



(028) 3026 6811

G/25/084

TO LET

22 Camlough Road
Newry
BT35 6JP



INDUSTRIAL PREMISES LOCATED OUTSIDE CITY CENTRE
(2,100 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- Located on the Camlough Road, just outside Newry City Centre Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin
- Ground floor industrial premises with yard space
- On site parking available
- Private access via the Camlough Road
- Other nearby occupiers include Arch View Garage and Morgan Fuels

ACCOMMODATION

Open plan industrial unit extending to 2,100 SQFT NIA

LEASE TERMS

Negotiable

GUIDE RENT

£9,000 per annum

VAT

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

NAV

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

The commercial rate in the pound for 2024/25 is £0.5805.

Rates payable are approx. TBC

EPC

C – 74 - <https://find-energy-certificate.service.gov.uk/energy-certificate/2203-0817-5038-0777-5202>

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
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TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

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.



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