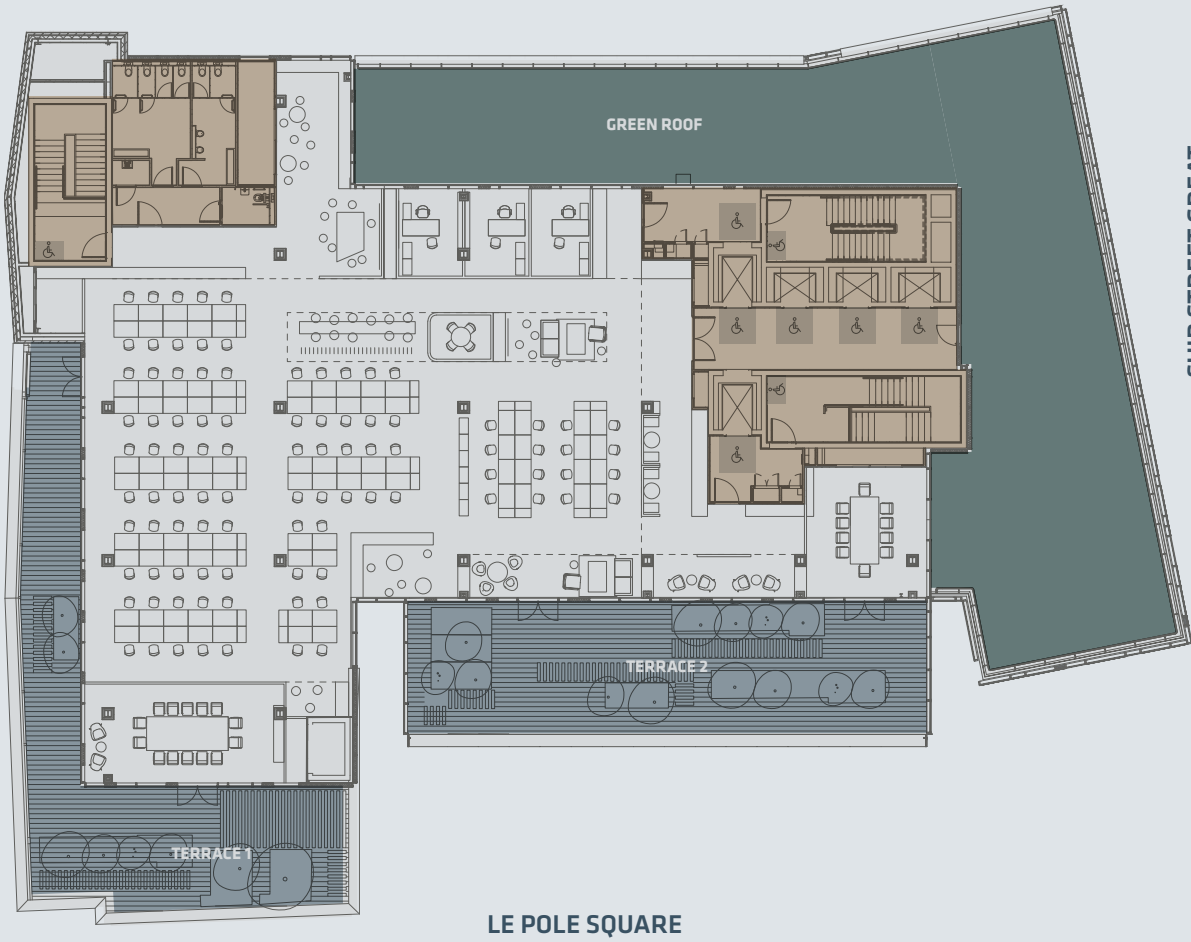
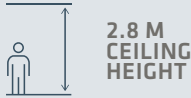
FLOOR	SQ. M	SQ. FT
SIXTH	771	8,304
TERRACE 1	148	1,593
TERRACE 2	164	1,765



