



(028) 3026 6811

G/25/045

TO LET

Unit 8 Monaghan Court
Monaghan Street
Newry
BT35 6BH



HIGH SPECIFICATION OFFICE
AVAILABLE IN 1 OR MORE LOTS
(1,478 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- Located in Monaghan Court, accessible via Monaghan Street in Newry.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Ground and first floor office premises.
- In close proximity to Deli Lites, Mark McNulty Solicitors, Younique Salon and Subway.

ACCOMMODATION

Ground Floor – 739 SQFT NIA

Reception Area

Office

Meeting Room

Kitchenette

W/C

First Floor – 739 SQFT NIA

Reception Area

Office

Meeting Room

Kitchenette

W/C

KEY FEATURES

- Private parking on site
- Rear yard
- Office furniture included

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

Entire Property - £16,950 (+VAT) per annum (exclusive)

Ground Floor - £9,500 (+VAT) per annum (exclusive)

First Floor - £7,500 (+VAT) per annum (exclusive)

£450 (+VAT) Service charge per annum applicable for common areas

VAT

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



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
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.

NAV

We are verbally advised that the NAV of the property is: £16,000
The commercial rate in the pound for 2025/26 is £0.6007.
Rates payable are approx. £9,611 per annum

EPC

B – 50 - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

VIEWING

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GROUND FLOOR IMAGES



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FIRST FLOOR IMAGES

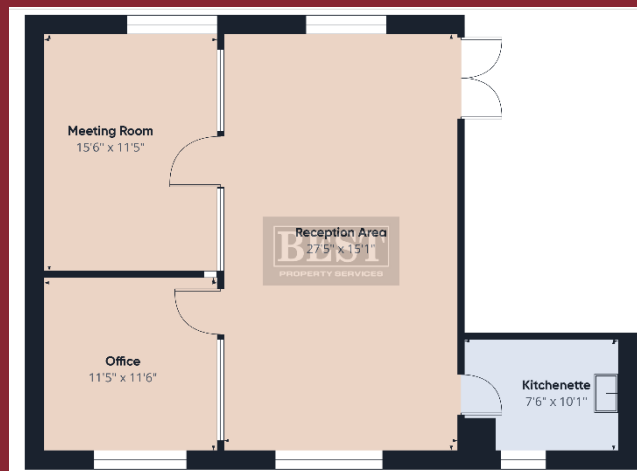


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GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN



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