



KNOCKBRACK HOUSE DROGHEDA

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.





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

BER C1

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 0419875444
E gabriel@reaobriencollins.ie

Kieran Curtin

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





Disclaimer: HWBC Limited t/a HWBC for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, areas, uses, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, however they are not warranted, and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of HWBC has any authority to make or give any representation or warranty whatever in relation to this property. PSRA Licence Number: 002098. November 2025. Designed and produced by Creativeworld. Tel +353 1 447 0553.