LE POLE SQUARE



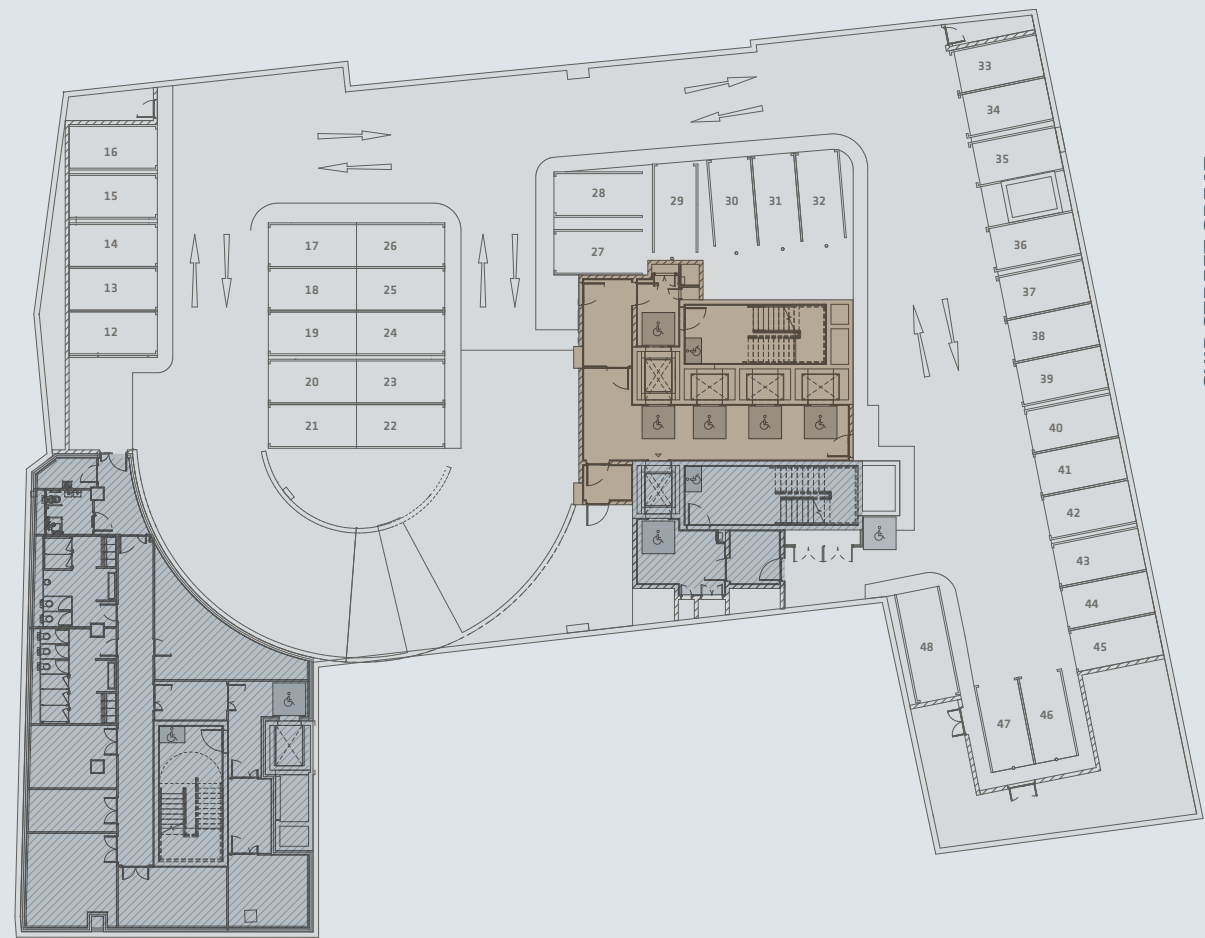
FLOOR	SQ. M	SQ. FT
SIXTH	771	8,304
SAMPLE LAYOUT 1:8 SQ. M		




