

# DATA CENTRE MARKETBEAT

Autumn 2019



CUSHMAN & WAKEFIELD

## DUBLIN

### MARKET OVERVIEW

Dublin remains an attractive area for data center development thanks to its strong connectivity and tech ecosystem, albeit one that is rapidly requiring further development of its power grid in order to compete with large continental markets. In a recent report widely circulated in the data center press, the Irish Academy of Engineers estimated that the national grids will require €9 billion of investment to allow for all projected development to complete, with Dublin being the focal point of most of this. Whether this will transpire remains to be seen, though green power should be a driving force thanks to thermal and wind generation options prevalent throughout the country. Projects with a final output of half a gigawatt remain in serious planning in rural areas, though several of these projects will require further tenant interest before launching.

For current development projects it remains full speed ahead; Amazon and Facebook are both self-performing on large projects, with Echelon and new entrant CyrusOne under construction and Digital Realty working on a smaller expansion as well. The recent Digital Realty/Interxion merger announcement has less of an immediate effect on Dublin in comparison to other large European markets, as the combined entity will have just 17 MW of local operating capacity. Dublin has an increasing array of competitive options and if power requirements can be met the future could be bright.

### CONSTRUCTION UPDATE

OPERATOR	LOCATION	SIZE (SQM)	POWER (MW)	STAGE / EST. DELIVERY
Digital Realty	Dublin	2,475	2	Under Construction / Q4 2019
Echelon	Clondalkin	20,000	40	Under Construction / Q3 2020
CyrusOne	South Dublin	5,574	6	Under Construction / Q4 2020
Amazon	Mulhuddart	20,717	35	Under Construction / Q2 2021
Facebook	Tallaght	23,283	30 (est)	In Planning
Facebook	Clonee	64,000	72 (est)	Under Construction
EdgeConneX	Grange Castle	2,000	7	In Planning
Equinix	DB5	9,000	10.77	In Planning
K2 Data Centres	Ballycoolin	58,000	75 (est)	In Planning

#### MORE INFORMATION:

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UNDER CONSTRUCTION

155 MW

### ECOSYSTEM DEVELOPMENTS

- **SurveyMonkey** has opened a new data centre in Dublin, with the online survey company adding to their European headquarters locally. This is the first such deployment outside the US for the company, with plans for further European sales to mid- and large-size enterprises.
- Network provider **Enet** announced a major expansion in six different locations throughout Dublin, including at Keppel, Servecentric, and four Equinix data centres. The company offers a variety of dark fibre and bandwidth options.
- **AquaComms** is nearing completion on the CeltixConnect-2 cable, linking Dublin to Blackpool in the United Kingdom along with connections to the Isle of Man. The cable will have further connectivity throughout the rest of the larger AquaComms portfolio, connecting Northern Europe and North America.

#### GLOBAL DATA CENTER ADVISORY GROUP

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