



# THE DISTILLERS BUILDING

SMITHFIELD



THE  
DISTILLERS BUILDING  
Smithfield

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# A NEW OFFICE BUILDING OF THE HIGHEST ARCHITECTURAL QUALITY IN CENTRAL DUBLIN

**Local character with international appeal**



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Smithfield

INTRODUCING  
THE DISTILLERS  
BUILDING

**A stand out commercial property, designed to  
high specification, located in a vibrant part of Dublin city**

Situated in an ideal business location in central Dublin, The Distillers Building presents a unique commercial opportunity. Showcasing exquisite design and respecting the historic character of the cobble stoned Smithfield area, this building is surrounded by a wide range of lifestyle amenities, both day and night.

The Luas Red Line Smithfield stop at its doorstep makes this superb building a rare and appealing prospect.

25 MINS  
to Dublin Airport

20,500  
Square Metres in Size

LUAS  
Dedicated Tram Stop





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LOCAL CHARACTER WITH INTERNATIONAL APPEAL

## FLEXIBLE DESIGN CREDENTIALS

**A dynamic building respectful of the area's historic character.**

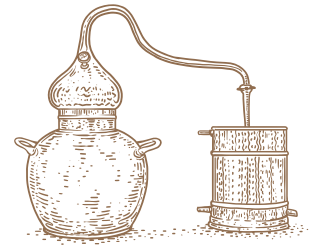
**D**esigned with sensitivity to its historic surroundings, The Distillers Building has retained part of its original two-storey limestone walls. From these rise a contemporary design, recessed at upper levels and reaching a maximum height at seven storeys.

This building benefits from a large, centrally located atrium which allows natural light to flood its interior. At street level, it features glazed panels, tall colonnades and a range of retail and mixed uses.

**A focal point of Smithfield is its wide, cobblelocked plaza, originally laid out as a marketplace in the mid-17th century.**



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## A LIGHT-FILLED AND ENGAGING WORKSPACE

The Distillers Building has a net floor area of 16,645 sq.m. and ranges in height between four and seven storeys. It is located above a double basement with 47 car parking spaces, 188 bicycle spaces and comprehensive shower and changing facilities.

Floors one to six offer large light-filled floorplates around a central access core. This allows for flexible office configurations which can be tailored to suit tenants' needs. At roof level, there are terraces accessible from the fifth and sixth floors.





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LOCAL CHARACTER WITH INTERNATIONAL APPEAL



## THE DISTILLERS BUILDING Smithfield



LOCAL CHARACTER WITH INTERNATIONAL APPEAL



### A place where diverse industries converge

**S**teeped in history, Smithfield offers an array of cultural attractions, restaurants and bars serving both day and night-time visitors.

A popular location for businesses, the area is home to international and indigenous companies including Workday, Brown Bag Films, 9 Story Media and the Law Society of Ireland.



## THE DISTILLERS BUILDING Smithfield



A focal point of Smithfield is its plaza. Notable landmarks close by include the Old Jameson Whiskey Distillery, The Lighthouse Cinema, The famous Cobblestone traditional music bar and venue and St. Michan's Church, dating back to the 11th century.

A busy mixed-use area, Smithfield is just a 10-minute tram ride from O'Connell Street Luas Red Line. With the River Liffey a few feet away, there are a multitude of boardwalks and landmark bridges.