LE POLE SQUARE

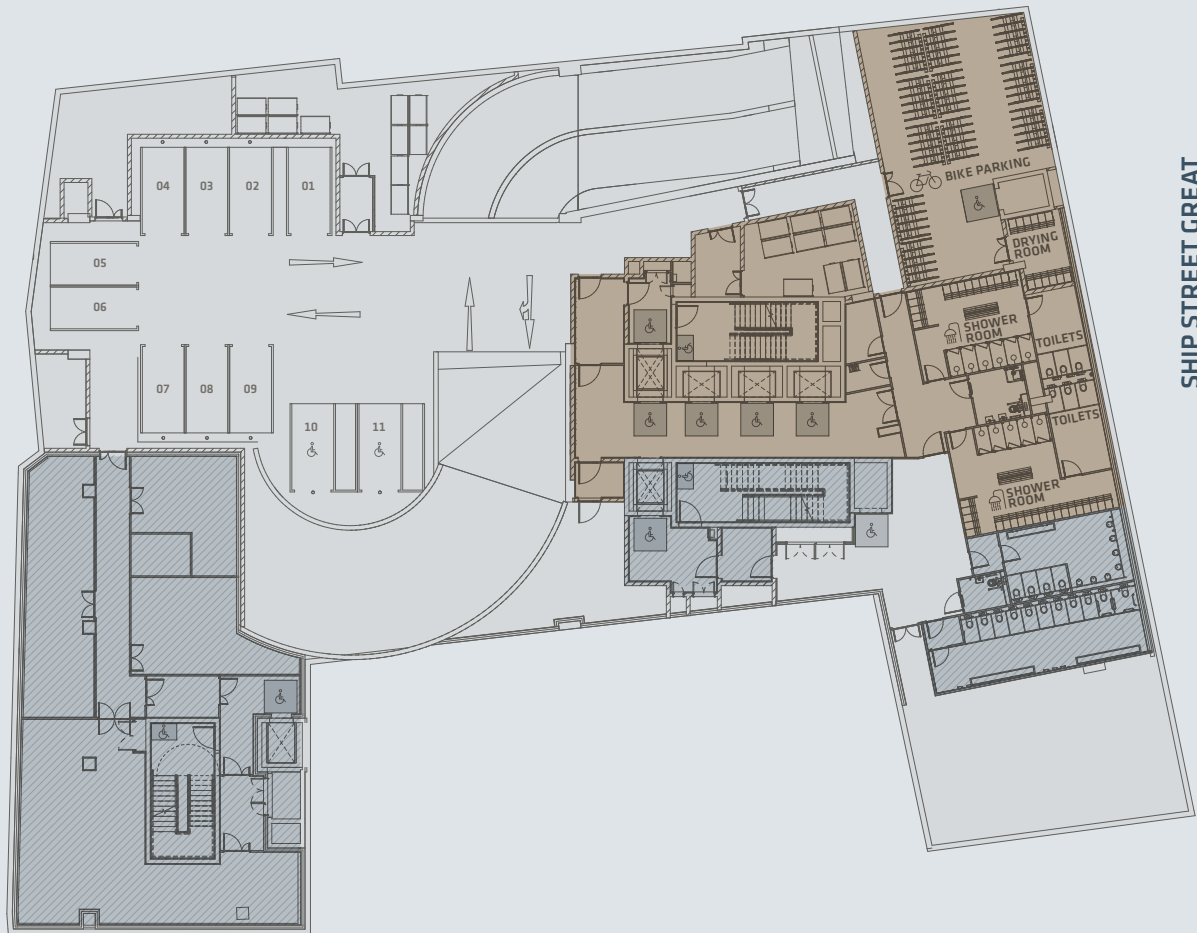



FLOOR
B2



 Blue Hatching - Convention Centre Areas

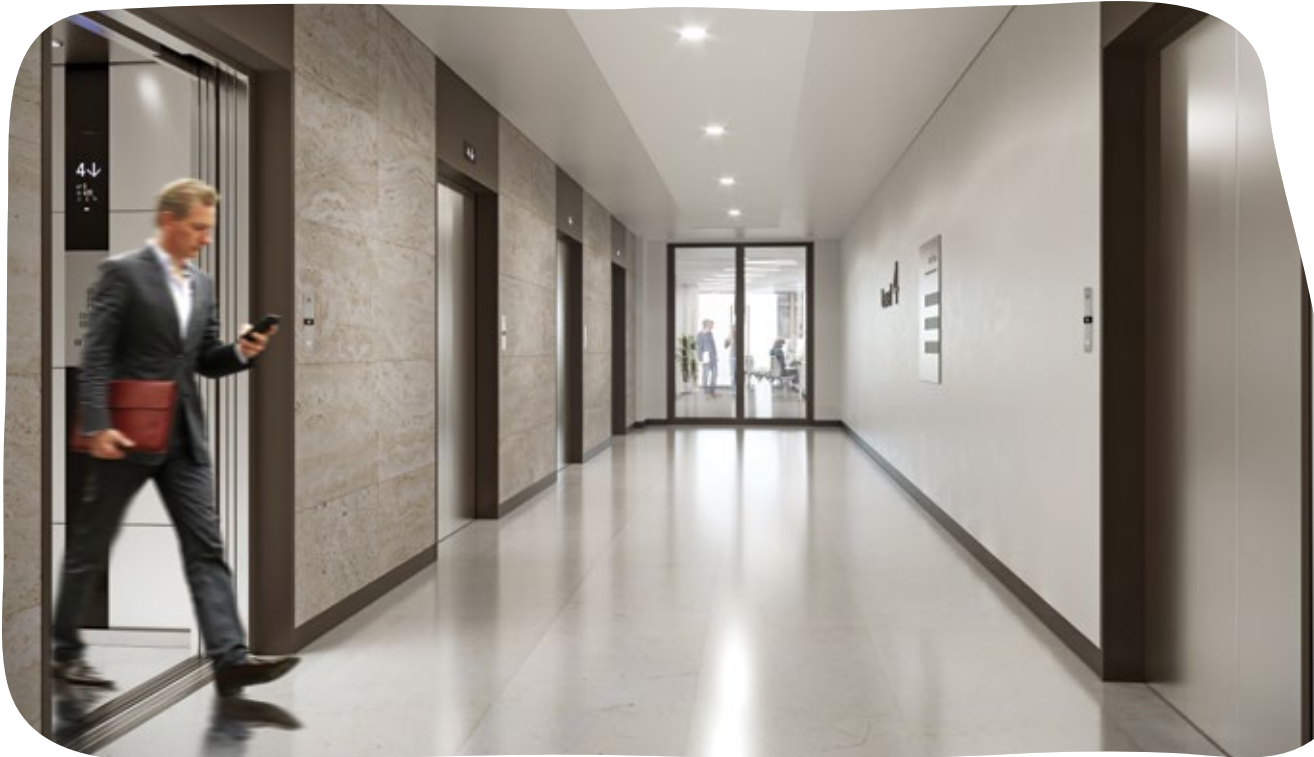
FLOOR
B1



 Blue Hatching - Convention Centre Areas

SPECIFICATION

THE BUILDING <ul style="list-style-type: none">• Structural grid generally 9m x 7.5m• Castellated beams for greater flexibility at fit-out stage• 5 x high speed passenger lifts serving all floors, with additional bicycle lift• High quality shower and changing facilities in the basement• Main reception on Ship Street Great, with additional access directly from Le Pole Square• Generous terraces with unrivalled views	<ul style="list-style-type: none">• High quality curtain walling glazed systems to all façades	<ul style="list-style-type: none">• Centralized core facilitates efficient subdivision• Full height glazing to each façade• Floor to ceiling heights of 2.8 metres• Slab to slab heights of 3.8 metres• Suspended ceilings with perforated metal ceiling tiles• Raised access floors throughout• Plastered and painted walls• Private rooftop terraces on 4th, 5th and 6th floors	<ul style="list-style-type: none">• Select large format tile finishes to walls and floors	SUSTAINABILITY <ul style="list-style-type: none">• High energy efficient building fabric & services• NZEB compliant• Target LEED Gold• High efficiency LED light fittings• Electric car charging points• Bicycle storage and drying room facilities	<ul style="list-style-type: none">• Hot water shall be heated via direct fired, gas water heaters complete with a buffer