

81a

C A M P S H I R E S

SIR JOHN ROGERSON'S QUAY
DUBLIN 2

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81a Campshires uniquely located on the quays of Dublin's South Docklands, offers an exclusive office experience. This stunning warehouse conversion provides an exciting work environment right on the banks of the River Liffey – delivering approximately 3,700 sq ft of prime office space.



A uniquely stunning building





History

81a Campshires was originally built in the mid 1800s by the eminent Bindon Blood Stoney, Chief Engineer for Dublin Port. It was specifically designed to facilitate the import and export of livestock, hence its unique location right on the quay wall. The property would later be used as a marine warehouse before its redevelopment.

Restoring an important historical building.

81a Campshires incorporates a sensitive mix between conservation and contemporary architecture. The internal finish offers a bright, open plan workspace with panoramic views and spacious floor to ceiling heights.



Located in the heart of Dublin's Docklands on Sir John Rogerson's Quay, 81a Campshires is a landmark building.



The South Docklands location (recently re-named SOBO district) adjoins the Grand Canal or "Silicon Dock" area and is home to a wide range of leading professional services and tech companies.

Surrounding 81a Campshires, there is an abundance of fine eateries, cafés, hotels and leisure amenities. Everything you would expect from a prime South Dockland location. Across the river there are even more shops, restaurants, bars and cafés in Dublin's Financial Services Centre.





81a Campshires has excellent connectivity to local, national and international transport facilities.



5 mins walk to Spencer Dock LUAS
10 mins walk to Grand Canal Dock LUAS
10 mins walk to O'Connell GPO LUAS
(December 2017)



5 mins walk to Pearse Street DART
10 mins walk to Tara Street DART
10 mins walk to Connolly Station




10 mins drive to the Dublin Port Tunnel

15 mins drive to Dublin Airport



Dublin Docklands and City

1	2	3	4	5
	RALPH LAUREN			
6	7	8	9	10 & 11
			A&L Goodbody 	
12	13	14	15	16
		McCann Fitzgerald	FERRYMAN TOWNHOUSE	



17	18	19	20	21	22	23
						
24	25	26	27	28	29	30
						
31	32	33	34	35	36	37
						



Ground Floor

A bright and spacious design with dual aspect features contrasting the street and riverside vistas.

Design features:

- Generous floor to ceiling heights
- Full length glazing details
- Double height lobby
- Riverside terrace
- Male and female toilets with showers
- High end interior finishes throughout

Mezzanine Floor

A stunning floor space with unrivalled panoramic views of the city.

Design features:

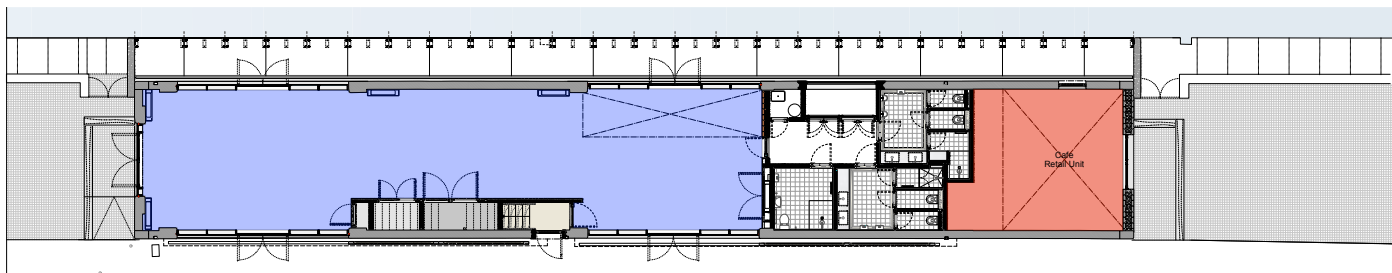
- Generous floor to ceiling height
- Spectacular glazing details
- High end interior finishes throughout