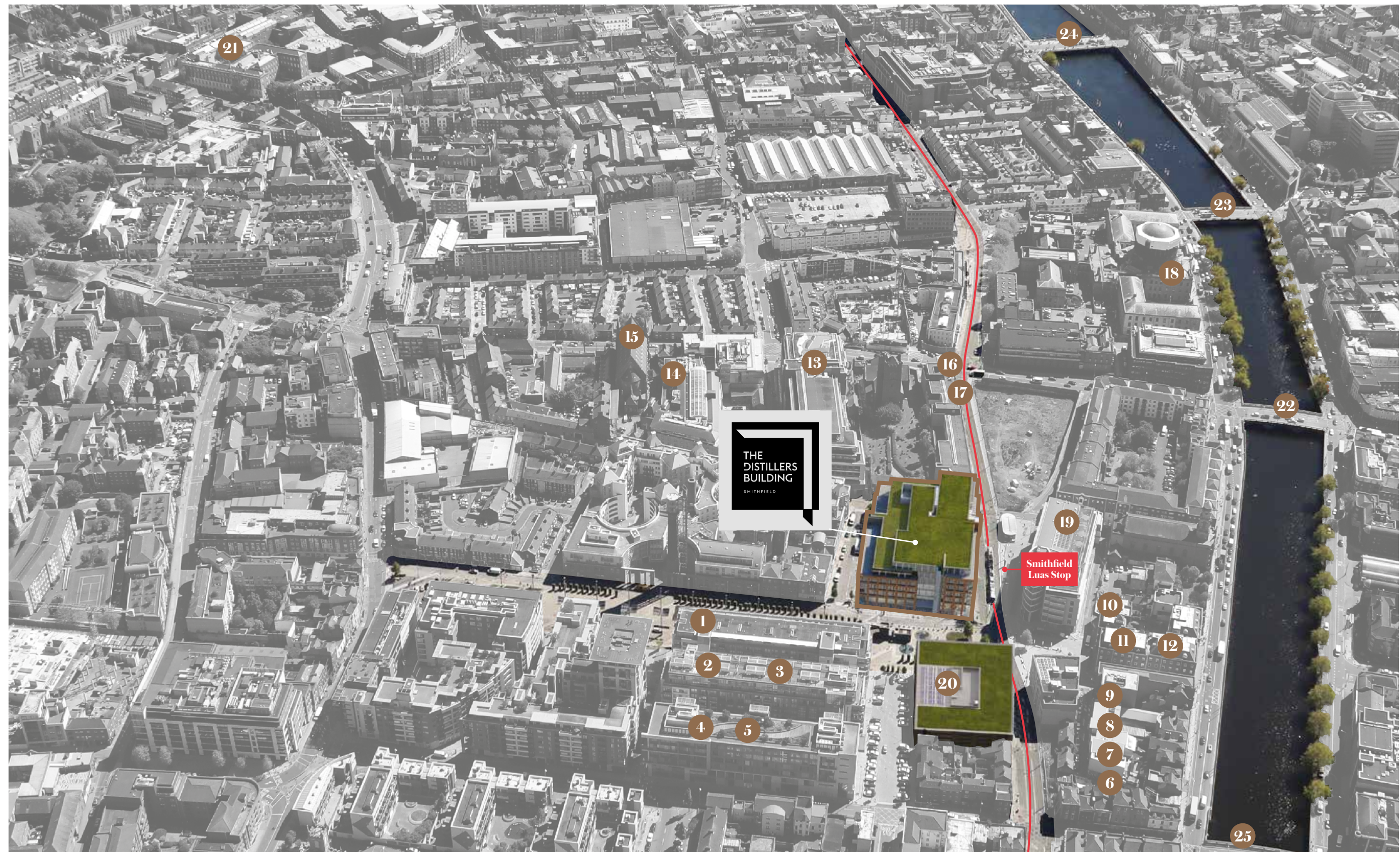




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IN GOOD  
COMPANY

- 1. Brown Bag Films / 9 Story Media
- 2. The Department of Justice
- 3. Irish Film Classification Office
- 4. Dublin City Council
- 5. Office Of Public Works
- 6. Javelin Media
- 7. Brandon Global IT
- 8. Torque Consulting Engineers
- 9. Hayes Higgins Partnership
- 10. Welzen
- 11. Gore & Grimes Solicitors
- 12. McCartan & Burke Solicitors
- 13. Workday
- 14. Enovation Solutions
- 15. Detail Design
- 16. The Law Society Library
- 17. The Bar Council of Ireland
- 18. The Four Courts
- 19. Circuit Family Court
- 20. Haymarket House
- 21. DIT Bolton Street
- 22. Fr. Mathew Bridge
- 23. O'Donovan Rossa Bridge
- 24. Grattan Bridge
- 25. Liam Mellows Bridge



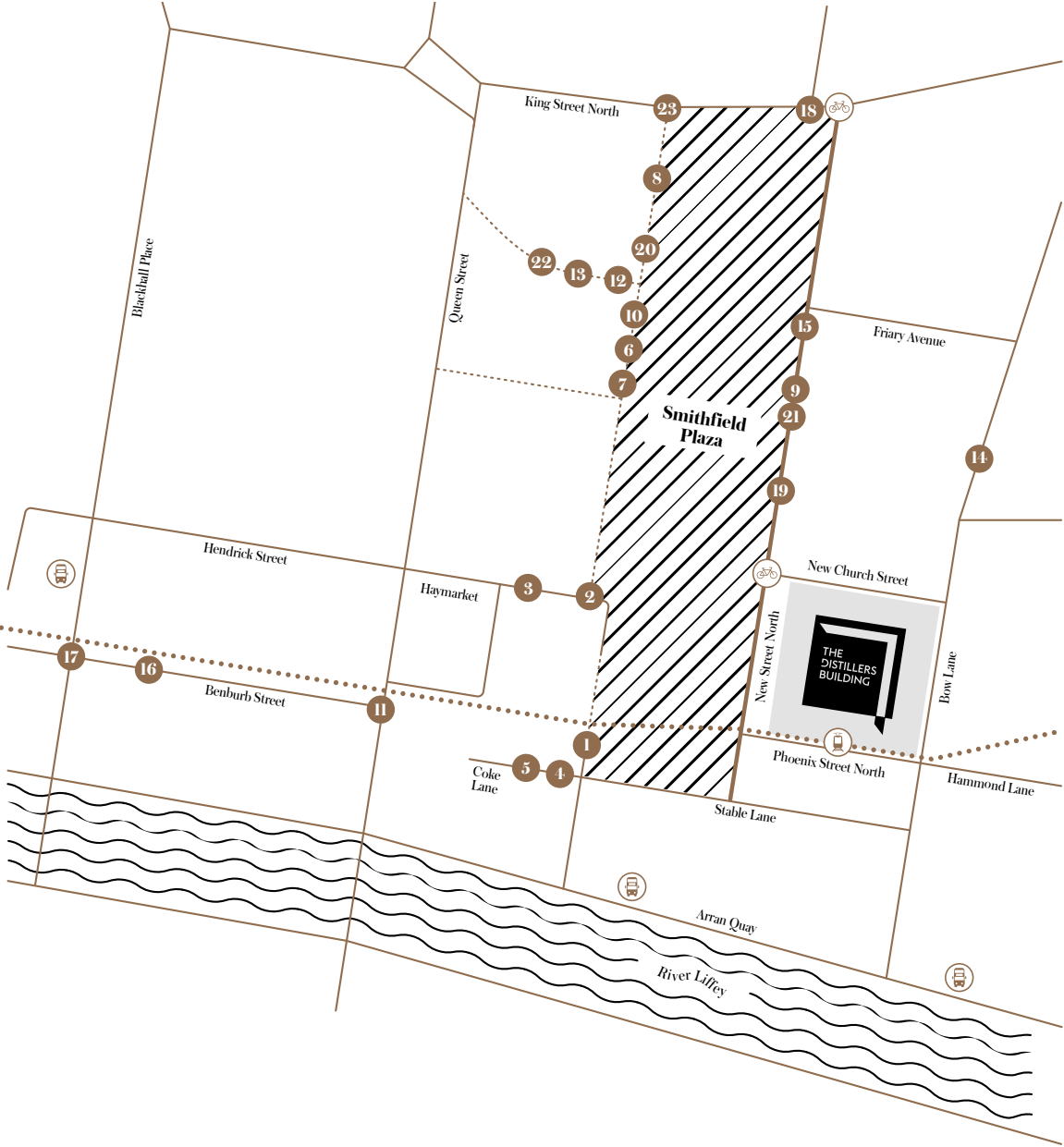
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THE  
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A VIBRANT HIVE OF  
GREAT LOCAL AMENITIES,  
DAY AND NIGHT

An established residential hub, Smithfield offers a wide array of local amenities, including restaurants, bars, cinema, health clubs and convenience stores.



Cafés & Casual Food

1. Costa Coffee
2. Third Space
3. Proper Order Coffee
4. Cinnamon
5. Urbanity Coffee
6. Chopped
7. Boojum

Hotels, Restaurants & Bars

8. Maldron Hotel
9. Christophe's
10. Oscars Café Bar
11. Dice Bar
12. My Meat Wagon
13. Bel Cibo
14. Jo'Burger
15. Sparks Bistro
16. Fish Shop
17. Wuff
18. The Cobblestone
19. Generator Hostel

General Convenience

20. Fresh Supermarket
21. Fitness Ireland
22. Lighthouse Cinema
23. iEscape Health Club

Transport Links

- ..... Luas Line
- 🚊 Luas Smithfield Stop
- 🚲 Dublinbikes Stations
- 🚌 Dublin Bus



