

# THE WATERMARQUE BUILDING

FAQs regarding Building Specification



### **Broadband internet/telephone**

- Bandwidth Capabilities – from 2Mb up to 10GbE
- Current Service Providers – Colt Broadband (provide services to Pfizer, Google, eBay, Oracle, Microsoft and a host of blue chip financial services and technology firms both in Dublin and across Europe)
- Currently single entry into the building but a second diverse entry off a different loop is available to provide back-up data connection

### **Power**

- We are at present drawing 300 amps (approx), with the building 60% occupied, and there is capacity for 1600 amps
- Back-up capabilities
  - Both the tenants and landlords main switchgear are provided with a changeover facility to facilitate application of future generator power
  - A generator has been provided to power standby power to miscellaneous essential emergency services

### **Metering**

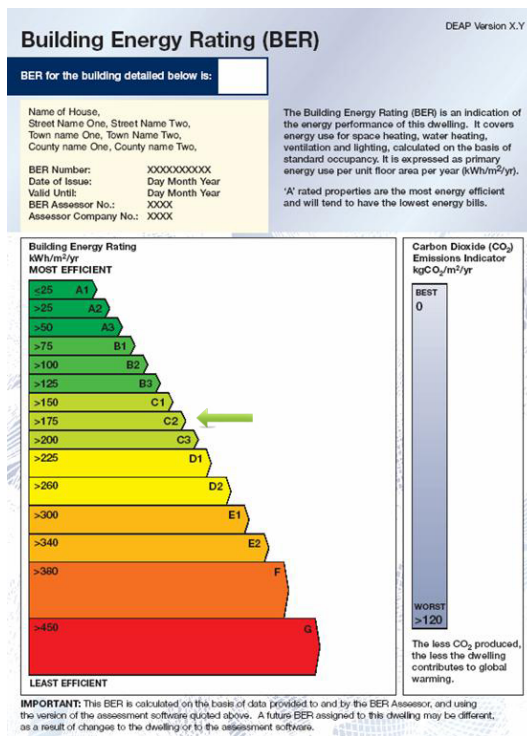
- The electrical distribution system within the overall building is metered as follows:
  - Dedicated CT meter for landlord services located in the landlords main switchroom
  - Meters for the lettable areas. These meters are located in the tenants' main switchroom
  - For the suites, individual meters will be installed for each suite but not with separate MPRN numbers. Meter readings will be taken by the Building Manager on a monthly basis and the suites will be billed accordingly

### **Air Conditioning**

- A four pipe fan coil system which is designed as 'open plan' to the floor plates but unit selection and grille distribution allow the installation of cellular suites and offices at perimeter. Tenants will be individually billed for air conditioning usage.

### **Building Energy Rating (BER)**

- Currently C2 (see Sustainable Energy Ireland website for an explanation of BER ratings - <http://www.sei.ie/> )



### Security/Access

- Tenants have access to the building 24 hours per day, for 365 days of the year
- A card access control system has been provided to cover the main entry points to the building
- A CCTV installation has been installed to provide coverage of entrance points to the building and also the upper and lower basement car parks
- The building contains a dedicated intruder alarm system and comprises protective devices for all external doors and landlord plantroom areas

### Service Charge

- Efficiently managed by internal management team. Details of service charge available on request

### Parking

- 99 secure basement car parking spaces
- Further temporary secure car parking also available at convenient location

### Specification of Building

- See "Building Specification Details" at: <http://www.watermarque.ie/availability/specification>

### Specification of Suites Fit-Out

- See "Suites Specification Details" at: <http://www.watermarque.ie/availability/specification>