vessel located in roof level boiler house• Heating and cooling to office space is provided via a 4 pipe fan coil unit system consisting of above ceiling terminal units with insulated supply air ductwork to ceiling mounted grilles• Fresh air shall be provided to office spaces via air handling units c/w heat recovery• A sprinkler system will be installed within the development to provide coverage for complete building• Lighting shall be low energy LED type with use of automatic lighting controls throughout	<ul style="list-style-type: none">• A complete open network BMS will control all primary Mechanical Plant and Environmental Systems
EXTERNAL FINISHES <ul style="list-style-type: none">• Bespoke brick & natural stone east & west façades• Feature glazed façade with bronzed fins to Le Pole Square	RECEPTION <ul style="list-style-type: none">• Dedicated double height entrance reception from Ship Street Great• Fully glazed entrance with feature revolving door• High quality stone finishes and bespoke waiting furniture• Bespoke concierge desk, security office and visitor WC• Café/shared working area• Access control turnstiles to lift lobby	WC CORES <ul style="list-style-type: none">• High quality male, female and accessible WCs to all levels.• Full height high quality cubicles with integrated WCs• Feature vanity units with integrated WHB and mirrors	MECHANICAL AND ELECTRICAL <ul style="list-style-type: none">• The heating requirement of the office block will be served by gas fired, high efficiency modular, low NOx condensing boilers located in roof level boiler house		BUILDING OCCUPANCY <ul style="list-style-type: none">• 1 person per 8 sq. m: general provision• 1 person per 6 sq. m: means of escape	