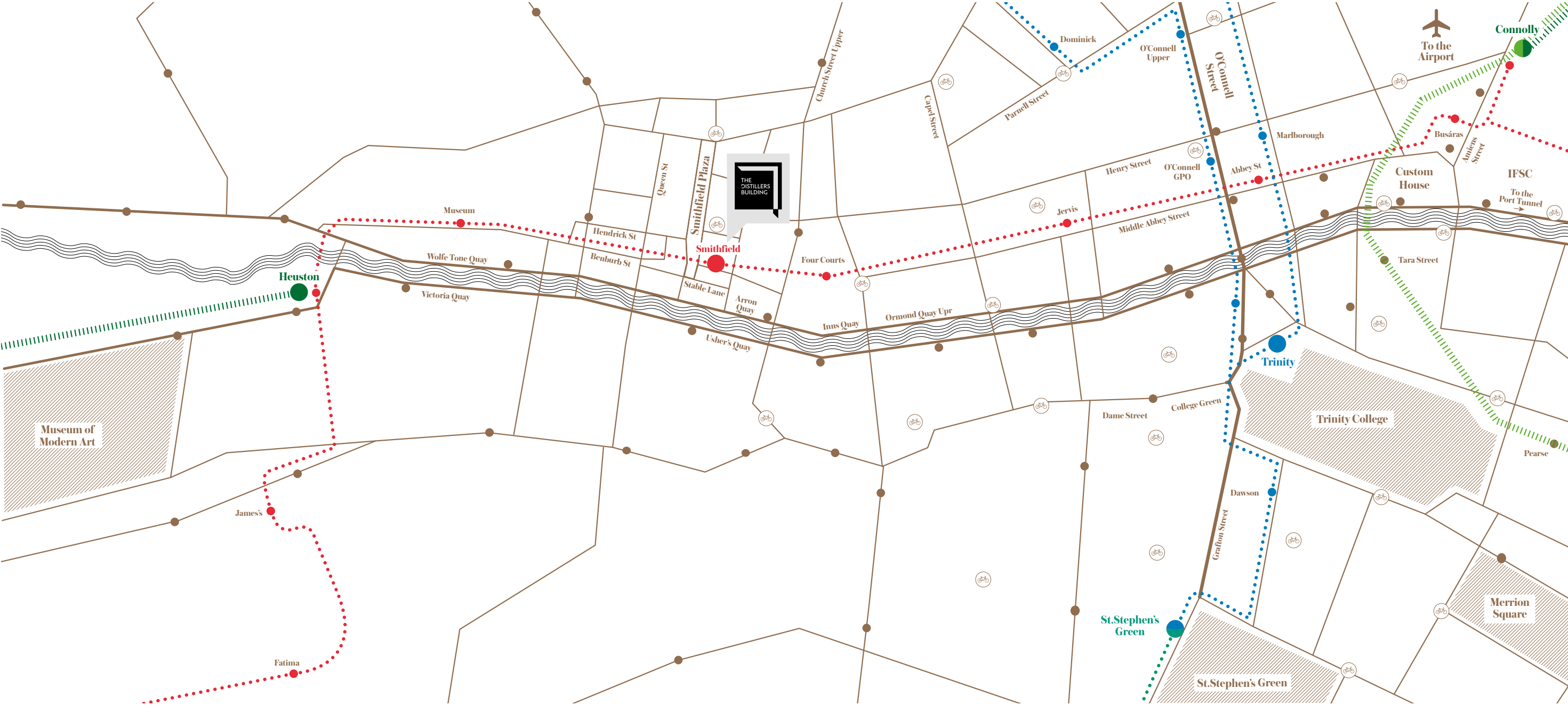
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Transport Links

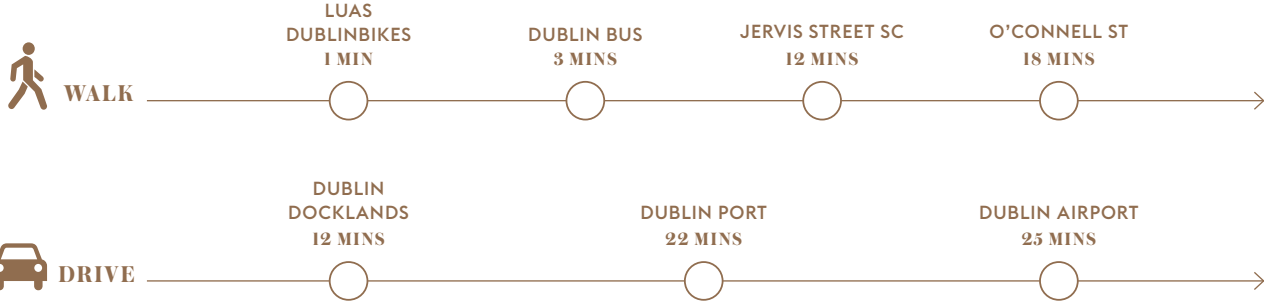
- LUAS Red Line
- LUAS Cross City Line
- LUAS Green Line
- Dublin Bus/Bus Eireann
- InterCity Trains
- DART



Central, highly  
connected location

The Distillers Building is only 12 km from Dublin International Airport and is immediately accessible to transport routes from Dublin Airport, bus and train stations.

