

Commercial

Coonan
PROPERTY



Headquarters Office Building, Willow House, The Waterways, Sallins, Co. Kildare

- Contemporary and prominent three storey modern office building extending to approx. 9,659 sq.ft. (897 sq.m.) located at the front of The Waterways development
- Suitable for use as company headquarters with superbly fitted out first and second floor offices, the ground floor is partially fitted out and ready for occupation in January 2024
- Prime high-profile location benefiting from unrivalled transport connections with Sallins train station on its doorstep and easy access to Junction 9a on the M7
- Triangular in shape with glass on two sides fronting the entrance to the development and the Sallins to Naas Road (R407)
- Ample car parking with 24 designated spaces
- Available in lots

PSRA No. 003764 coonan.com

Available for lease
from January 2024,
new lease terms to
be agreed.

Guide Price:
€1,850,000

Private Treaty / To Let

Location

Coonan
PROPERTY

Sallins is located approx. 32km south-west of Dublin city centre and 4km north of Naas town centre providing further amenities for residents including Naas Shopping Centre, The Globe Retail Park and The Monread Centre.

The re-opening of Sallins railway station in 1994 has led to the re-emergence of Sallins as an important transport centre. Over the last 25 years Sallins has experienced an increase in population, largely attributed to the railway station making it particularly accessible to Dublin city centre and the construction of new residential developments within the town.

The area also benefits from numerous bus routes and good road infrastructure with the M7 and N7 located within a few minutes' drive, providing direct access to the city and southern counties. The M7 motorway upgrade and interchange completed in early 2021 dramatically benefits the area as it provides a much-improved road network from Naas/Sallins to Dublin and all major cities.



Accommodation



Specification

Suspended ceilings

Recessed lighting

Air conditioning

Floor to ceiling glazing

Passenger lift

Various meeting areas, boardrooms and break out offices

Fully fitted reception and toilet accommodation

Fully fitted kitchen

Rates

To be confirmed.

Service Charge

To be confirmed.

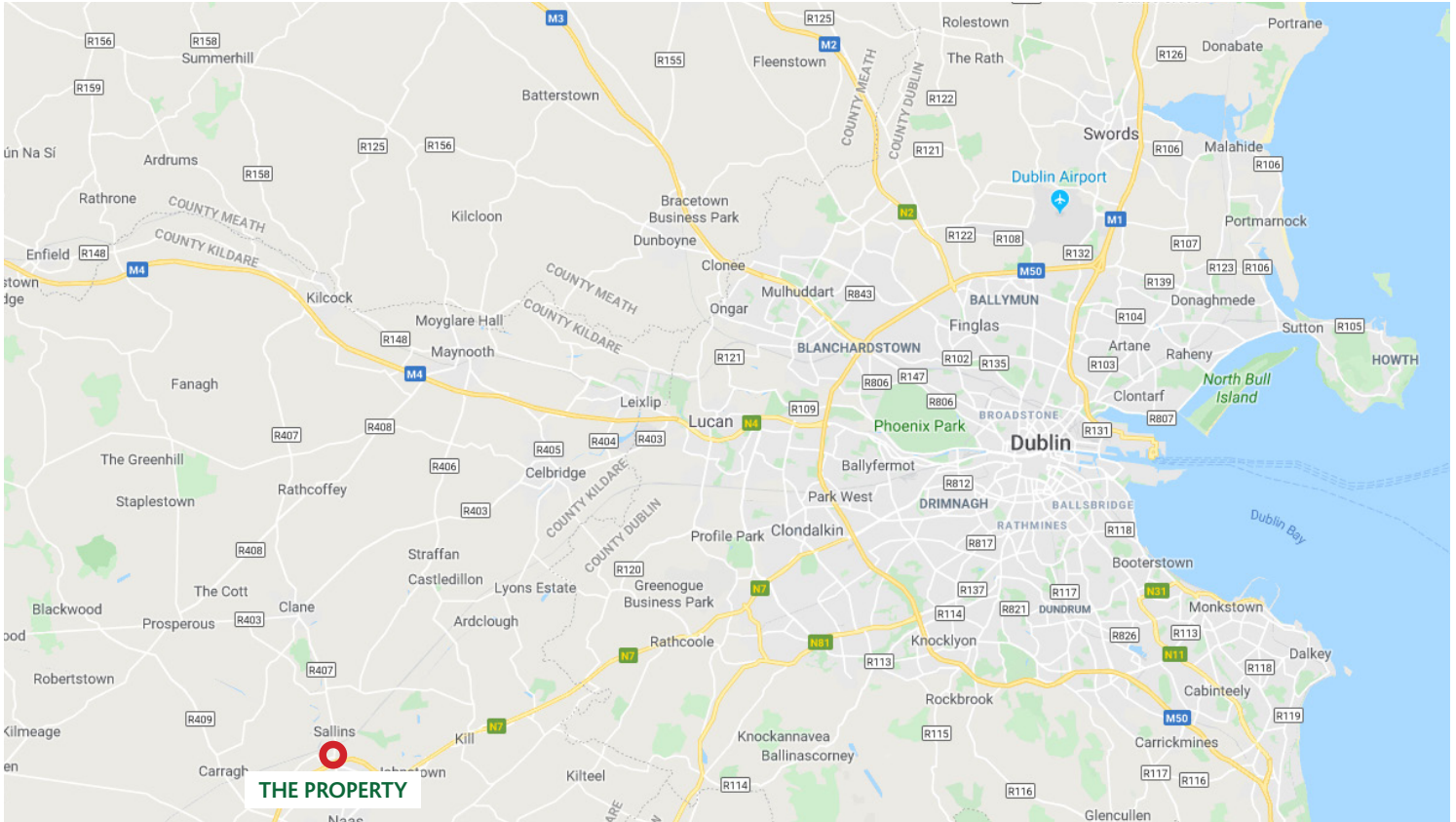
BER

To be confirmed.



Location

Coonan
PROPERTY



Directions:
Eircode W91 FH75

Viewing
By appointment only at any reasonable hour.



Contact Information:
Will Coonan
T: 01 628 6128
E: willc@coonan.com

Cosmin Tampu
T: 01 628 6128
E: cosmint@coonan.com

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com



coonan.com