

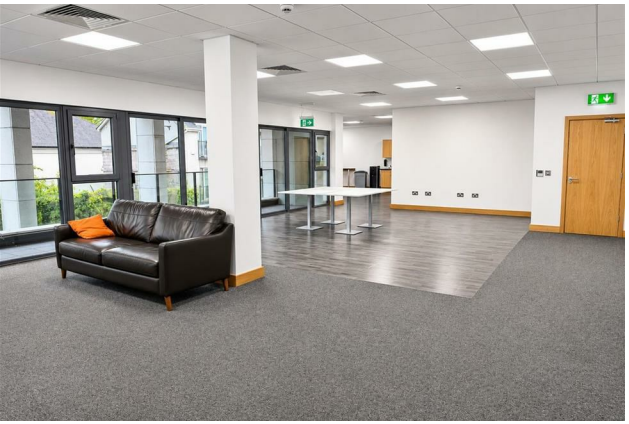
Raymond Potterton

Market Plaza, 9A - 11 Magdalene Street, Drogheda, Co. Louth A92 EHH4

Asking Price €2,500,000

BER D1









TO LET OR FOR SALE

Modern Office Building Extending to Approximately 1,963 sq m / 21,130 sq ft

Asking Rent: €260,000 per annum for the entire building
Asking Price: €2,500,000

Available to let as a whole or by individual floor.



Market Plaza, 9A - 11 Magdalene Street, Drogheda, Co. Louth A92 EHH4



Raymond Potterton are pleased to present Market Plaza Building, a substantial modern office property occupying a prominent position on Magdalene Street in Drogheda town centre.

Extending to approximately 1,963 sq m (21,130 sq ft), the accommodation is arranged over a ground floor and three upper floors.

The building offers a combination of generous working areas, separate offices and staff facilities, with the flexibility to accommodate a single occupier or businesses requiring an individual floor.

The interior provides substantial open-plan workspace alongside private offices and meeting rooms. This combination allows occupiers to bring teams together while retaining separate areas for meetings, management and work requiring greater privacy.

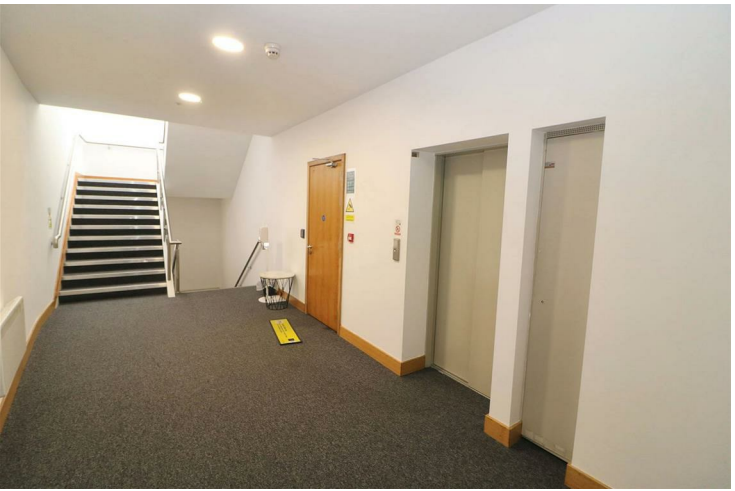
Glazed and stud partitions define the existing accommodation, with scope to adapt the office layout to suit individual business requirements. Modern and bright accommodation throughout with extensive glazing provide good natural light throughout much of the building.

The upper-level courtyard forms an attractive focal point within the accommodation, while parts of the upper floors enjoy an outlook across the surrounding townscape.

The existing office fit-out includes carpeted raised access floors and suspended ceilings incorporating inset lighting. The generous floor plates offer flexibility in the arrangement of desks, team areas and meeting spaces, making the property suitable for a range of office occupiers.

The ground floor benefits from its own entrance, with lift and stair access serving the upper floors. Whether occupied in its entirety or let on a floor-by-floor basis, Market Plaza offers substantial office accommodation with the convenience of Drogheda Town Centre.















LOCATION

Market Plaza Building is situated on Magdalene Street in the heart of Drogheda, within an established commercial area accommodating a mix of businesses, professional services and retail premises.

The town-centre setting places a wide selection of shops, cafés, restaurants, banks and everyday services within walking distance.

ACCOMMODATION

Ground Floor
Ground Floor - 527.4 sqm / 5,677 sq. ft.

First Floor
First Floor - 475.7 sqm. / 5,121 sq. ft.

Second Floor
Second Floor - 494.5 sqm. / 5,323 sq. ft.

Third Floor
Third Floor - 465.2 sqm. / 5,007 sq. ft.

Total Floor Area: 1,962.8 sqm. / 21,128 sq. ft.

FEATURES

- Prominent office building in Drogheda town centre.
- Approximately 1,963 sq m / 21,130 sq ft over four floors.
- Available to purchase or lease.
- Individual floors also available to let.
- Generous open-plan working areas.
- Separate private offices and meeting rooms.
- Own-door entrance to the ground floor.
- Lift and stair access to the upper floors.
- Spacious fitted staff canteens
- Modern Toilets, shower and accessible WC facilities.
- Outdoor terraces and covered balcony.

CAR PARKING

Parking to be confirmed.

LETTING AND SALE TERMS

- The entire building is available to let at an asking rent of €260,000 per annum.
- Individual floors are also available to let, with rents and terms available on application.
- Alternatively, the property is offered for sale at an asking price of €2,500,000.
- Further information regarding lease terms and any applicable outgoings is available from the selling and letting agent.

FOR FURTHER INFORMATION

Contact Darren Whelan on 046 9027666

















Raymond Potterton

0469027666

38 Watergate Street, Navan, Co. Meath, C15 PT8X

raymondpotterton.com

Follow us: