





**Unit 7
Station House
The Waterways
Sallins
Co. Kildare
W91 XY29**

- Investment Sale - let on a 5-year lease from 1 October 2022 at a passing rent of €19,000 per annum
- Modern Ground Floor Office extending to approximately 131.9sq. m (1,420 sq. ft),
- The Waterways is a well-established, mixed-use scheme comprising office, retail, hospitality, and residential accommodation

O'Neill & Co.
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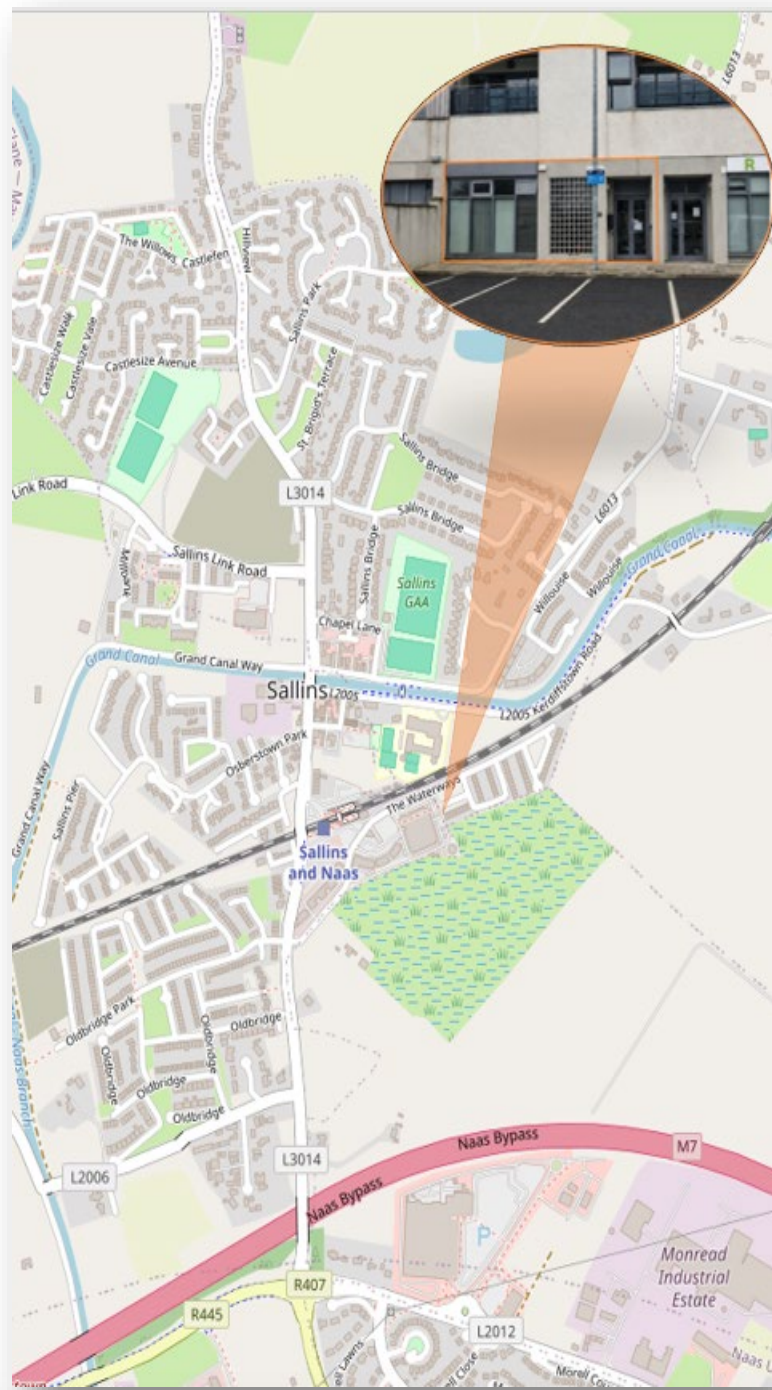
Contact

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Location

- Sallins is a well-established and expanding commuter village situated along the banks of the Grand Canal, approximately 3 km north of Naas and 30 km west of Dublin.
- The village offers a strong range of local amenities, primarily centred within The Waterways development, including a selection of shops, cafés, schools, and a train station providing commuter services to Dublin Heuston.
- Constructed in the early 2000s, The Waterways is a well-established mixed-use scheme comprising office, retail, hospitality, and residential accommodation, arranged within purpose-built commercial blocks and adjoining residential terraces.
- Established occupiers in The Waterways include SuperValu, An Post, Mangan's Pharmacy, Tots Creche, and Domino's Pizza, contributing to a vibrant and well-serviced local environment.





Description

- Let on a 5-year lease from 1 October 2022
- Passing rent: €19,000 per annum (plus associated costs). Existing tenant has expressed interest in renewing the lease upon expiry
- Modern office unit extending to approximately 131.9 sq. m (1,420 sq. ft)
- Flexible layout comprising : Open-plan & Cellular office with Kitchen & Toilet facilities
- Ample designated on-site parking available



Ratable Valuation
TBC

BER





Quoting Price

On Application

Lease Details

5 Years from Oct 2022

Viewing Details

By Appointment only with



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