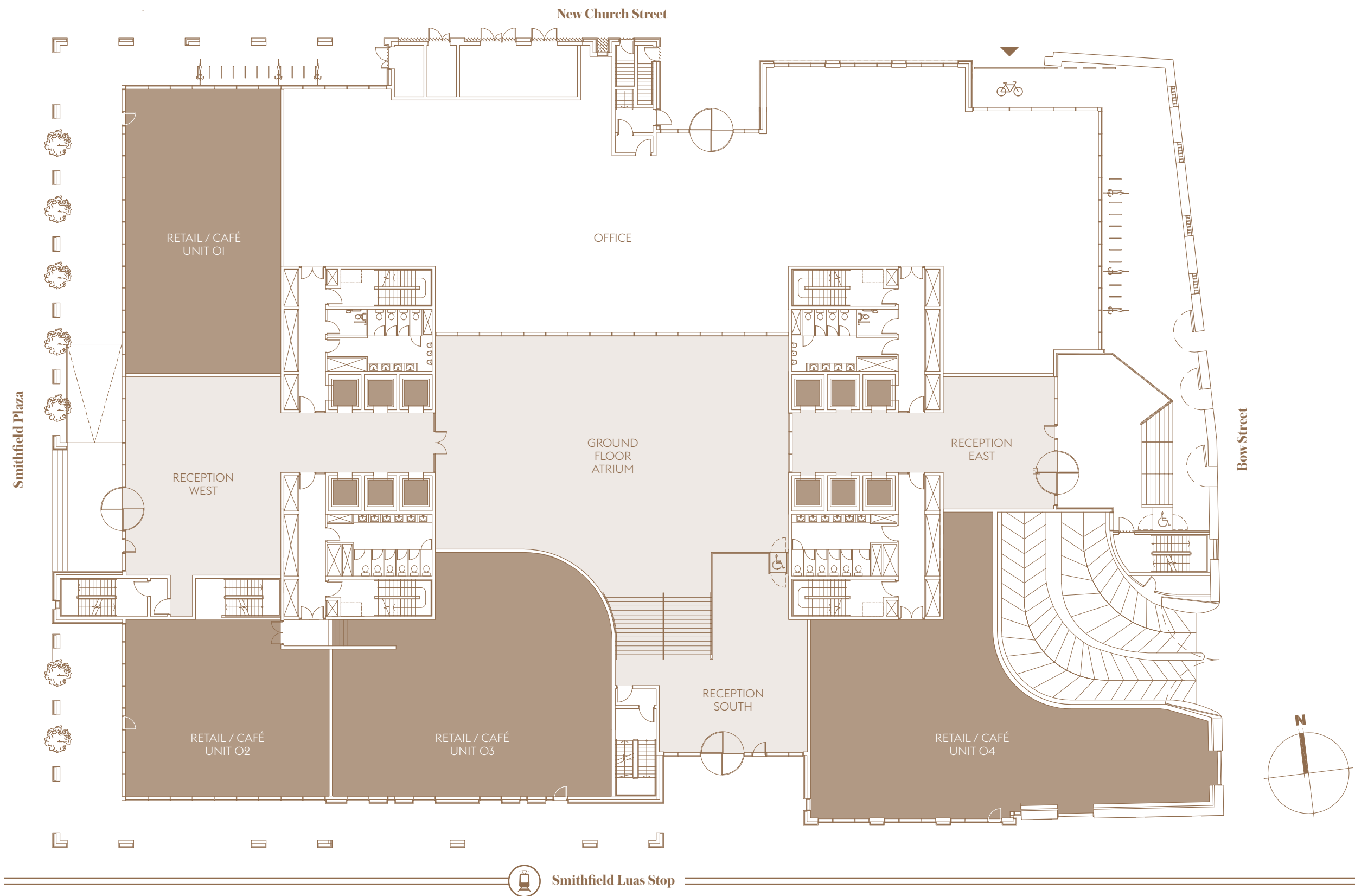
Less than one minute's walk away, the Luas Red Line brings Dublin city centre's full range of amenities to your doorstep within 10 minutes.



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Ground Floor  
Floorplan

Office Area Schedule – Level	Net Floor Area (m²)
Basement Level – 02	n/a
Basement Level – 01	n/a
Ground Floor	830
First Floor	2,480
Second Floor	2,887
Third Floor	2,887
Fourth Floor	2,642
Fifth Floor	2,190
Sixth Floor	1,178
Total	15,094

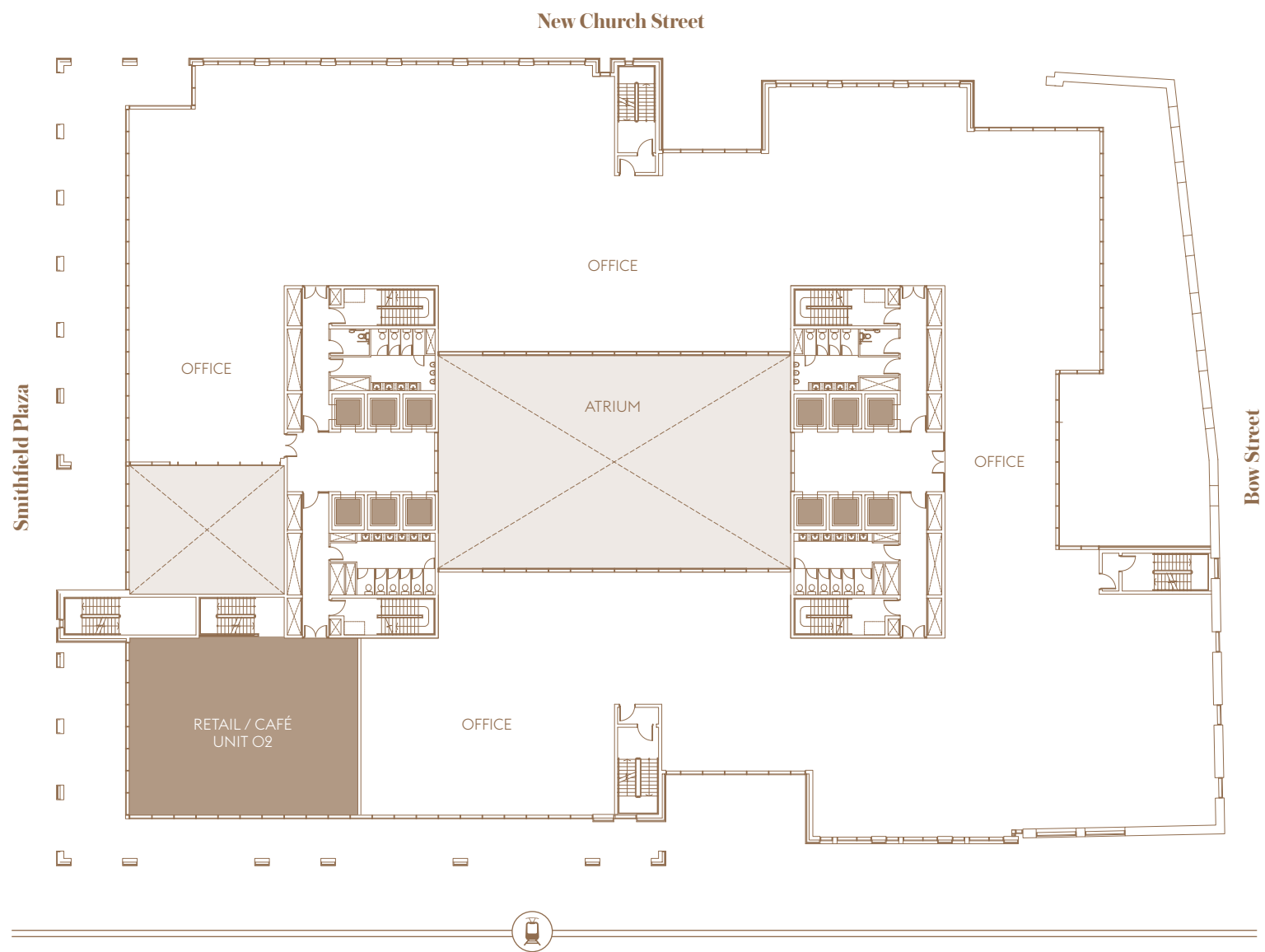
Atrium & Reception Area Schedule	Net Floor Area (m²)
Atrium	362.3
Reception East	70
Reception South	115
Reception West	135
Total	682.3

Restaurant / Retail Area Schedule – Unit	Net Floor Area (m²)
Unit 01	204
Unit 02	169
Unit 03	254
Unit 04	241.2
Total	868.2

Approximate floor area, subject to final measurements.  
Plans not to scale.



