Tenants Sought For Iconic New Dublin Airport Development

One, Dublin Airport Central Offers Grade A Spec Office

da is seeking tenants for One, Dublin Airport Central, an iconic 8,300 sq metre six storey office building in the heart of the Dublin Airport campus.

The building formerly housed the Aer Lingus head office, but work is about to begin on a multi-million euro redevelopment, which will completely transform the structure and create One, Dublin Airport Central.

Work will start later this month of the regeneration of the building, which will deliver a Grade A specification office development, designed to achieve LEED gold certification and a Building Energy Rating of A3.

One, Dublin Airport Central, which occupies a pivotal location in the heart of Dublin Airport, has unrivalled local transport links and is a couple of minutes' walk from both Terminal and Terminal 2, offering tenants direct flights to 167 international destinations.

Joint agents Bannon and BNP Paribas Real Estate formally launched One Dublin Airport Central this week and are marketing the building on either a single let or multi-let basis. It is likely that One, Dublin Airport Central will appeal to large multi-national corporations, as it would be highly suited as a European or an EMEA (Europe, Middle East and Africa) Headquarters. da is expecting strong interest in the property, as there has already been significant interest ahead of the formal launch.

The new tenants will join a vibrant and growing airport community with about 250 businesses already onsite. Dublin Airport welcomed 21.7 million passengers last year, which was an increase of 8% on 2013. Passenger numbers have increased by 15% in the first two months of this year and Dublin Airport will welcome 20 new services in 2015.

The property is designed to be flexible, as the central core delineates Northern and Southern sectors via a dual access reception area. The accommodation will provide a Grade A specification, resilient, modern flexible workplace that will be capable of meeting the most demanding needs.

Part of the regeneration process will involve a new triple glazed high-performance façade with radically improved insulation and noise reduction capabilities. Internal
layouts will be flexible and to the highest modern standards. The property will have T50 broadband throughout offering next generation connectivity and enabling mobility from any Cisco extension.

One, Dublin Airport Central is located just 12 minutes from Dublin city centre via the port tunnel and offers convenient and immediate access to the motorway network via the M50 and the M1. Dublin Airport is also the State’s largest bus hub, with more than 1,500 local and national bus and coach movements on a daily basis. The location also offers ample onsite parking.

Construction company PJ Walls has been appointed as design and build contractors for the regeneration of the building and is due to begin work before the end of this month. The architects and design consultants for the project are Henry J Lyons.

About 60 jobs will be created during the construction phase of the project and up to 700 people will be based at One, Dublin Airport Central when the new offices are fully let.

The regeneration project will be completed at the end of 2015 and the first tenants should be in place in early 2016.

There are full recreational facilities on the airport campus site with a fitness centre and 25-metre pool close by and facilities for soccer, tennis, bowling, squash, hockey, athletics, and pitch and putt are all just a five minute walk away.

The total floor area of the building is 8,308 sq metres. The ground floor has 1,661 sq metres with 1,157 sq metres of space on the first, second, third, fourth and fifth floors. There is also 862 sq metres of space in the basement area, which could be used for storage or other purposes.