



Drogheda, Co. Louth

**Landmark 17,000 sq ft
building offering
Grade A office
accommodation**

An aerial photograph of Drogheda, Co. Louth, showing a mix of residential and commercial buildings. A prominent modern building with a curved glass facade is visible in the center. The town is surrounded by greenery and a river is visible in the background.

TO LET



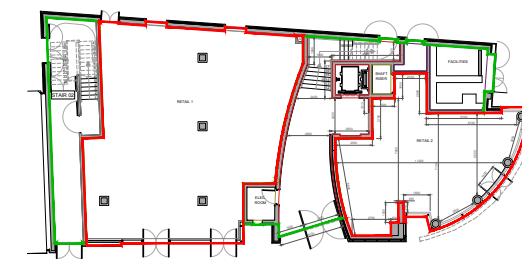
Introducing Boyne Tower

Overlooking the River Boyne and neighbouring the Scotch Hall shopping centre development, Boyne Tower is a landmark five storey building located next to Drogheda town centre.

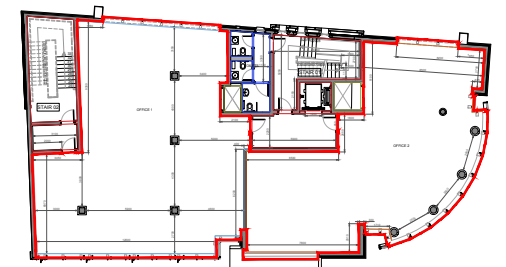


Floor Plans

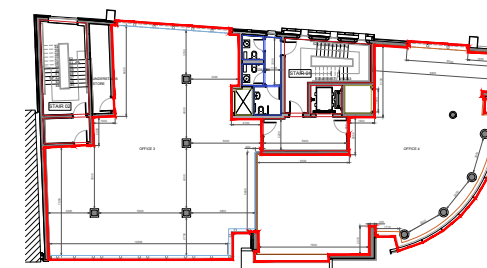
Schedule of areas		
Floor	Sqm NIA	Sqf NIA
GF1	178	1,919
GF2	87	939
Floor1	375	4,038
Floor2	367	3,947
Floor3	304	3,272
Floor4	261	2,810
Total	1,572	16,925



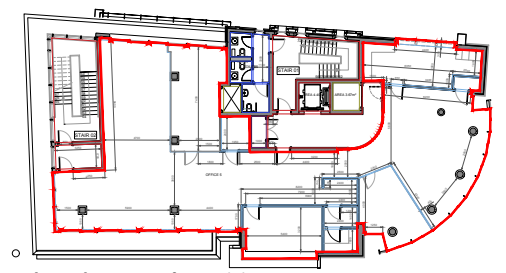
GROUND FLOOR



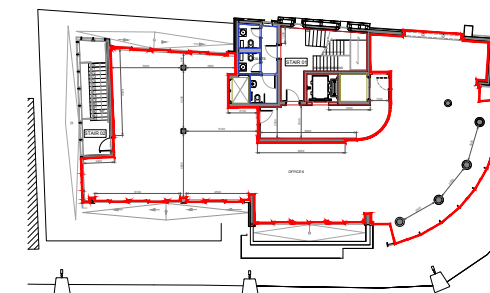
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



Location

Boyne Tower offers a unique opportunity to acquire 17,000 sq ft of Grade A office accommodation within central Drogheda. This landmark building is positioned adjacent to the river Boyne and offers fantastic panoramic views of the town and surrounding area.

Drogheda is located approximately 40 km North of Dublin and provides for excellent transportation links to Dublin City through Rail, Road and Bus. The Rail and Bus stations are within a 10 minute walk of Boyne Tower.

Exit 9 & 10 of the M1 Motorway are located 2.5km of the premises and Dublin International Airport is just 25 minutes by car.

Boyne Tower is undoubtedly one of the finest office buildings within the greater Drogheda area. The town benefits from a wide variety of amenities. Notable restaurant offerings include Simona, Eddie Rockets, The Kitchen and The D Hotel.



Transport



Boyne Tower is located 35 km north of Dublin International Airport (a 25 minute drive).