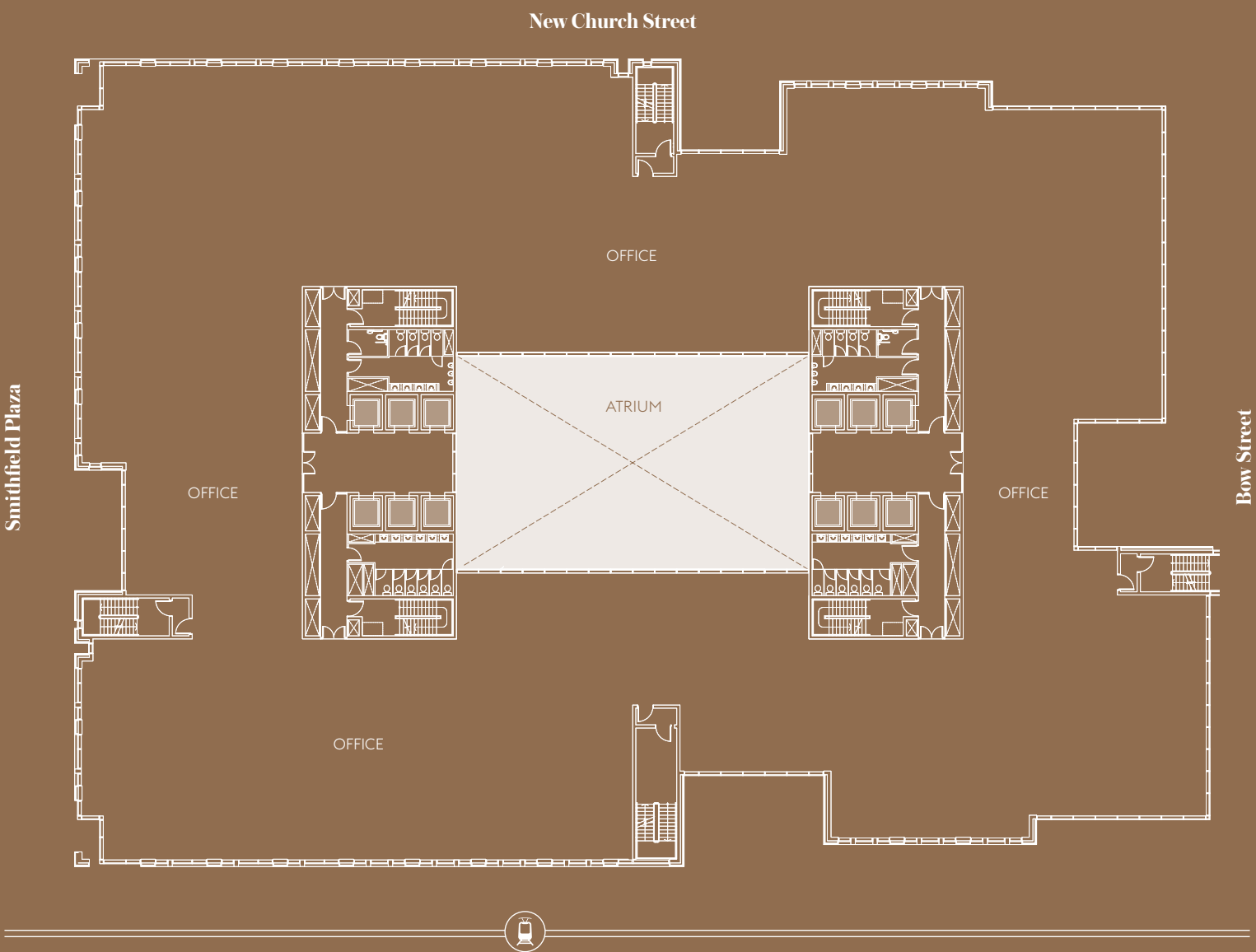
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First Floor  
Floorplan

Approximate floor area, subject to final measurements.  
Plans not to scale.

Office Area Schedule – Level	Net Floor Area (m²)
Basement Level – 02	n/a
Basement Level – 01	n/a
Ground Floor	830
First Floor	2,480
Second Floor	2,887
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Fourth Floor	2,642
Fifth Floor	2,190
Sixth Floor	1,178
Total Internal Area	15,094



