

OFFICE TO LET

OFFICE 4, FIRST FLOOR

Castle Buildings, Friary Road, Naas, W91DRT7

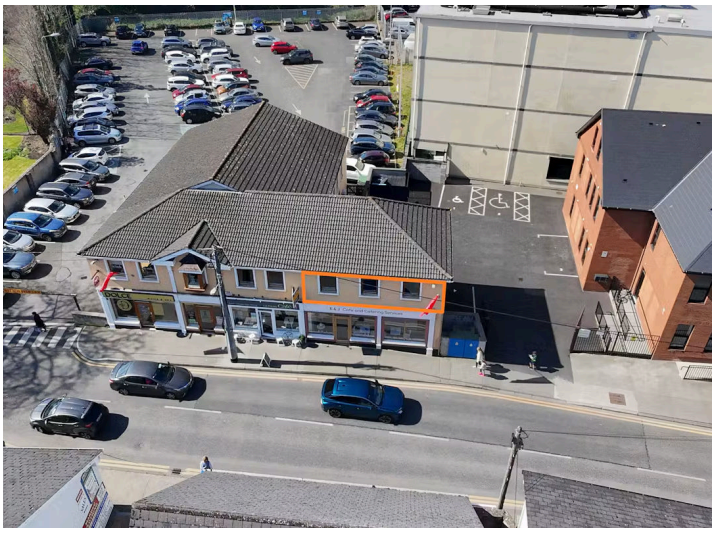
WELL-LOCATED FIRST-FLOOR OFFICE WITH PARKING IN A CENTRAL LOCATION WITHIN NAAS TOWN.

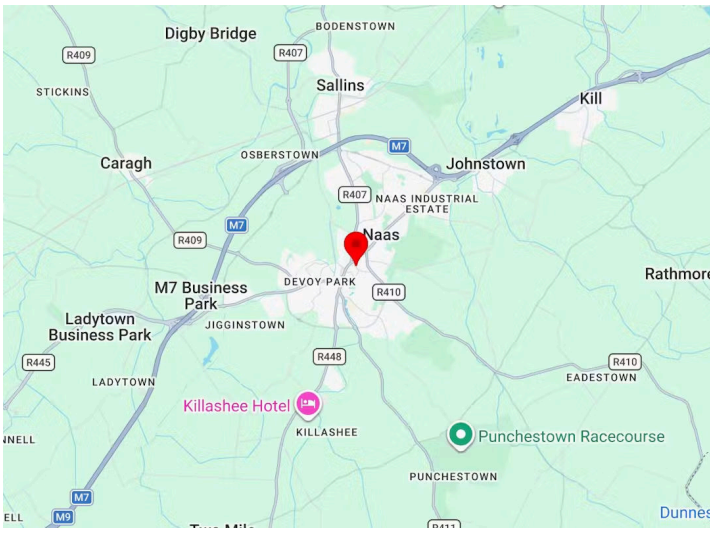
47.50 SQ M (511.29 SQ FT)

O'Neill & Co.
CHARTERED SURVEYORS & AUCTIONEERS LTD

Castle Buildings

Naas, W91DRT7





Summary

Tenure	To Let
Available Size	47.50 sq m
Rent	€15,000 per annum
Rateable Value	Rateable Value: €5,630 €1,295 per annum Based on 2026 valuation
Service charge	€1,176.14 per annum Managed by O'Neill & Co.
Estate charge	n/a
BER Rating	Upon enquiry



Stephen Keeler
045 8 56 604 | 085 717 1593
stephen@oneillandco.ie

Description

The subject property comprises first floor accommodation laid out as 2 rooms, extending to a total of 47.5 sq. m. (511 sq. ft.). The offices are accessed via a central stairwell from Friary Road. The offices also have shared toilet and kitchen facilities. The offices are well-equipped with CAT 5 cabling, LED lighting, intruder alarm and access control. The office would suit a wide variety of uses.

Location

Naas is the administrative capital of County Kildare. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the

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to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. Applicants are advised to make an appointment through us before viewing. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. Any reasonable offer will be submitted to the owner for consideration. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. © O'Neill and Co. Ltd.

PSRA Licence No: 001224














wink
wink
RESERVED
O'Neills
wink