

FOR SALE

C. 3,966 Sq Ft Warehouse with Cold Store
Rooney Road, Kilkeel, Newry, BT34 4AU

BEST
PROPERTY SERVICES

Features

- Three-phase electricity
- Large roller shutter access door
- Rear concrete access area
- Suitable for a range of industrial, storage and commercial uses
- Guide Price: £275,000

Location

Located on Rooney Road in Kilkeel, the property benefits from an accessible position within the town. Kilkeel is a well-established fishing town situated approximately 15 miles from Newry and 6 miles from Warrenpoint, with convenient access to the wider road network. Rooney Road is located within an established mixed-use area, with the surrounding vicinity comprising a combination of commercial, industrial and residential occupiers, contributing to an established local environment.

Description

The property comprises a warehouse extending to approximately 3,966 sq ft, providing a versatile industrial and storage facility. The accommodation includes a spacious main warehouse area, cold store, store room and WC.

The main warehouse provides a substantial open-plan working and storage area and benefits from three-phase electricity and a large roller shutter access door. The cold store provides additional specialist storage accommodation, with the ancillary store room and WC providing practical support facilities.

To the rear of the property is a narrow concrete access area, providing access to the rear of the warehouse. Overall, the property offers well-configured accommodation suitable for a range of industrial, storage and commercial uses.

