



To Let

13A Margaret Street, Newry, BT34 1JA
Second Floor Office Space with 2 Private Offices and a Large Meeting Room



Features

- Econ-7 central heating
- Buzzer entry system
- Rooftop smoking area
- Lease Terms:
Minimum 3-Year
Lease
- Guide Rent: £8,500
per annum

Location

Newry City is situated approximately 34 miles from Belfast and boast a district population of c. 88,000 and a catchment population of c. 150,000 within a 15 minute drive time.

The subject property occupies a prime location fronting Margaret Square.

Other nearby occupiers include, Ulster Bank, The Shelbourne, Harry Corry, Axa Insurance and Santander.

Accommodation

2 private offices, 1 large meeting room, W/C facilities, kitchen facilities and a rooftop smoking area.

NIA - 922 SQFT



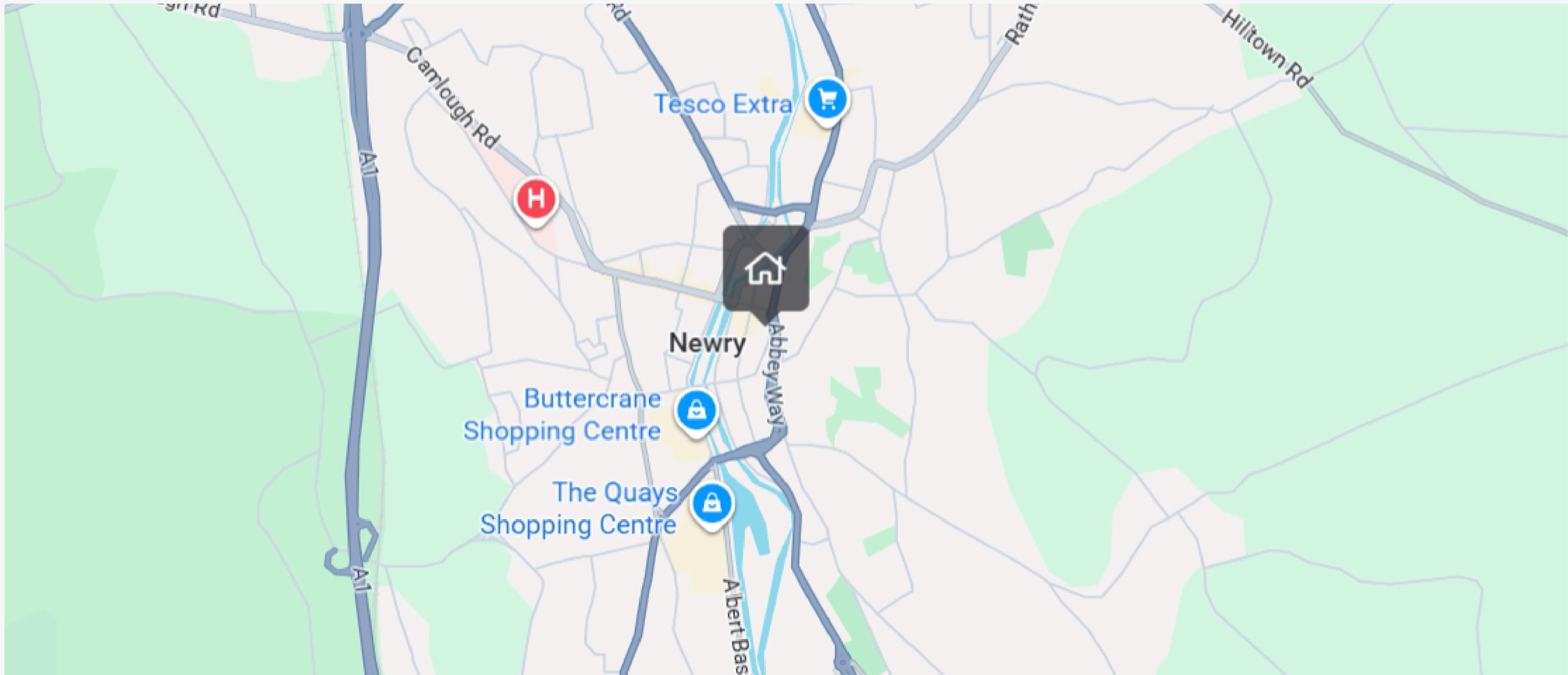


Floor Plan



13A Margaret Street, Newry, BT34 1JA

LOCATION MAP



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13A Margaret Street

Newry

BT34 1JA

VAT

Outgoings 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 2025/2026 is £0.6007.

EPC

For full details contact the Agent.

FURTHER INFORMATION & VIEWINGS

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

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