

KNOCKBRACK HOUSE

DROGHEDA

Matthew's Lane • Donore Road
Co Louth A92 T803



TO LET

Superbly appointed office accommodation with
dual aspect natural light, passenger lift, raised access
floors and 50 car parking spaces

LOCATION

Drogheda, the largest town in Ireland, occupies a strategic position on the M1 Motorway along the important Dublin – Belfast economic corridor. The M1 provides ease of access to Dublin city, Dublin Airport, the M50 and northwards to Belfast.

Knockbrack House is located between Drogheda town centre and the M1 with access available nearby at Junctions 8 and 9. The immediate locality is a well-established commercial location with neighbouring businesses including Tesco Extra, Drogheda Retail Park (TK Maxx, Harvey Norman, Home Store etc) Aldi, Lidl and the Beacon Clinic.



DESCRIPTION

**KNOCKBRACK
HOUSE**
DROGHEDA



TO LET 15,279 Sq Ft (1,419.46 Sq M) Modern Office Accommodation

Occupying a prominent corner setting, Knockbrack House is a modern 3 storey freestanding office building with excellent on-site car parking facilities. The building, which was constructed during the mid-2000's, has an attractive external façade which is topped by a feature cantilevered roof. A triple volume glazed elevation at its western end allows for natural light to spill into the office accommodation on offer.

The available offices comprise the entire first and second floors with dedicated lift access via a shared entrance offer. Internally, the offices, which are laid out in a combination of open plan and cellular offices / meeting rooms, provide an attractive office working environment. Proximity to shopping and restaurant / café facilities is an added attraction.

ACCOMMODATION

Demised Premises	Gross Internal Area	
	Sq M	Sq Ft
Part Ground & Entire First & Second Floors	1,419.46	15,279
50 car parking spaces		

BER CERTIFICATION



LEASE

Available on flexible lease terms.

RENT

€15 per sq.ft. excluding rates, service charge and VAT (if applicable).

COMMERCIAL RATES

€2.08 per sq.ft.

VIEWING

Strictly by appointment only with the joint letting agents.
For further details please contact:

Gabriel O'Brien
BSc FRICS FSCSI
T 041 987 5444
E gabriel@reaobriencollins.ie

Kieran Curtin
Associate Director
T +353 087 975 2460
E kcurtin@hwbc.ie

REA

O'BRIEN COLLINS

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