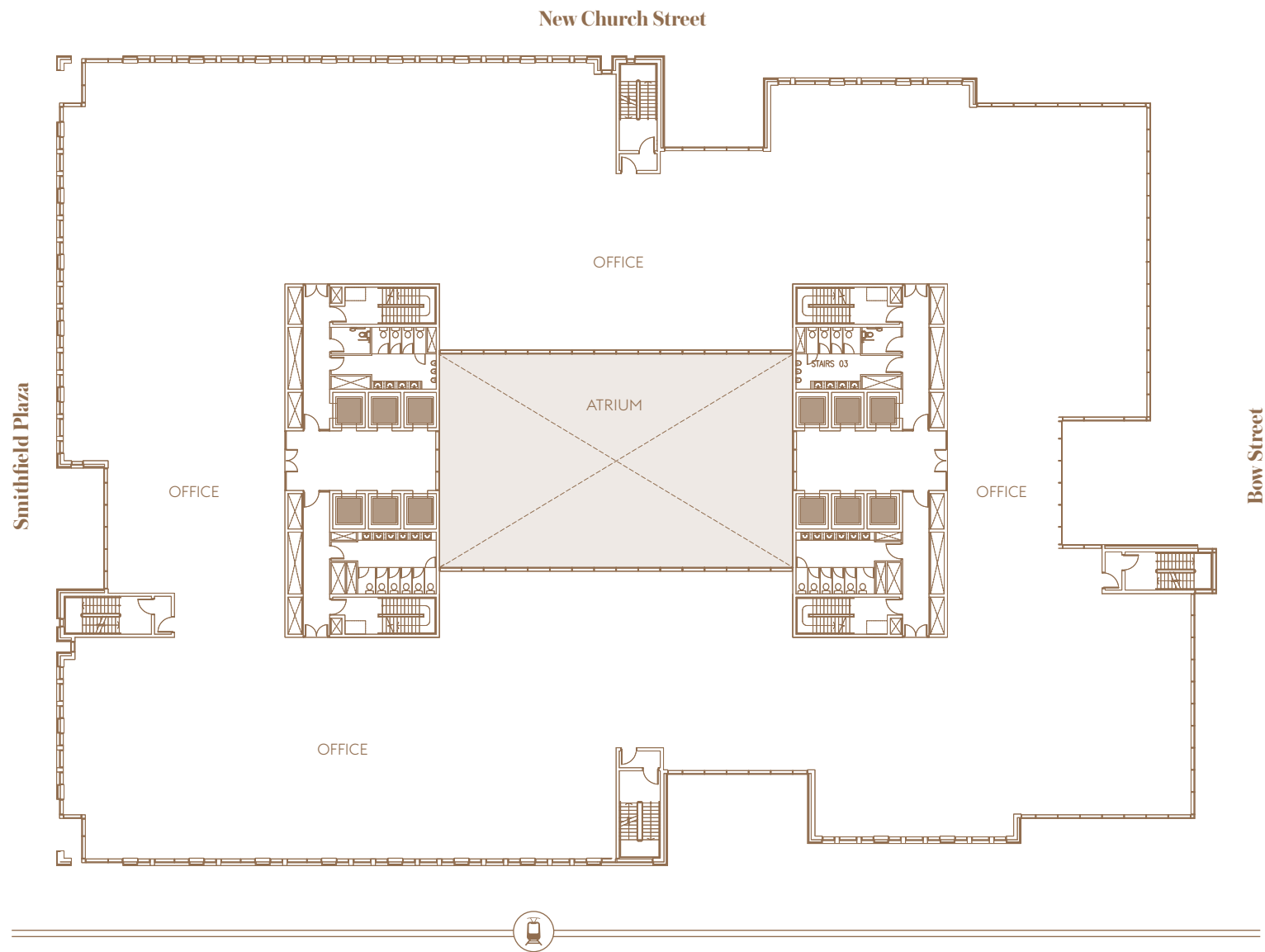
Second Floor  
Floorplan

Approximate floor area, subject to final measurements.  
Plans not to scale.

Office Area Schedule – Level	Net Floor Area (m²)
Basement Level – 02	n/a
Basement Level – 01	n/a
Ground Floor	830
First Floor	2,480
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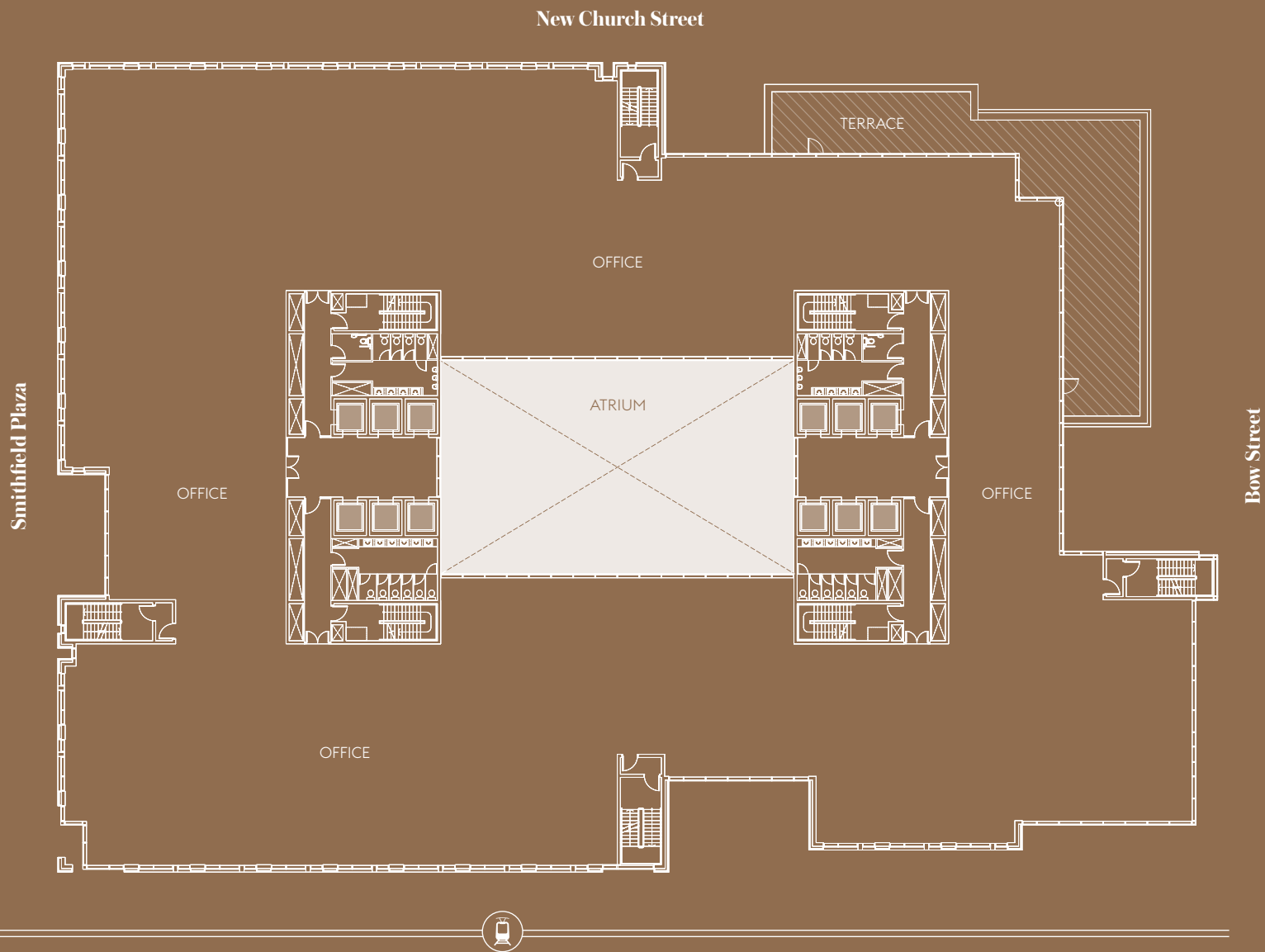
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Third Floor  
Floorplan

Approximate floor area, subject to final measurements.  
Plans not to scale.

