

**TO LET**

**4D Newry Health Village, Monaghan Street, Newry, BT35 6BW**  
**First Floor Offices (c. 620 SQFT NIA)**

**BEST**  
PROPERTY SERVICES

## Features

- First Floor Offices
- Communal Car Parking On Site
- Electrical Storage Heaters for the Heating System
- Guide Rent - £7,250 per annum (exclusive)

## Location

The property occupies a prominent position within Newry Health Village, accessed via Monaghan Street and Corn Market, in the heart of Newry City Centre. Newry is a well-established commercial and retail hub in County Down, strategically located along the Belfast–Dublin Economic Corridor, approximately 34 miles south of Belfast and 66 miles north of Dublin.

The city benefits from excellent transport connectivity, with direct access to the A1 dual carriageway providing efficient links to both Belfast and Dublin, as well as the wider Northern Ireland and Republic of Ireland road networks.

The property is surrounded by established occupiers including Iceland, Dunnes Stores and a range of GP surgeries and pharmacy services, all of which contribute to strong levels of daily footfall.

## Accommodation

First Floor

620 SQFT NIA

- Reception area
- Office 1
- Office 2
- Office 3
- Kitchenette
- W/C

## Lease Terms

Minimum 3-year lease

IRI – Internal repairing and insuring

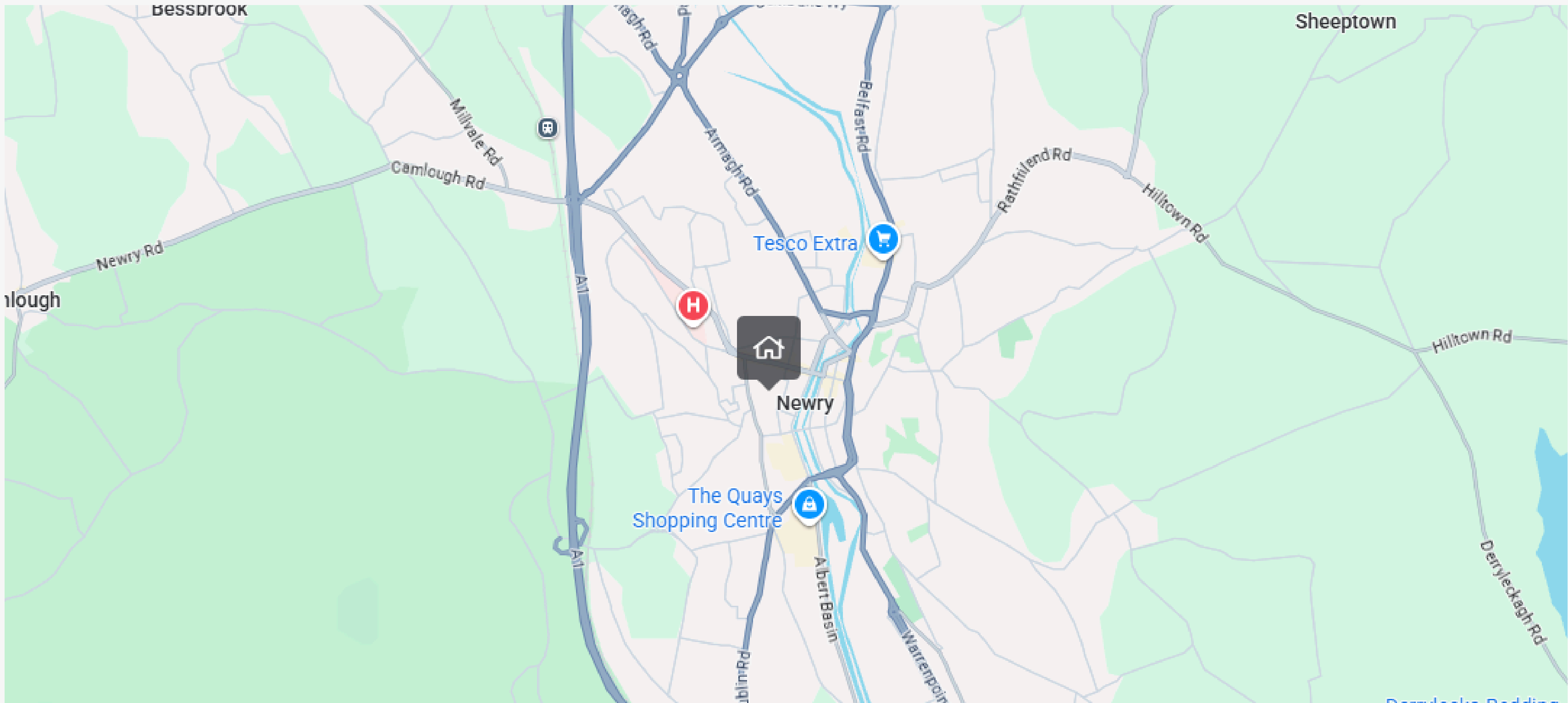
The tenant will be responsible for internal repair and a pro rata contribution towards building insurance.



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## LOCATION MAP



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## 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 £4,250.

The commercial rate in the pound for 2025/26 is £0.6007.

Total rates payable are approx. £2,553 per annum.

## EPC

Block A total EPC - C – 61 - <https://find-energcertificate.service.gov.uk/energy-certificate/0820-0836-7579-9721-9006>

## FURTHER INFORMATION & VIEWINGS

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

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