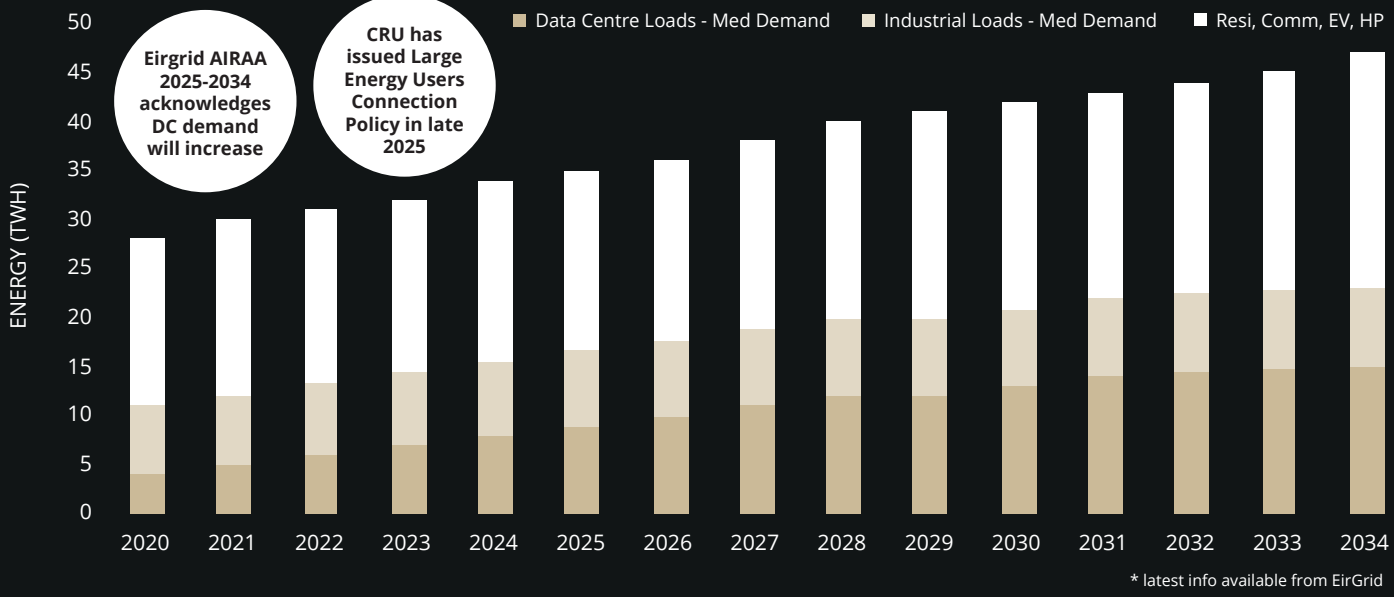
# DATA CENTRES INFOCARD JANUARY 2026

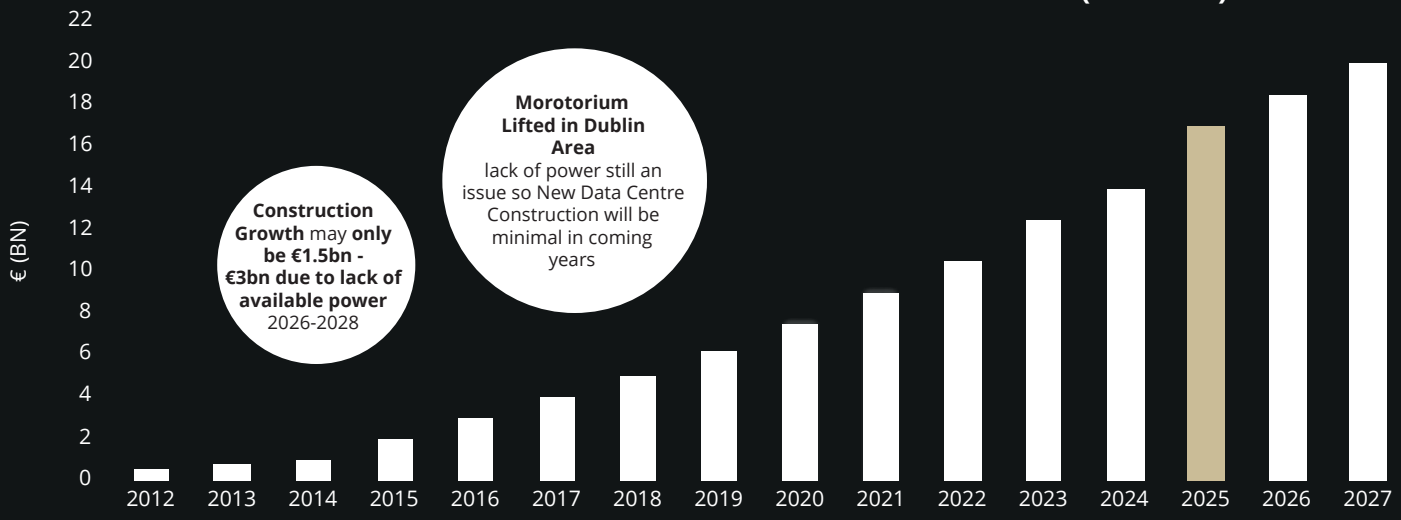
MITCHELL MCDERMOTT

## IRISH OVERVIEW



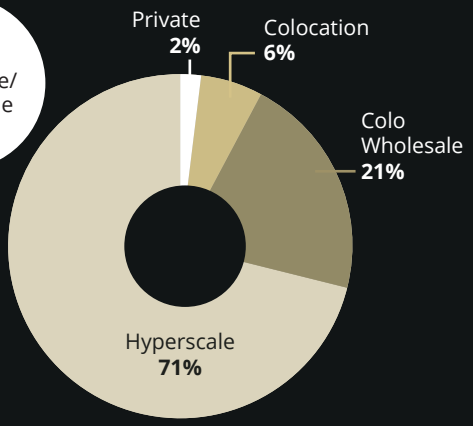

* latest info available from EirGrid

## CONSTRUCTION INVESTMENT IN DATA CENTRES 2012 - 2027 CUMULATIVE (IRELAND)



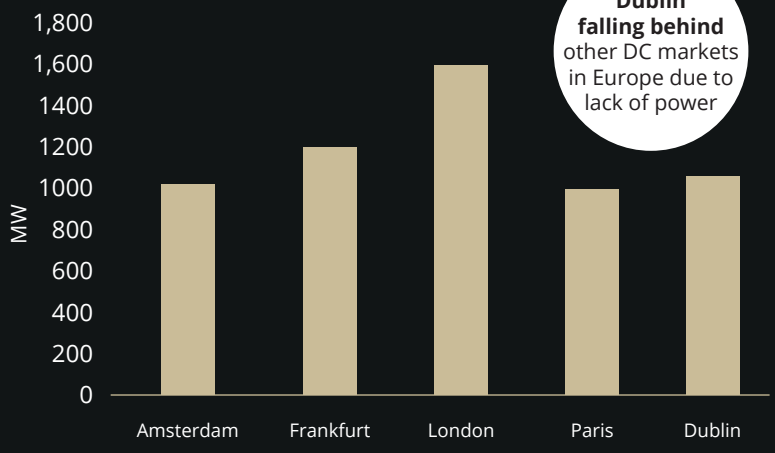

## DATA CENTRE TYPES IN IRELAND

**92%** DCs are Hyperscale/ Hyperscale Tenant




## MARKET SIZE (MW)

**Dublin falling behind** other DC markets in Europe due to lack of power




## DATA HOSTING TYPES IN IRELAND

**Hyperscale** — **Examples: Amazon, Apple, Facebook, Google, Microsoft.** Large scale companies that manage hosting for their clients. They build and operate their own data **facilities t**o their own specification.

**Colocation Wholesale / Build to Suit** — **Examples: K2, EdgeConnex, Echelon, Cyrus One, Stack.