Office Area Schedule – Level	Net Floor Area (m²)
Basement Level – 02	n/a
Basement Level – 01	n/a
Ground Floor	830
First Floor	2,480
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Fourth Floor	2,642
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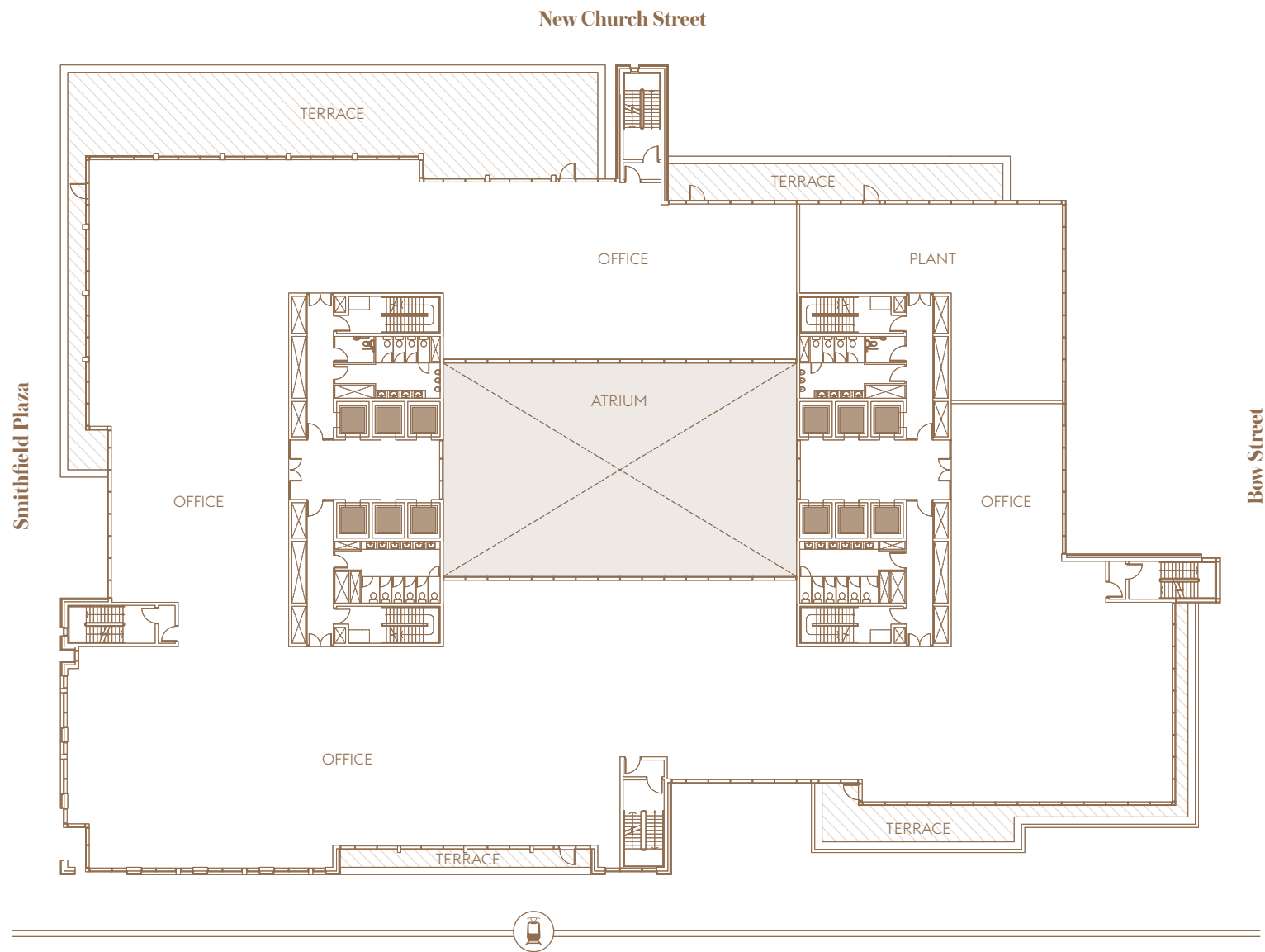
Fourth Floor  
Floorplan

Approximate floor area, subject to final measurements.  
Plans not to scale.

Office Area Schedule – Level	Net Floor Area (m²)
Basement Level – 02	n/a
Basement Level – 01	n/a
Ground Floor	830
First Floor	2,480
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Fourth Floor	2,642
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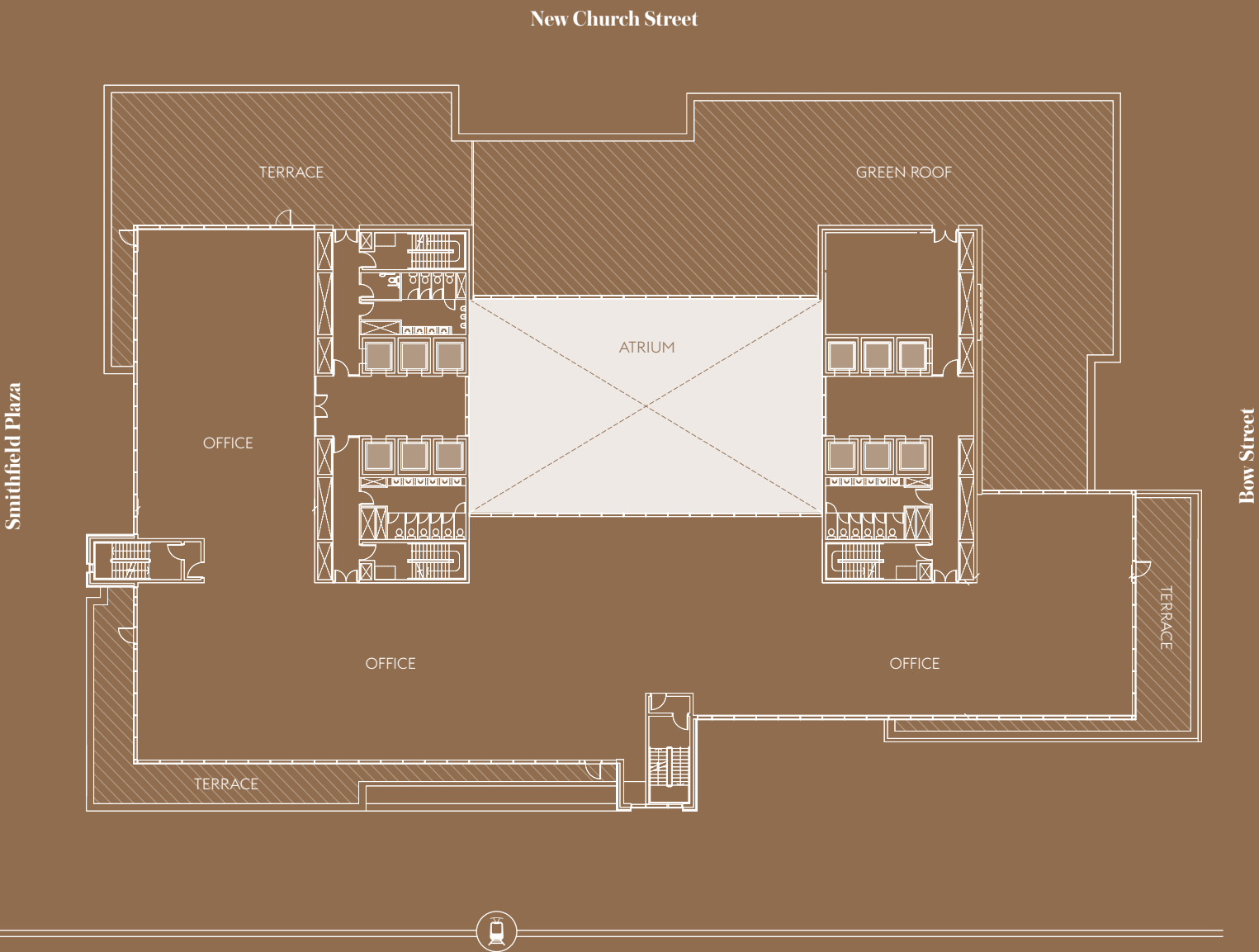
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Fifth Floor  
Floorplan

Approximate floor area, subject to final measurements.  
Plans not to scale.

