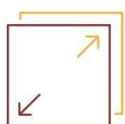




Westview House,
 Abbey Street
 Naas
 Co. Kildare

To Let



679 sq m
 (7,308 sq ft)



Town Centre



CAT 5 Cabling

Extensive High-Quality
 Office Accomodation

PROPERTY FEATURES

- Own-door office
- Extends to 679 sq m (7,308 sq ft)
- Centrally Located
- Unfurnished

QUOTING RENT VIEWING

On Application By Appointment Only

LOCATION

Naas is the largest urban centre in County Kildare and is also the capital Town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years have seen major infrastructural improvements in the town with road and transport links improving immensely. The subject property occupies a central location within the town over-looking main street with access provided from Abbey Street.

DESCRIPTION

The subject property comprises extensive office accommodation laid out over three floors. The offices which extend to a total of 679 sq. m (7,308 sq. ft.) are subdivided to provide open plan as well as cellular offices along with toilet facilities. The offices have the benefit of suspended ceilings, recessed lighting, fire and intruder alarms and IT & phone cabling. The property is accessed via its own-door on Abbey Street.

ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application – IMPS Office 2

West Block – Ground	59 / 500.6
West Block – 1 st Floor	91 / 979.5
West Block – 2 nd Floor	91 / 979.5
East Block – 1 st Floor	219 / 2,357.3
East Block – 2 nd Floor	219 / 2,357.3
Total:	679 sqm (7,308 sqft)

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

RATES & SERVICES

Rateable Valuation	Annual Service Charges
TBC	N/A



JOINT AGENTS:



Agent: **Darac O'Neill**
 087 965 6063
 darac@oneilandco.ie

Agent: **John O'Reilly**
 045 866 466
 info@sfor.ie



DISCLAIMER

These particulars are issued by O'Neill & Co. Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. 2021 Licence No. 001224