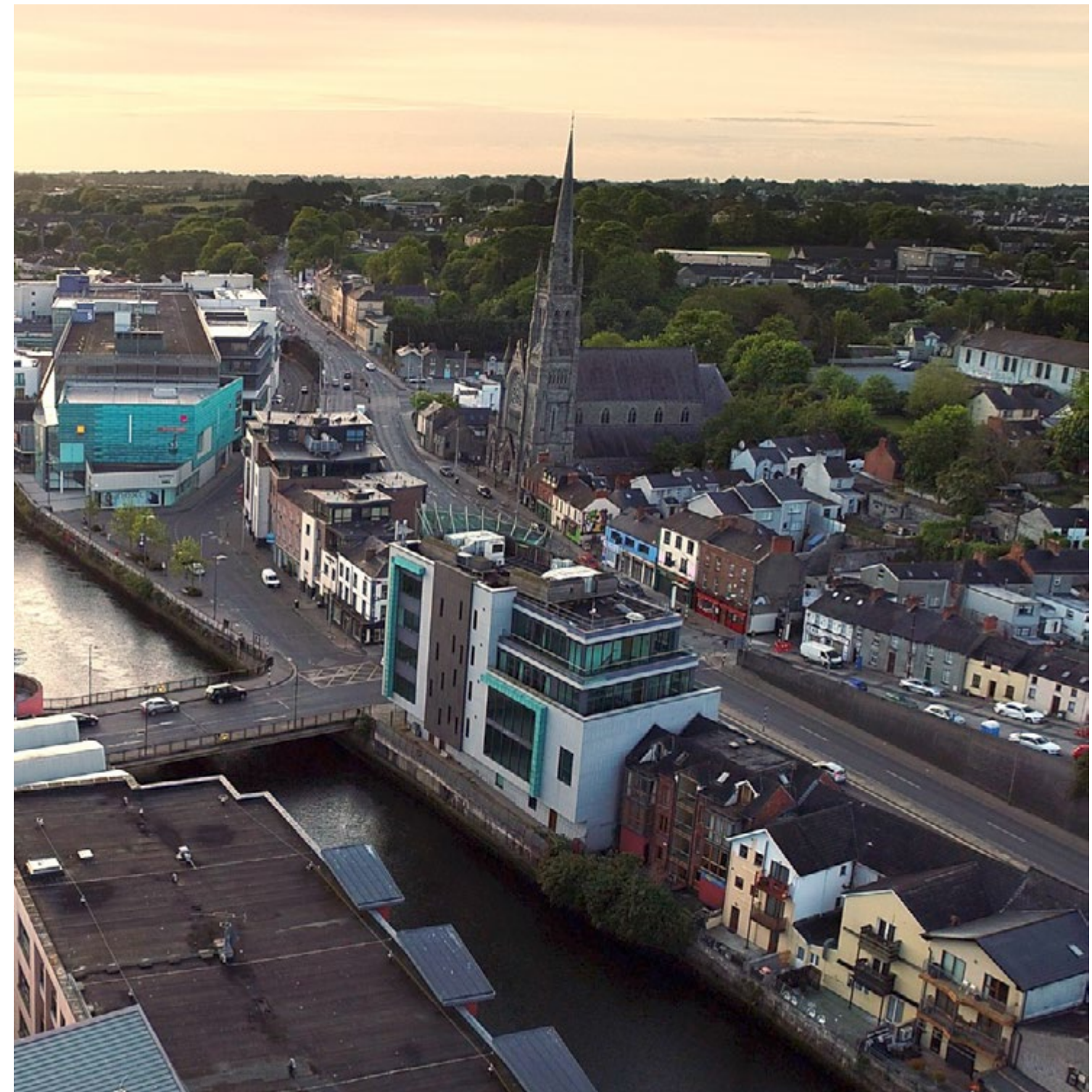
The Rail station is within 10 minutes walk of Boyne Tower, allowing for 40 minute travel times to central Dublin.



The Bus station is 5 minutes walk of Boyne Tower, allowing for approximately 40 minute travel times to central Dublin.



Boyne Tower is easily accessible by car. Exit 9 & 10 of the M1 Motorway is located 2.5km of the premises.



Features & Specifications

FEATURES

- Landmark 17,000 sq ft building offering Grade A office accommodation
- Available on an 'as whole' basis
- Floors offered in open plan condition and available for occupier's Category C works
- Third floor office available in fitted out condition. Fit out includes open plan office, boardroom, IT/Coms room and kitchen
- Floor box allowance on all upper floors
- Lift access to all floors
- Exclusive terraces on third and fourth floors
- Car parking available

SPECIFICATIONS

- **Raised floor void**
 - 150mm
- **Floor to ceiling height**
 - 2,79m
- **Lighting**
 - LED recessed lighting
 - 525 lux value range
- **Under Carpeting**
 - Carpet throughout office premises
- **Air Conditioning**
 - 3 pipe heat recover system
 - Cooling capacity of 100W/m2 and heating capacity of 150W/m2
 - BC controller for 4-6 ceiling cassettes connection (open plan orientation)
- **Lift**
 - Orona Lift Manufacturer. 1000kg Capacity. 6 m/ps
- **Floor Loading Capacity**
 - 15Kn/M2 throughout open plan/office areas
- **Floor Box Allowance**
 - Equipped with twin power supplies and an open compartment for network sockets
- **BER Rating**
 - C3



For further information **please contact:**



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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchaser/lessees should satisfy themselves as to the correctness of the information given.