Office Area Schedule – Level	Net Floor Area (m²)
Basement Level – 02	n/a
Basement Level – 01	n/a
Ground Floor	830
First Floor	2,480
Second Floor	2,887
Third Floor	2,887
Fourth Floor	2,642
<b>Fifth Floor</b>	<b>2,190</b>
Sixth Floor	1,178
<b>Total Internal Area</b>	<b>15,094</b>



Sixth Floor  
Floorplan

Approximate floor area, subject to final measurements.  
Plans not to scale.

Office Area Schedule – Level	Net Floor Area (m²)
Basement Level – 02	n/a
Basement Level – 01	n/a
Ground Floor	830
First Floor	2,480
Second Floor	2,887
Third Floor	2,887
Fourth Floor	2,642
Fifth Floor	2,190
<b>Sixth Floor</b>	<b>1,178</b>
<b>Total Internal Area</b>	<b>15,094</b>



# SPECIFICATION

## Highlights

- Major large scale development of an entire city block
- Unique detached Office HQ finished to exceptionally high standards
- 180,000 sq.ft. of modern architecture which will enhance the dynamic and historic character of the Smithfield area
- The building ranges in height between four and seven storeys above double basement level
- 47 car parking space, 188 bicycle spaces and extensive shower, changing and drying facilities
- The Ground Level incorporates self-contained retail and restaurant space
- Generous terraced areas provided: fourth, fifth and sixth floor
- Each façade has its own unique architectural quality, using durable high-quality materials, selected for their appropriateness to the existing urban context and to maintain their long-term condition
- Engagement at street level through colonnades up to 8m in height incorporating tree landscaping
- Three major entrance lobbies defined by staircase featured in stone, brick and glazing
- Large central atrium of 362 sq.m. connecting the various entrance lobbies and providing an abundance of natural light to all floors
- Highly efficient, regular-shaped, bright expansive floorplates capable of further subdivision if required
- Double-glazed high performance curtain walling system
- 360 degree views of the city centre and Smithfield Square
- Statement lighting features to façade elevations
- Unrivalled tenant facilities at basement level
- The development also incorporates a new Luas platform
- Three generous reception areas

## Offices

- Efficient floorplates from 2193 sq.m. to 2,880 sq.m.
- Two cores providing for 12 passenger lifts and ladies and gents toilet facilities
- Floorplate depths of 10.5m to 19.5m
- Structural column grid of 7.5m x 9m
- Central atrium configuration floods interior with natural light
- Exceptional daylight penetration provided by floor-to-ceiling glazing
- Superior floor-to-ceiling heights of 2.8m in office areas
- Imposed floor loadings between 4.0kN and 7.5kN per sq.m.
- Occupancy: Lift Provision – 1 person per 8 sq.m.
- Climate – 1 person per 8 sq.m.
- Electrical – 1 person per 8 sq.m.
- Means of escape – 1 person per 8 sq.m.
- New double-glazed window system throughout
- Four pipe fan coil air conditioning system
- Central fresh air supply / extraction system
- Vertical cable trays provided from basement to upper levels for tenant cabling to utility provider
- Building management system to monitor and control air conditioning
- Each floor has independent electrical metering
- Painted and plastered walls
- Ceiling services zone of 500mm (including ceiling depth)
- 600mm x 600mm raised access floor system with 150mm void
- Underfloor power modules with floor grommets 1 per 8 sq.m.
- Each floor is plumbed for tea station / kitchen facilities

## Common Areas

- Three reception areas with varying ceiling heights: South reception, 115 sq.m. with 4.8m floor-to-ceiling height / East reception, 70 sq.m. with 7.2m & 2.8m floor to ceiling heights / West reception 135 sq.m. with 2.8m floor-to-ceiling height
- Full-height frameless glazed panels at entrances with feature 2.9m clear glass revolving doors
- Mixture of selected natural stone tiled, painted and plastered walls
- 600mm x 600mm honed stone / ceramic stone tile floor finishes
- High-quality feature lighting
- Natural stone and feature metal reception desks
- High-quality finishes to toilets, showers, drying and changing room facilities
- Feature 24m x 15m glazed atrium
- High-quality 4m wide lift lobbies and male and female WCs finished to hotel standard
- Two service lift cores per floor with 12 lifts made up of 10 x 21 person high speed passenger lifts and two firefighting and goods service lifts serving all floors including basement
- Programmable passenger lifts with waiting times sub 25 seconds
- Three additional 1,250 kg good service lifts
- Essential services standby generator
- Two points of access to ensure redundant entry points exist
- Telecoms & switch room at basement level to accommodate each Service Provider as required and two dedicated vertical service risers to each floor of the building
- Green roof sedum system

## Amenities

- Excellent WC facilities
- 21 shower and changing room facilities
- Dedicated locker and drying room facilities
- Terraced areas provided on upper floors: Fourth floor 208 sq.m. / Fifth floor 344 sq.m. / Sixth floor 333 sq.m.
- Retail and restaurant space at Ground Level

## Energy Efficiency & Sustainability

- Sustainability Target – LEED Gold and BER A3



BER A3





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# THE LINDERS GROUP

The Developers, Joe and Patrick Linders, are the principals behind a long-established family run property group. With over 40 years' experience in the property industry they have successfully developed a portfolio of top quality building assets in Dublin and Belfast, the majority of which have been retained as long-term investments. Some of the best known developments include Arran Court, Bloom House, Colvill House, Smithfield Market, The Guild, The Metropolitan Building and Donegall Square, Belfast.

The portfolio comprises predominantly office space let to excellent tenants such as government bodies, banks and international insurance companies, some of which include: AON, Capita, Company Registration Office, Department of Justice, HSE, Irish Life, Motor Taxation Office, Office of Public Works, Water Authority and Northern Press plc.

## DEVELOPMENT TEAM

**Developer**

The Linders Group

**Development & Project Managers**

The Linders Group

**Architect**

BKD Architects

**Quantity Surveyors**

Kerrigan Sheanon Newman

**Structural Engineers**

PUNCH Consulting Engineers

**Mechanical & Electrical Engineers**

Ethos Engineering

**Fire Consultants**

JGA Fire Engineering Consultants

**Architectural Visualisation**

Digital Dimensions

**Branding & Marketing**

Originate



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