



(028) 3026 6811

G/25/106

TO LET

**Unit 5  
Cloughoge Business Park  
Newry  
BT35 8WL**



**TWO STOREY OFFICE BUILDING WITH PARKING ON SITE  
(1,959 SQFT NIA)**

**[www.bestpropertyservices.com](http://www.bestpropertyservices.com)**



## LOCATION

- The Business units are situated in a long-established Business Complex fronting Newry Road Forkhill comprising of nine Business units in total.
- Other occupiers include Enlighten Dental practice, Puzzles Creche and PlayR-Fit LTD.
- The site benefits from frontage to the main Forkhill road into Newry City and is highly visible from the A1 Motorway.

## ACCOMMODATION

Ground Floor – 949 SQFT NIA

Reception Area

W/C

First Floor – 1,010 SQFT NIA

Office

Kitchenette

Store

## KEY FEATURES

- Approx. 70 car parking spaces on site
- Aircon heating system
- Security system

## LEASE TERMS

Minimum 3-year lease

## GUIDE RENT

£15,500 (+VAT) per annum

Service Charge = TBC

## 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: £10,000

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

Rates payable are approx. £6,007 per annum



**BEST PROPERTY SERVICES (N.I.) LTD**

108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT

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## **EPC**

D – 84 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0699-9251-8230-3700-6303>

## **VIEWING**

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