** Private investors fund, build and lease to the Hyperscales. The Hyperscale leases the "white space". This is relatively new to Ireland but is growing significantly due to demand.

**Colocation** — **Examples: Digital Realty, Keppel, Equinix, InterXion.** Managed facilities for partial use by third parties. IT managers in various companies can lease "white space" which have high security, power and cooling.

**Private** — **Examples: BT, Eir, OPW.** Purpose built by private companies involved in financial transaction, telecom and IT type industries.

**Edge** — **Examples: Not yet in Ireland.** Edge DCs will range from 500kW to 2 MW. They will be located closer to where the end user is to help improve speed and latency.

Credits: Host in Ireland | bitpower | Eirgrid | CBRE

# DC DESIGN BENCHMARKS

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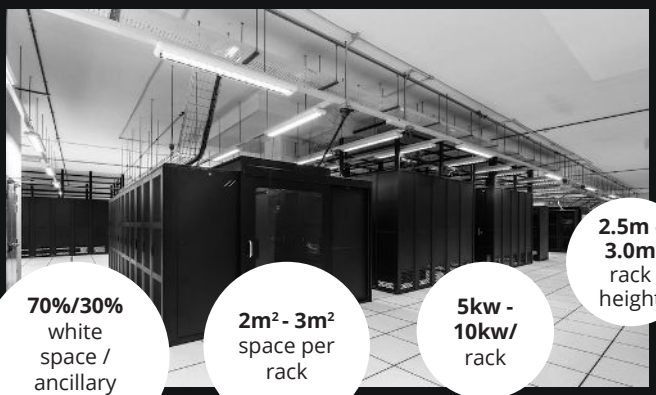
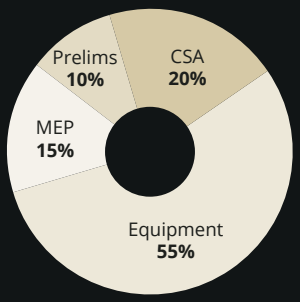



