



(028) 3026 6811

G/23/058

TO LET

**65 BESSBROOK ROAD
MOUNTNORRIS
ARMAGH
BT60 2DD**



**INDUSTRIAL UNIT IN MOUNTNORRIS
(1,611SQFT)**

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

This property is fronting Bessbrook Road, Mountnorris located between Newry and Armagh. The property is 8 miles from Newry and 9 miles from Armagh. The illustration below shows where the units are located.

ACCOMMODATION

Unit 1 – NIA 1,611 SQFT

Unit 2 – NIA 4,530 SQFT

Ancillary Office – NIA 528 SQFT

The property consists of an industrial unit and one office space with kitchen and W/C facilities.

KEY FEATURES

- Secure yard
- Parking on site.

LEASE TERMS

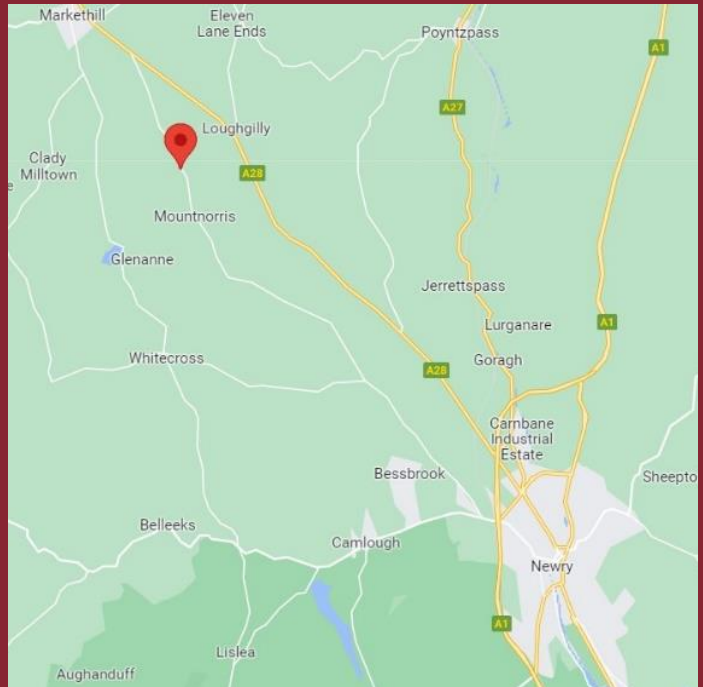
Negotiable lease term

GUIDE RENT

Unit 1 – £6,500 per annum

Unit 2 - £15,000 Per annum

Ancillary Office – £2,000 per annum



NAV

We are verbally advised that the NAV of the property is: TBC.

The commercial rate in the pound for 2025/26 is £0.5805

Outgoings are inclusive but may be liable to VAT.

EPC

C - 69

VIEWING

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Ryan McBride

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108 HILL STREET, NEWRY,

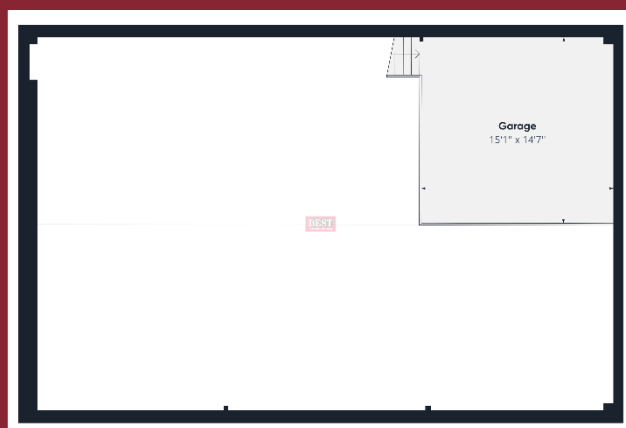
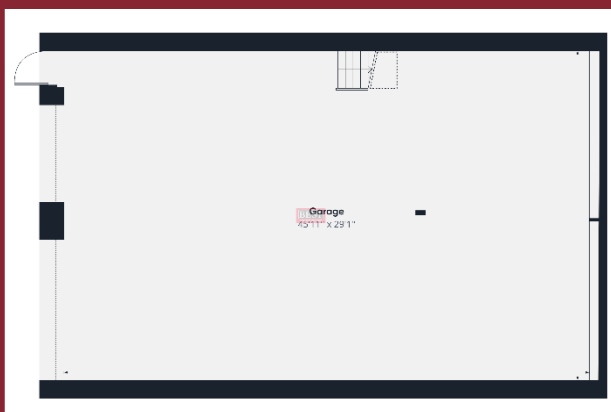
CO. DOWN, N. IRELAND BT34 1BT

