

Key Indicators



Under Construction
189 MW



Vacancy
3%

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

A very recent report issued by the Commission for Regulation of Utilities (CRU) proposed that EirGrid and ESB Networks prioritize data centre power requests by location, flexibility of need, and the ability to generate on-site power; something to keep in mind with an additional 2 GW of power requests already received! As power continues to be a concern for large-scale builds, creativity and renewable supply will be a stronger decision point going forward. Dublin (and Ireland as a whole) has thrived of late, with available capacity dropping to 3% within the market and nearly 200 MW under construction. Several large builds are in serious planning, with hyperscalers particularly eager to move new capacity along as soon as possible. The recent expansion announcement by the Equinix and GIC xScale joint venture suggests that three further large campuses will be coming in the next several years, potentially putting further pressure on the grid. The CRU will be consulting with industry bodies going forward, with commentary on the release to be reviewed shortly. It would appear that Dublin's success comes with its own challenges as the red-hot market pushes ahead.

Ecosystem Developments

- **Echelon Data Centres** has agreed to a relationship with Biocore Environmental, with plans to produce biogas at their upcoming DUB20 campus. The methane gas will be produced via organic waste and provide fuel for backup generators onsite.
- **Quanta Capital** recently acquired an 82-acre site in Kilpedder, previously approved for a data centre campus. Specific plans have yet to be announced, but permission had been granted for 700,000 square feet of data centre space.
- **Zayo** has added Ciena Wavelogic 5 Extreme technology on their network connecting Amsterdam and Dublin, adding further capacity and overall performance along the route.
- **Digital Realty** is now offering Amazon Web Services Direct Connect 100 Gbps access at Interxion Dublin, providing lower latency and ease of use for the largest data sets.

Construction Update

OPERATOR	LOCATION	SIZE (SQM)	POWER (MW)	STAGE / EST. DELIVERY
CyrusOne	South Dublin	18,952	12	Under Construction / Q2 2021
Amazon	Mulhuddart	20,717	35	Under Construction / Q2 2021
	Tallaght	23,283	30 (est)	In Planning
	Clonshaugh	33,352	40 (est)	In Planning
Digital Realty	Dublin	8,733	6	Under Construction / Q3 2021
	DUB10	60,758	3	Under Construction / Q1 2022
	DUB20	45,000	20	In Planning / Q2 2022
	DUB30	22,210	100	In Planning
Echelon	DUB40	50,000 (est)	20	In Planning / Q1 2023
	DUB 2-3	30,000 (est)	30.72	Under Construction / Q4 2022
K2 Data Centres	DUB 4-5	30,000 (est)	30.72	Under Construction / Q4 2023
	Facebook	Clonee	64,000	72 (est)
Equinix	DB5	9,000	10.77	In Planning
Microsoft	Grange Castle	56,246	70 (est)	In Planning
EdgeConneX	South Dublin	12,797	20 (est)	In Planning