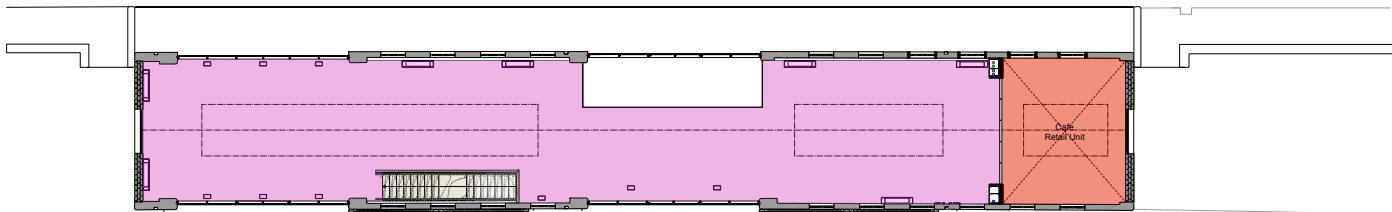


Floor Plans

Ground Floor



Mezzanine Floor



	Office Net Internal Area	Retail Net Internal Area
Ground	146 sq.m (1,572 sq.ft)	41 sq.m (441 sq.ft)
Mezzanine Floor	196 sq.m (2,110 sq.ft)	
Total Lettable Net Area	342 sq.m (3,682 sq.ft)	41 sq.m (441 sq.ft)

All areas provided by architects

Building specification

External

Existing brick walls laid in Flemish bond, pointed with lime mortar

New external boardwalk overlooking river with new natural stone finish

High performance clear glass balustrade flood defence of laminated safety glass and stainless steel upstands

New electric automated, sliding doors of European Oak with accoya rails and stiles finished with natural Danish oil and anti graffiti treatment

Natural blue Bangor slates re-used from existing roof, and sourced salvaged natural slates to match existing

TB50SG Curtain Wall System with flush glazing and double glazed doors

Feature circular double glazed Bullseye window to eastern and western gables

Repaired steel frames to high level windows with new glazing

New continuous frameless clerestory panoramic strip window with double glazed units

Apex rooflights with opening vents for natural ventilation, electronically automated with rain sensors

Internal

Ground Floor

New raised access floor with 200mm void on screed on insulated reinforced concrete slab on ground beams and piles

600 x 600mm raised access floor from Kingspan, RMG600 medium grade

New internal wall surrounding new stair - varying widths American White Oak planks to outside face

Exposed existing brick walls and feature painted finned timber walls

New salvaged imperial brick wall with laid in English garden wall bond with lime pointing

Steel stairs clad with European Oak risers and treads

Vogue ceramica wall tiles, 100 x 200mm to bathrooms with 200 x 200 Vogue tiles to floor with ceramic Oak plank border

Calacatta marble vanity units with mitred cornered edges

Catalano and Laufen sanitaryware with Hansgrohe taps

Geberit WC concealed system and Geberit floor drains, with brushed stainless steel flush grating

Electric Aqualisa Lumi power showers

Klaro electric towel radiators with chrome finish

External walls are solid brick walls, Flemish bonded, with lime mortar. The exposed brick continues to the interior walls of the office. Granite quoin stones feature to all large openings to street. Internal salvaged brick walls feature at ground floor level. Other walls panelled with plasterboard lightweight partitions and hardwood panelled featured walls

Mezzanine Floor

High grade European Oak floorboards with white oiled finish

Cantilevered clear glass balustrades to mezzanine double height spaces

Stainless steel cill boards and details to panoramic strip windows

New painted plasterboard finish to inside face of new stud wall

Building Services

Separate metered water mains connection

Independent drainage system

Rainwater harvesting tank supplying external taps

Fire detection, alarm and automatic opening vent to rooflight with fire panel supplied and fitted

Full heat recovery ducted air system installed throughout

Full air conditioned system installed throughout operated from newly installed air to water heat pumps

New electrical cabling and cat 6 cabling provided throughout including floor mounted outlets to mezzanine

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