

Key Indicators



Under Construction
153 MW



Vacancy
4%

MORE INFORMATION

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GLOBAL DATA CENTER ADVISORY GROUP

Cushman & Wakefield's Data Center Advisory Group is a global team of elite professionals delivering specialized real estate solutions for mission critical users, owners, and environments. With scalability, reliability, and security as a driving force, our highly knowledgeable and responsive professionals guide clients to make effective financial decisions. Our expertise ranges includes colocation facilities, control centers, greenfields, powered shell, and trading floors. We lend additional value through our understanding of global dynamics and their impact on local markets.

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Market Overview

Long considered a market for hyperscale self-builds rather than colocation, Dublin has tightened to 4% vacancy as several companies have chosen the local area for their single EU deployment, disaster recovery location, or as a bulwark against Brexit. Several large-scale projects are still under construction, including a major expansion by Facebook, more capacity for Amazon, and the large Echelon project at Clondalkin that is now expecting completion in 2021. COVID-19 did strike certain data centre projects locally in recent months, with the Facebook project requiring a pause as an outbreak occurred among employees on site. Despite these delays, all projects underway in 2020 remain in progress over coming months. The competitive corporate tax regime for Ireland works for data centres as well, and international companies will likely continue to lease capacity in greater Dublin providing power remains available for phased construction. Outlook for Dublin thus remains positive, with a strong ecosystem around the major cloud service providers and several large-scale projects in serious planning.

Ecosystem Developments

- **Interxion** announced a major new tenant in Dublin, with Hewlett Packard Enterprise (HPE) signing on to base their GreenLake Cloud services locally. GreenLake helps clients manage their distributed colocation and cloud architecture, and is a solid win for the recently merged Digital Realty-Interxion partnership.
- **ServiceNow** added a new data centre in Dublin to maintain EU data sovereignty, adding to their original EU location in Amsterdam. The Dublin announcement was followed by another location in Newport to maintain UK data sovereignty post-Brexit.
- Specifics have yet to be determined, but **TikTok** is planning to invest €420 million on a new local data centre campus, with operations beginning in 2022. TikTok plans for all EU-generated data to be maintained in Ireland to meet sovereignty requirements.

Construction Update

OPERATOR	LOCATION	SIZE (SQM)	POWER (MW)	STAGE / EST. DELIVERY
CyrusOne	South Dublin	18,116	6	Under Construction / Q1 2021
Amazon	Mulhuddart Tallaght	20,717 23,283	35 30 (est)	Under Construction / Q2 2021 In Planning
Echelon	Clondalkin Arklow	20,000 45,000	40 100	Under Construction / Q3 2021 In Planning / Q4 2021
Facebook	Clonee	64,000	72 (est)	Under Construction
Equinix	DB5	9,000	10.77	In Planning
K2 Data Centres	Ballycoolin	58,000	75 (est)	In Planning
EngineNode	Bracetown	92,200	100 (est)	In Planning
UCB Properties	Grange Castle	80,200	100 (est)	In Planning