COMMITTED TO BUILDING A BETTER FUTURE

The development is being undertaken by the Rhatigan Group, a family run business established in 1952. The main contractor responsible for delivery of this project is JJ Rhatigan & Company. A snapshot of some other landmark developments which the Rhatigan Group have been involved in is shown below.

JJ Rhatigan
Building Contractors



- 01. Crown Square, Galway
- 02. Radisson Blu Royal, Dublin
- 03. Charlemont Square, Dublin
- 04. Heuston South Quarter, Dublin
- 05. Lansdowne Place, Dublin
- 06. Gardens International, Limerick

DEVELOPMENT TEAM

Developer	RHATIGAN GROUP
Architect	REDDY ARCHITECTURE + URBANISM
Contractor	JJ RHATIGAN & COMPANY
Civil & Structural Engineers	CS CONSULTING
Planning Consultants	MKO
Mechanical & Electrical Engineers	MCCAUL CONSULTING ENGINEERS
Fire Consultants	JEREMY GARDNER ASSOCIATES
Access Consultants	RYAN & ASSOCIATES
LEED Consultants	METEC CONSULTING ENGINEERS
Assigned Certifier & PSDP	REDDY ARCHITECTURE + URBANISM
Landscape Architects	DERMOT FOLEY
Architectural Visualisation	3RD EYE
Branding & Marketing	ORIGINATE

FINANCIAL & LEGAL

Funding Partners	STARWOOD CAPITAL GROUP
Financial Advisors	DELOITTE
Legal	WILLIAM FRY

FOR FURTHER INFORMATION, PLEASE CONTACT OUR LETTING AGENTS

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PSRA NUMBER 001528

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