| CONSTRUCTION COSTS | COST RANGE €0,000 |
|---|---|
| Data Centre (white space spec) - €MW | |
| Data Centre | €12m - €14m |
| Substations | |
| Substation - 110kV | €14.5m - €19m |
| Substation -38kV | €4.5m - €5.5m |
| Infrastructure - Suburban | |
| HV Cable (1Nr) - aluminium (2km - 10km length)* | €150/m - €195/m |
| Trenching for HV Cable (2km - 10km length) | €450/m - €680/m |

* Can also be copper pending trench depth. Rate fluctuates due to commodities market

## Elemental Split €/MW




**Dublin €/MW Construction Costs Highly Competitive**

**Impact from AI and associated cooling being reviewed by the market'**

## IRISH CONTRACTORS DELIVERING DATA CENTRES

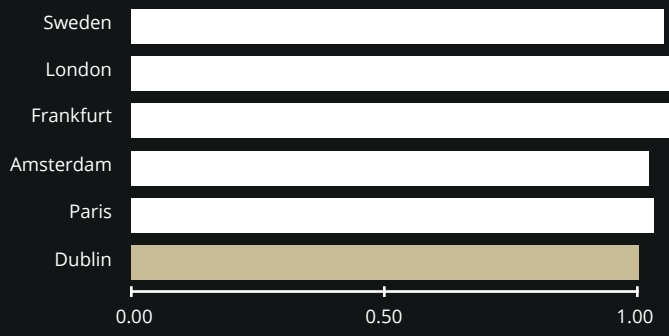
- BAM
- Mercury
- John Paul
- Bennett Construction
- Collen Construction
- Walls Construction
- Sisk
- Winthrop
- Designer
- Jones Engineering*
- MACE
- Structuretone

*Ambiguity in responses between CSA only and M&E Subcontractor only role. Result: some overlap in MW's delivered between contractors. Traditional M&E contractors have taken role as General Contractor on some projects in the Data Centre sector

## JARGON BUSTER

| Term | Explanation |
|---|---|
| PUE | **Power Usage Effectiveness:** measure of DC efficiency calculated by dividing the total data centre energy consumption by the energy consumption of the IT computing equipment. |
| LV<br>MV<br>HV<br>EHV | **Low Voltage** - up to 1000V<br>**Medium Voltage** - 1000V to 35kV<br>**High Voltage** - 35kV to 230 kV<br>**Extra High Voltage** - above 230 kV |
| MW | **Mega Watt:** a measure of power equal to one million watts. Often used to describe the size of data centres in terms of power capacity. |
| MVA | Used for the apparent power in an electrical circuit, equal to the product of root-mean-square (RMS) voltage and RMS current. It is a measure of power consumption. |
| N+1 | **Need plus one:** a redundancy concept where capacity is configured to include used capacity plus one additional device to enable continued operations with the failure of one system in the configuration. |
| 2N | A redundancy model that ensures that every component has a backup such that the data centre has no single point of failure. |
| Cold Aisle | An aisle where rack fronts face into the aisle. Chilled airflow is directed into this aisle so that it can then enter the fronts of the racks in a highly efficient manner. |
| Hot Aisle | An aisle where rack backs face into the aisle. Heated exhaust air from the equipment in the racks enters this aisle and is then directed to return vents. |
| HAC | **Hot Aisle Containment:** system that directs heated air from the outlet side of racks to air conditioning equipment return ducts in a highly efficient manner. |

## DATA CENTRE COST INDEX (Dublin base = 1.0)




## USEFUL CONTACTS

| Company | Website |
|---|---|
| IDA | idaireland.com |
| Enterprise Ireland | enterprise-ireland.com |
| bitpower energy solutions | www.bitpower.ie |
| Host In Ireland | hostinireland.com |
| Eirgrid | eirgridgroup.com |
| Gas Networks Ireland | gasnetworks.ie |
| Planning & Construction Costs | mitchellmcdermott.com/insights |

**Tip:** Hover over websites for links

The figures & data used for this card are based on a 10MW-20MW Data Centre with "White space" only. Tenant servers and racks are excluded. Professional advice should be sought for specific projects. Costs are for construction only and exclude VAT | Tender Inflation from January 2026 | Site Acquisition | Planning and Statutory Fees | Development Contributions | Capital Contributions for Services connections | Bonds | Professional Fees | Sales and Letting Costs | Marketing | Legals | Valuers | Accountancy Costs | Finance Costs | Owner Insurances | Adjoining Neighbour Costs | Abnormal Ground Conditions | Brexit | Covid-19



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