

Modern Office For Sale / To Let



**Second Floor Office
Railway House
The Waterways
Sallins
Co. Kildare
W91 AWR0**

- **Modern Office Accommodation extending to 350 sq. m. (3,768 sq. Ft)**
- **Laid out to provide individual offices, meeting rooms, kitchen and toilets facilities.**
- **Strategically Positioned in a Mixed-Use Development, adjacent to Sallins Train Station and M7 Motorway**

O'Neill & Co.

Chartered Surveyors & Auctioneers Ltd.

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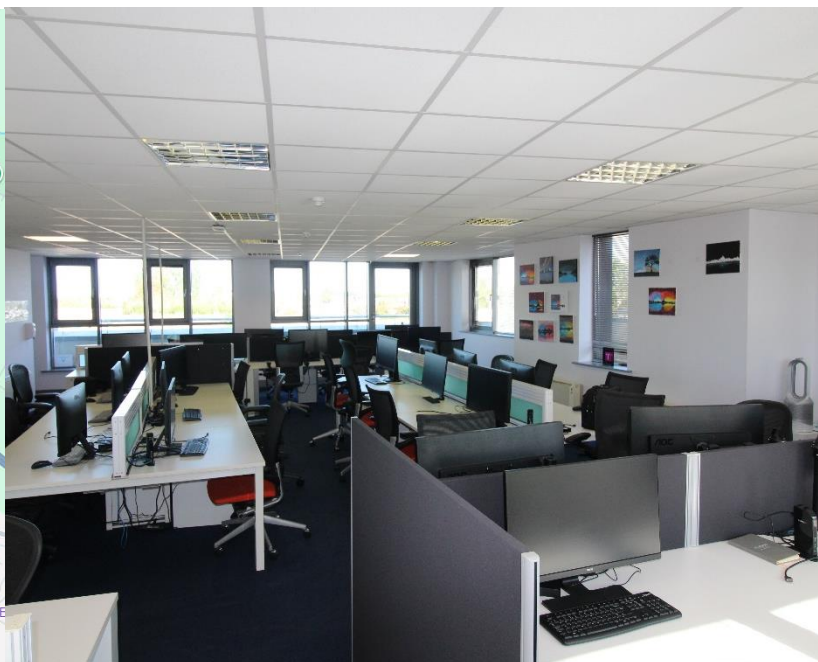
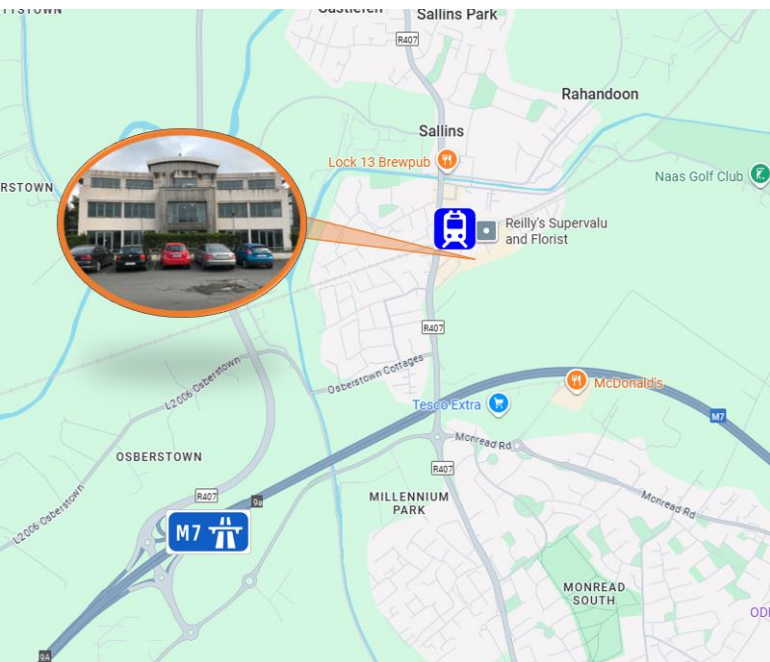


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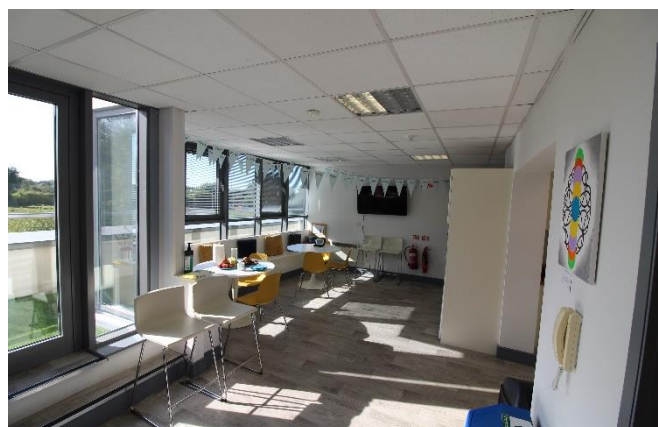


Location

- Sallins village is located along the Grand Canal, c. 3 km from Naas Town Centre and the M7 Motorway, c. 30km west of Dublin City Centre & 40km from Dublin Airport.
- Railway House is situated in the Waterways, a mixed-use Retail, Office and Residential Development
- The office is c. 100m from Sallins Train Station with hourly services to and from Dublin City and other major cities

Description

- Modern Office extending to 350 sq. m. (3,768 sq. Ft), occupying the entire second floor of the Purpose-Built Office Building
- Laid out as offices, meeting rooms, kitchen and toilets facilities
- Accessed via a Passenger Lift and Stairs
- Features include Air Conditioning, Suspended Ceilings, Recessed Lighting and Ample Parking



Quoting Price

On Application

Ratable Valuation

€36,640

Service Charge

€8,300



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