

TO LET

5 Cloughoge Business Park, Forkhill Road, Newry, BT35 8WL
Two Storey Office Building with Parking On Site (1,959 SQFT NIA)

BEST
PROPERTY SERVICES

Features

- Approx. 70 Car Parking Spaces On-Site
- Aircon Heating System
- Security System
- Minimum 3 Year Lease
- Guide Rent: £15,500 +VAT per annum
- Service Charge - TBC

Location

The business units are situated within a long-established business complex fronting Newry Road, Forkhill, comprising a total of nine units. The scheme is home to a mix of established occupiers including Enlighten Dental Practice, Puzzles Crèche, and PlayR-Fit Ltd. The property benefits from prominent frontage onto the main Forkhill Road leading into Newry City and enjoys excellent visibility from the nearby A1 Motorway, making it a highly accessible and well-positioned commercial location.

Accommodation

Ground Floor – 949 SQFT NIA

- Reception Area
- W/C

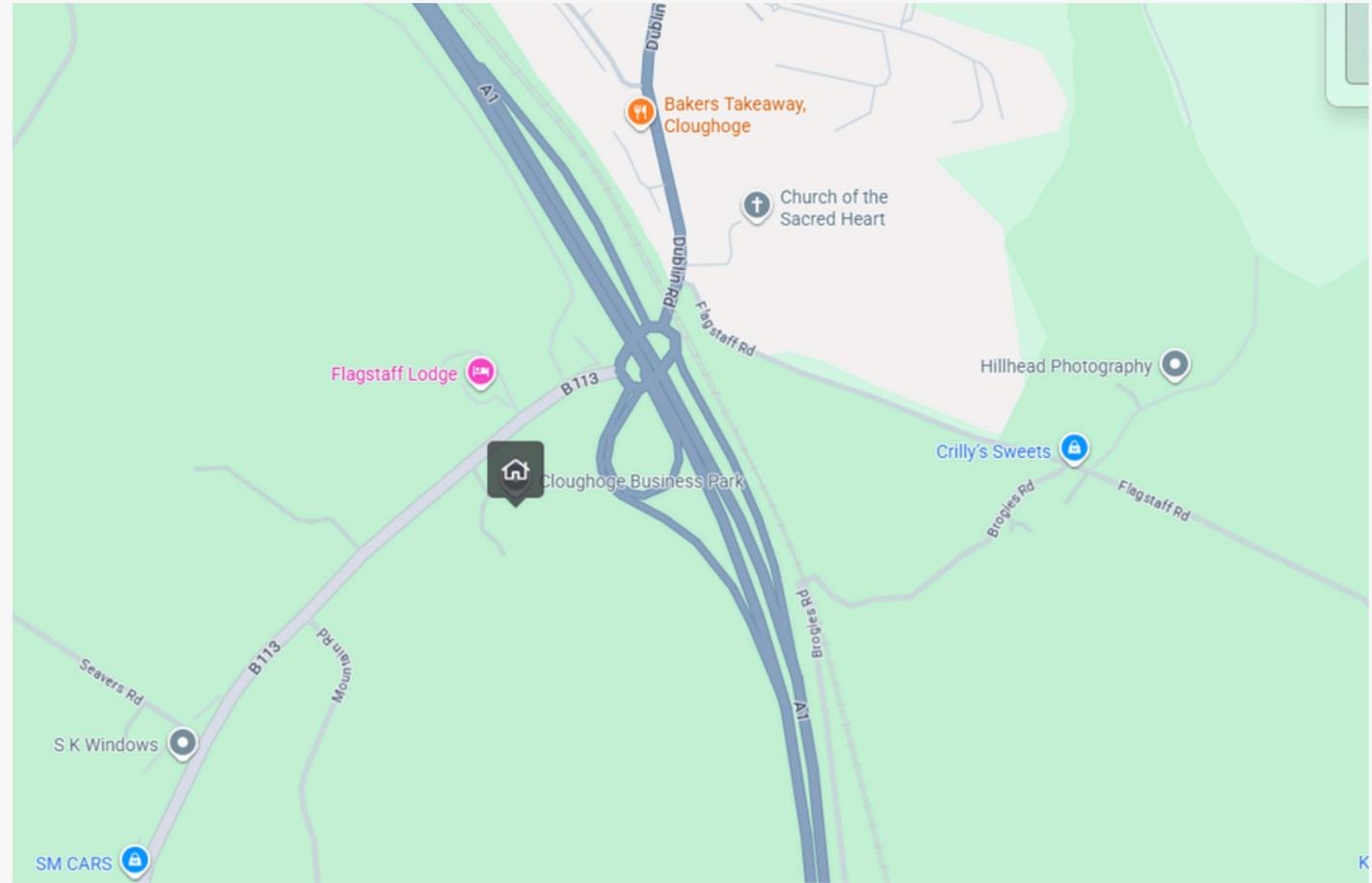
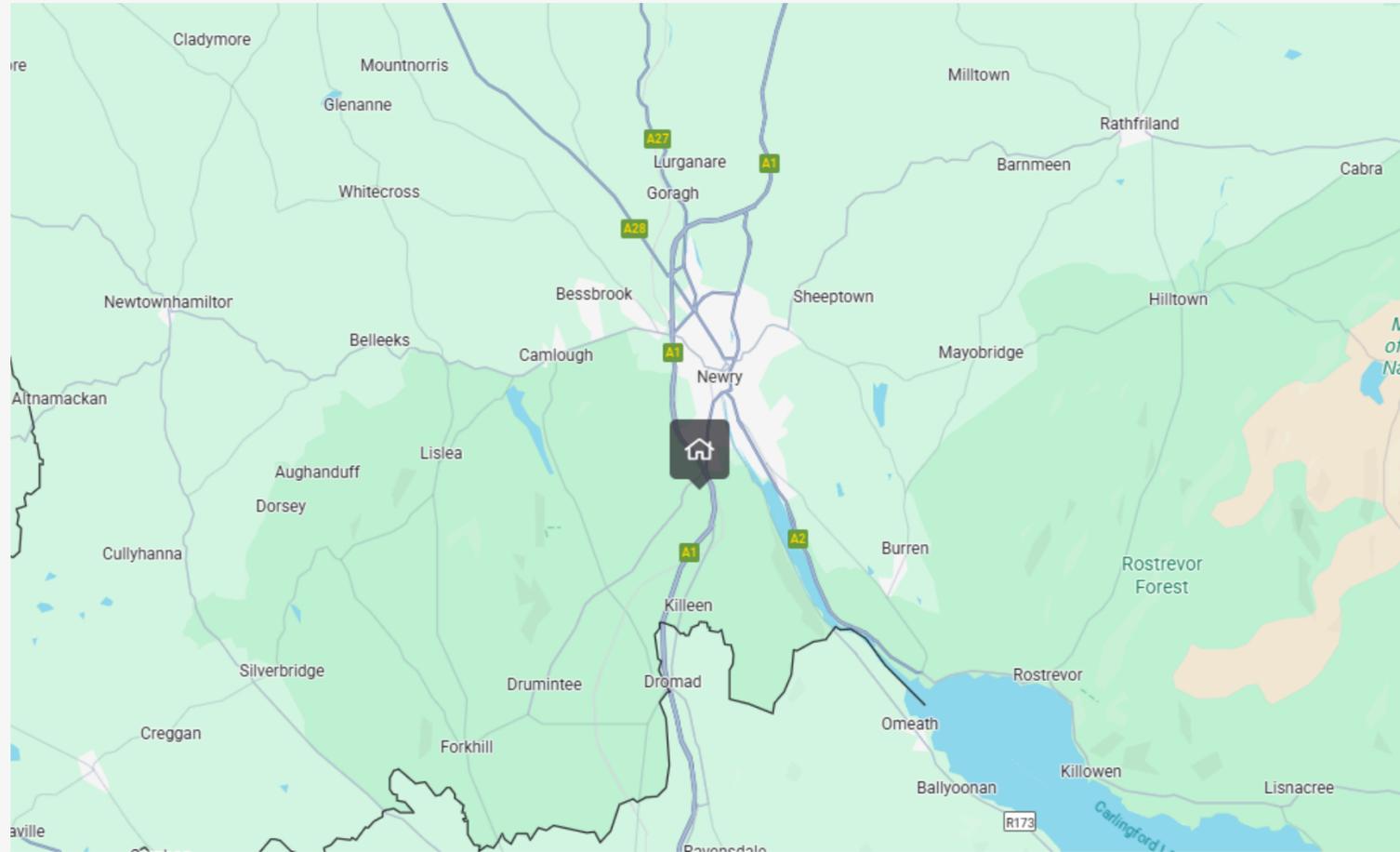
First Floor – 1,010 SQFT NIA

- Office
- Kitchenette
- Store



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LOCATION MAPS



Two Storey Office Building with Parking On Site (1,959 SQFT NIA)

5 Cloughoge Business Park

Forkhill Road

Newry

BT35 8WL

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 2025/2026 is £0.6007.

Rates payable are approx. £6,007 per annum.

FURTHER INFORMATION & VIEWINGS

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

Gerard Kelly

T: 07796947736

E: gerard@bestpropertyservices.com

Ryan McBride

T: 028 3026 6811

E: ryan@bestpropertyservices.com