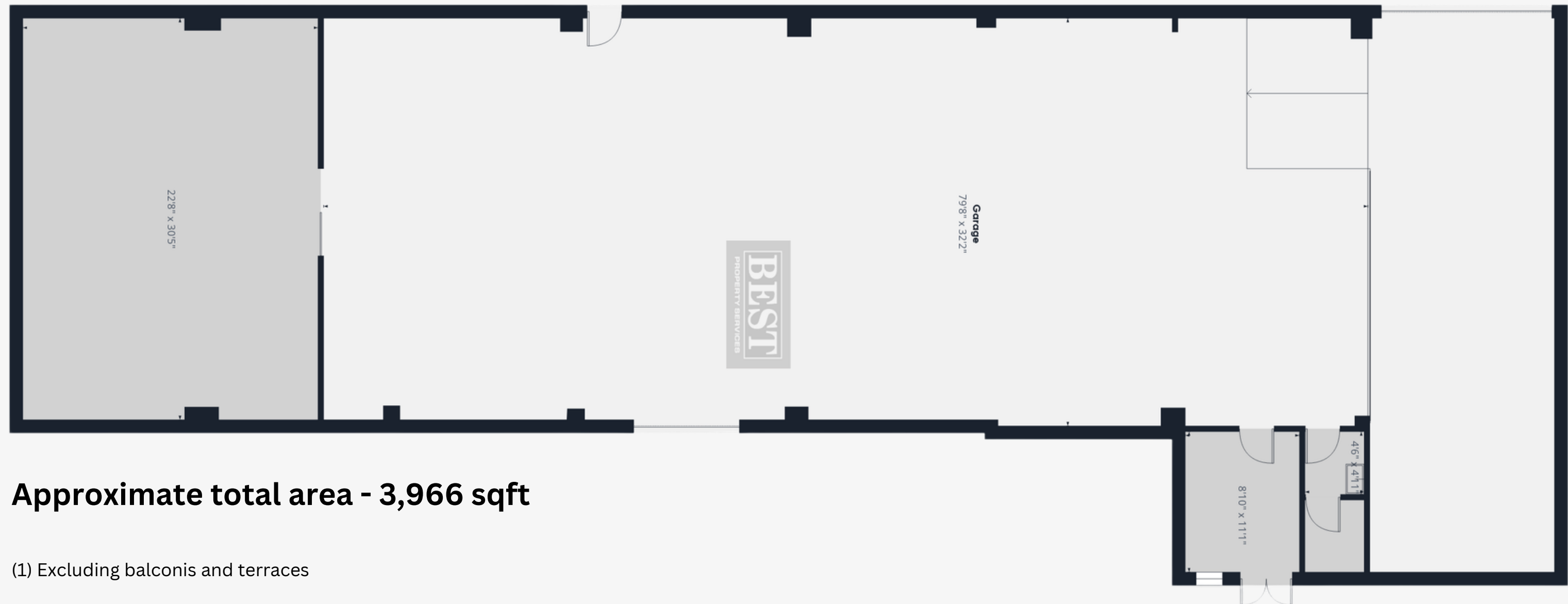
Accommodation

Ground Floor

- Main warehouse area - 3132 SQFT
- Cold Store - 685 SQFT
- W/C
- Store room



Floor Plan



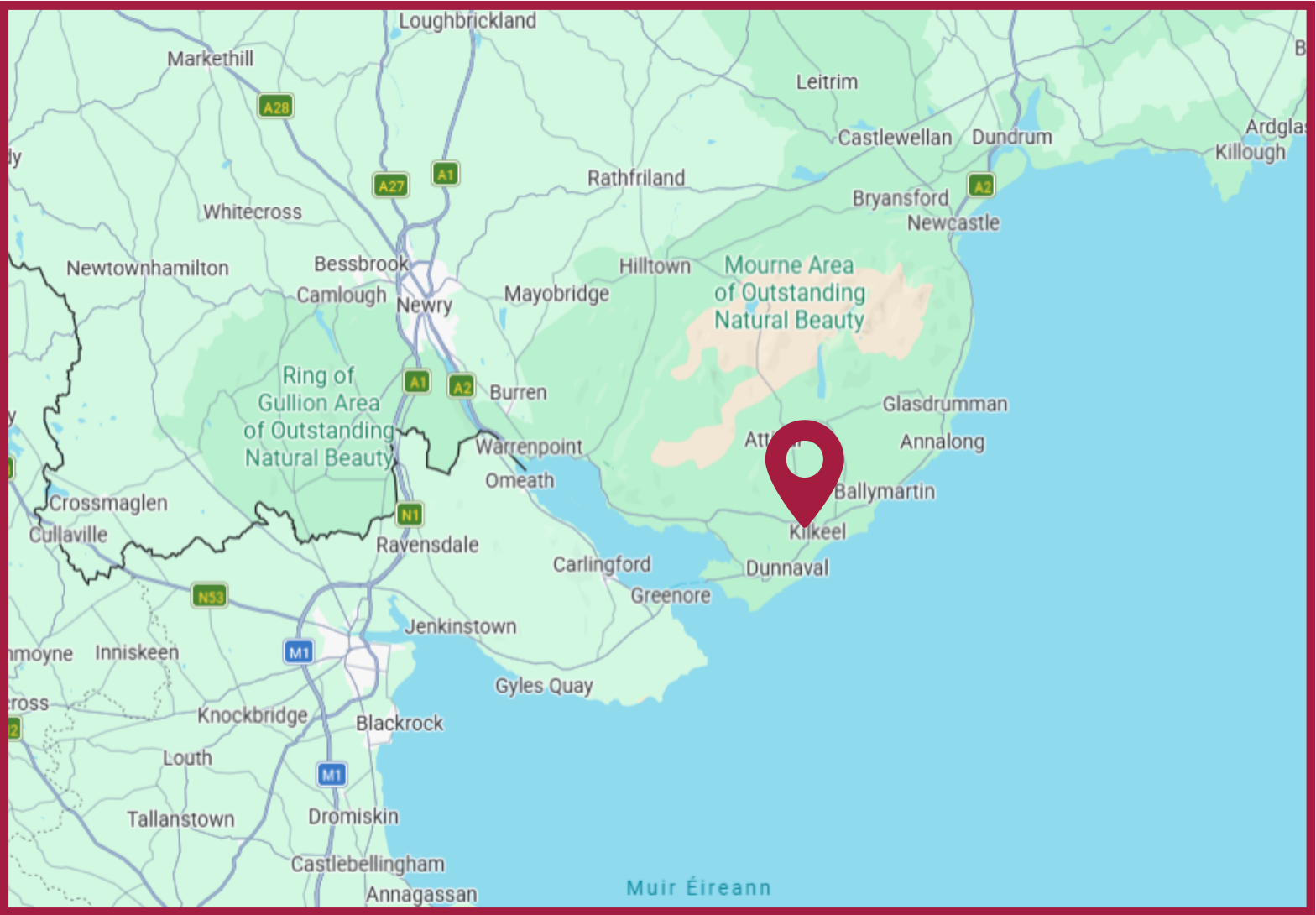
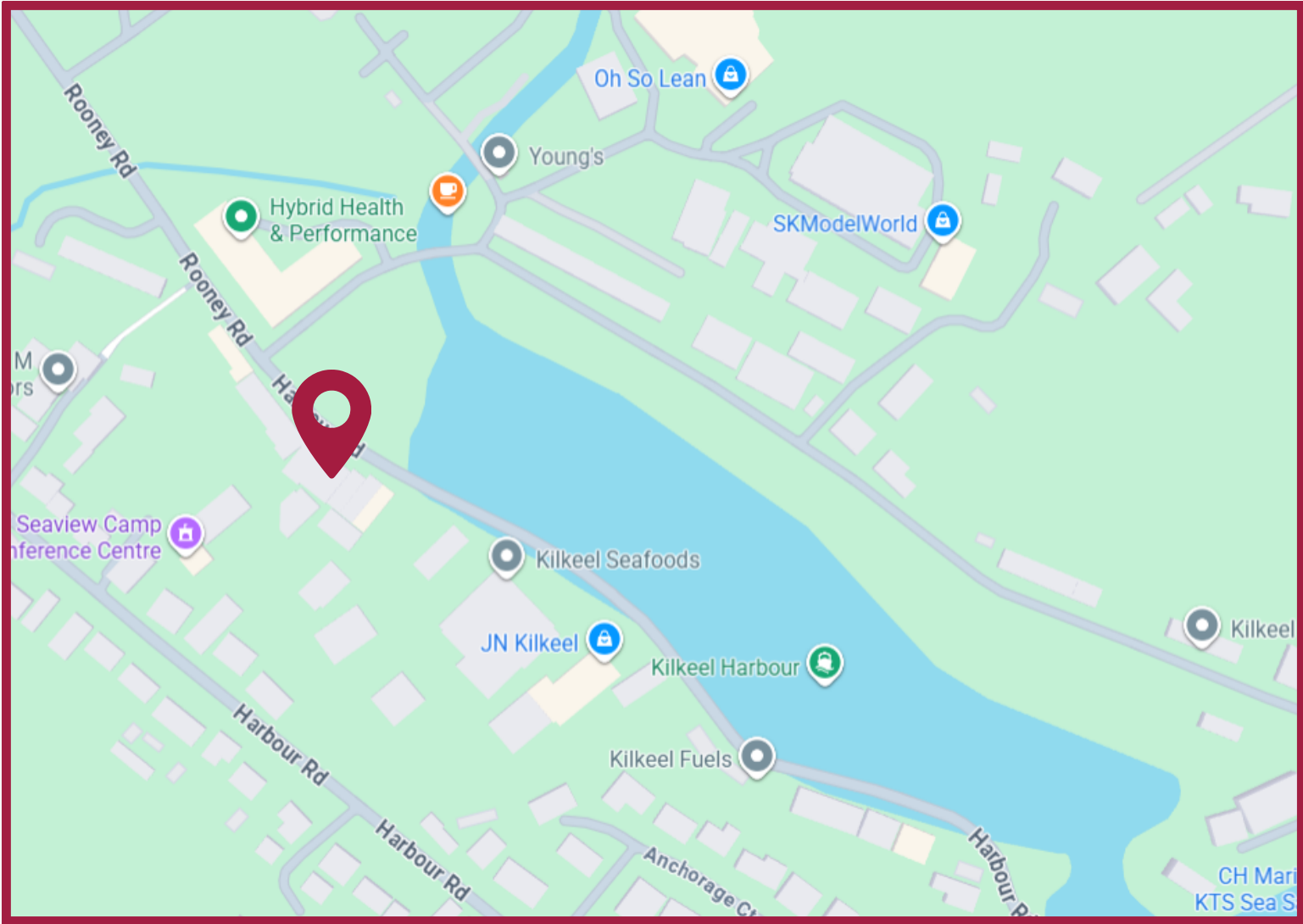
Approximate total area - 3,966 sqft

(1) Excluding balconis and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scal. This floor plan is intended for illustration only.

Rooney Road, Kilkeel, Newry, BT34 4AU

LOCATION MAP



C. 3,966 Sq Ft Warehouse with Cold Store & Three-Phase Electricity
Rooney Road
Kilkeel
Newry
BT34 4AU

VAT

Outgoings, rents and prices are exclusive of but may be liable to VAT

NAV

We are verbally advised that the Reval2026 Draft NAV of the property is TBA
The commercial rate in the pound for 2026/2027 is £0.6007.

EPC

C - 68

CLOSING DATE FOR OFFERS

Thursday 12th November 2026.

FURTHER INFORMATION & VIEWINGS

Inspection of the property is strictly by private appointment. For further information please contact:

Gerard Kelly

T: 07796 947736

E: gerard@bestpropertyservices.com

Gabija Baguckyte

T: 028 8772 2663

E: gabija@bestpropertyservices.com