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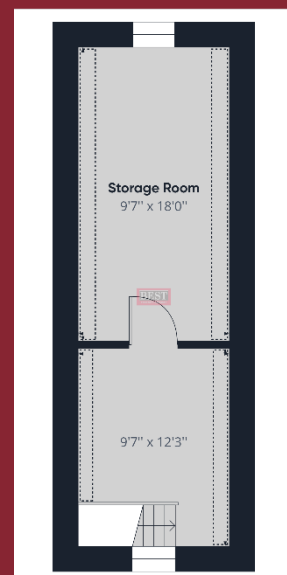
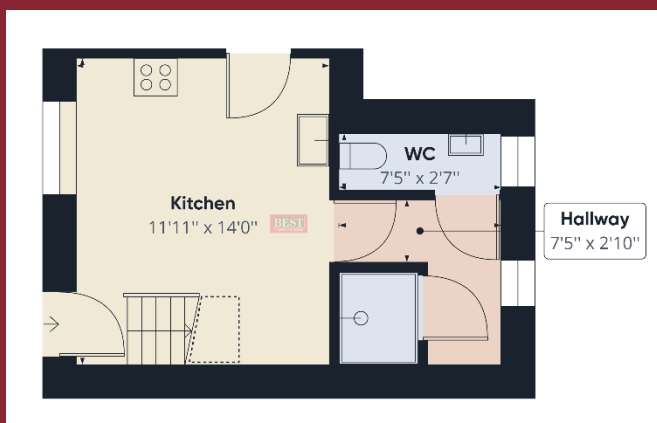
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

Unit 1



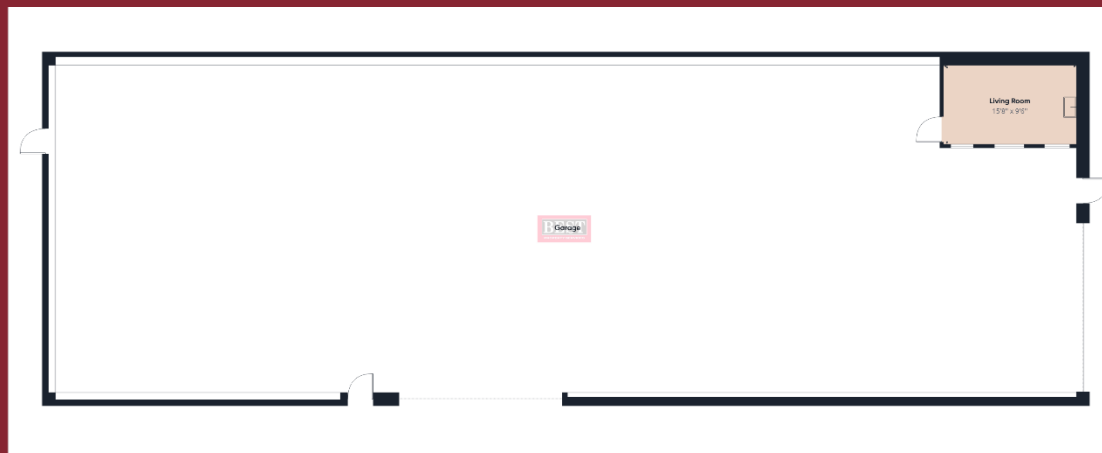
Ancillary Office



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Unit 2



Unit 1



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Ancillary Office



Unit 2



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