



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

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Saville House, Corballis Upper, Rathdrum, Co. Wicklow, A67 HE97



For Lease

Saville House is located within a small industrial estate just 650m outside of Rathdrum Town Centre and 850m from Rathdrum train station, Bus Eireann offer daily public transport service just 300m from Saville House. Office space of various sizes are now available to rent individually or as a complete suite on either ground or first floor. Call our offices today to discuss further.

Rent Negotiable



BRANCH OFFICE: Fitzwilliam Square, Wicklow Town, Co. Wicklow A67 PX97. **Tel:** 0404 66410 **PSRA No.:** 001326

O'Neill & Flanagan Limited for themselves and for the vendor 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, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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 O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Rathdrum is an established town with a number of existing enterprises within the hospitality and retail sector. Bank of Ireland, An Post and Altura Credit union also have premises in the town centre.

This office space lends itself to a number of business or educational facilities.

Ground Floor

Entrance Hall: 5.57m x 1.20m

Return: 3.60m x 1.59m

Double glass doors to hallway & stairway

Ash: 2.879m x 2.890m.

Neutrally decorated area can be used as a reception area, storage heater, 4 double sockets, six phone and internet ports, sliding reception window, desk and chair, carpeted flooring, window and blinds.

Oak: 5.183m x 5.304m.

Neutrally decorated with carpeted flooring, 5 double sockets, phone and internet ports, electric storage heater, 4 windows with blinds, furniture including office table and chairs and couch.

Larch: 5.179m x 3.912m.

Return: 6.920m x 2.166m.

Neutrally decorated with carpeted flooring, seven double sockets, phone and internet ports, electric storage heaters, blinds on windows.

Toilet: 2.761m x 1.541m

Tiled flooring, partially tiled wall, single toilet, WHB and window.

Hallway: 3.120m x 4.251m

Double glass doors leading to stairs, understairs storage, tiled flooring.

Room One: 5.408m x 5.183m.

Neutrally decorated, carpeted flooring, two radiators, three double sockets, phone and internet ports, three windows with blinds.

Maple (Kitchen): 6.436m x 2.912m

Tiled flooring, tiled splash back, three double sockets, fully equipped, fridge, table and chairs, one window with blind, please note no cooking facilities.



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Room Two: 5.719m x 5.165m

Carpeted flooring, two radiators, eight double sockets, phone and internet ports, four windows with blinds.

Back Hall: 1.156m x 3.468m

Tiled flooring, fire door leading to warehouse.

Stairs – Naturally bright area with wrought iron stairs.

First Floor

Beech: 5.392m x 3.469m

Carpeted flooring, three double sockets, 3 double cat sockets, radiator and three windows with blinds.

Bathroom: 1.525m x 0.874m

Lino flooring, double socket, closet.

Toilet One: 1.875m x 1.527m

Lino flooring, WHB, toilet.

Toilet Two: 1.877m x 1.533m

Lino flooring, WHB, toilet.

Elm: 4.775m x 5.650m

Carpeted flooring, four cat ports, 4 double sockets, radiator, four windows with blinds.

Hawthorn: 6.286m x 2.971m

Carpeted flooring, three double ports, one phone line, three double sockets, radiator, four windows with blinds.

Services

- Storage Heating
- Mains Water & Sewerage
- Broadband available in the area
- Fire extinguishers throughout
- Parking

Directions:

Directions from Dublin:

Take N11 and M11 to R772 in Wicklow.

Take exit 16 from M11

Take R752 to your destination.

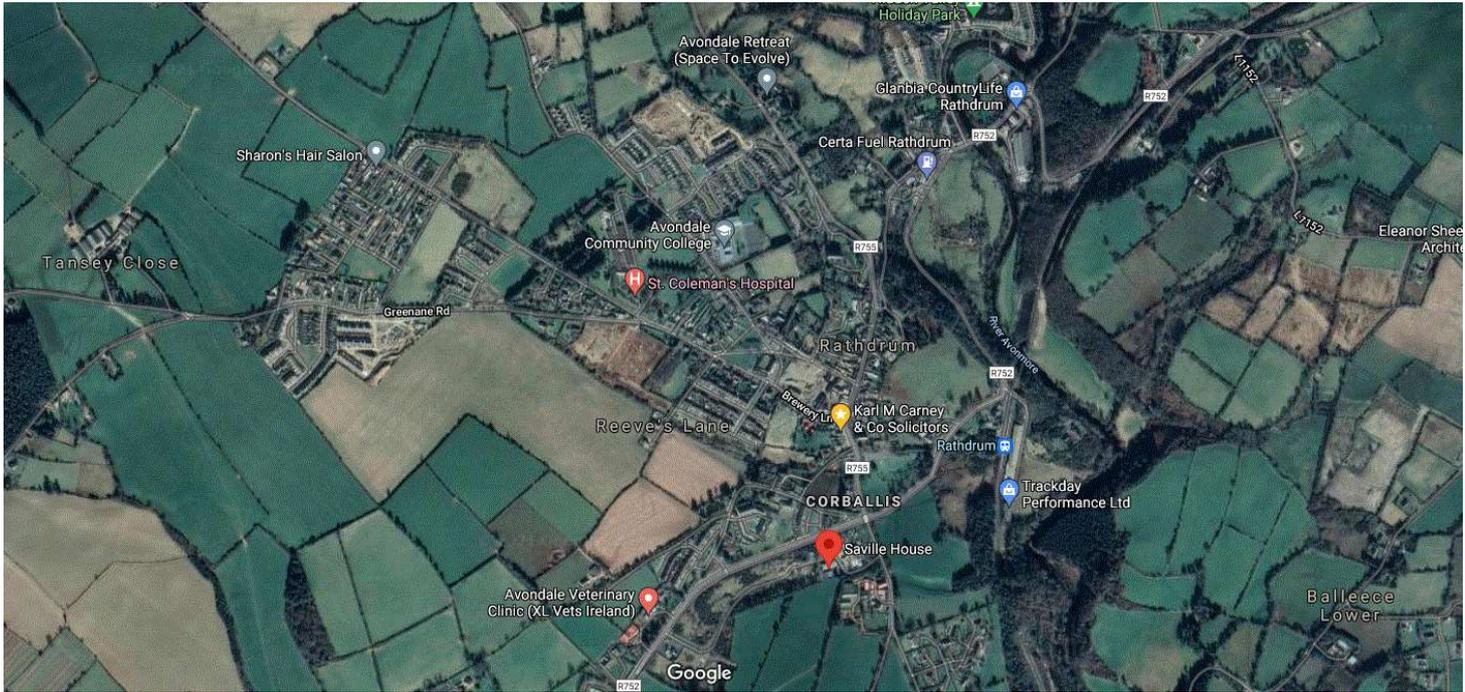
Enter Rathdrum and take the left exit at the crossroads.

Saville House is in the industrial estate on the left.



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