

To Let



**Carnbane Business Park, Newry, BT35 6FY**  
**Flexible Industrial Space in a Well-Established Business Location (c. 7,100 SQFT GIA)**



## Features

- Roller Shutter Doors with c. 5.7m Clearance
- Eaves Height of c. 6.7m
- Gas-Fired Heating System
- Parking On-Site
- Lease Terms: By Negotiation
- Guide Rent: £50,000 per annum

## Location

The property is located within Carnbane Industrial Park, Newry, an established commercial and industrial area. Newry is approximately 34 miles south of Belfast and 66 miles north of Dublin, providing good access to both cities. Nearby occupiers include MJM Marine, JK Fabrications and Kingspan. On-site parking is available.

## Description

A flexible industrial warehouse unit, currently a gymnastics facility, suitable for a range of commercial or light industrial uses (STP), with vacant possession available from July 2026.

The property comprises:

- Warehouse: 5,446 sq ft – open-plan space with 6.7m eaves height and 5.7m roller door clearance, ideal for storage, manufacturing, or distribution. Two roller shutter doors provide convenient loading access.
- Office Accommodation: 1,654 sq ft – well-proportioned office and welfare facilities.

Access: Main entrance plus three fire escape doors.

Total Building Area: 7,100 sq ft

## Accommodation

Internally the accommodation includes an entrance hall and reception, together with ancillary rooms including Office 1, a sales office, office/store, canteen and store. Welfare facilities comprise female W/C and disabled W/C.





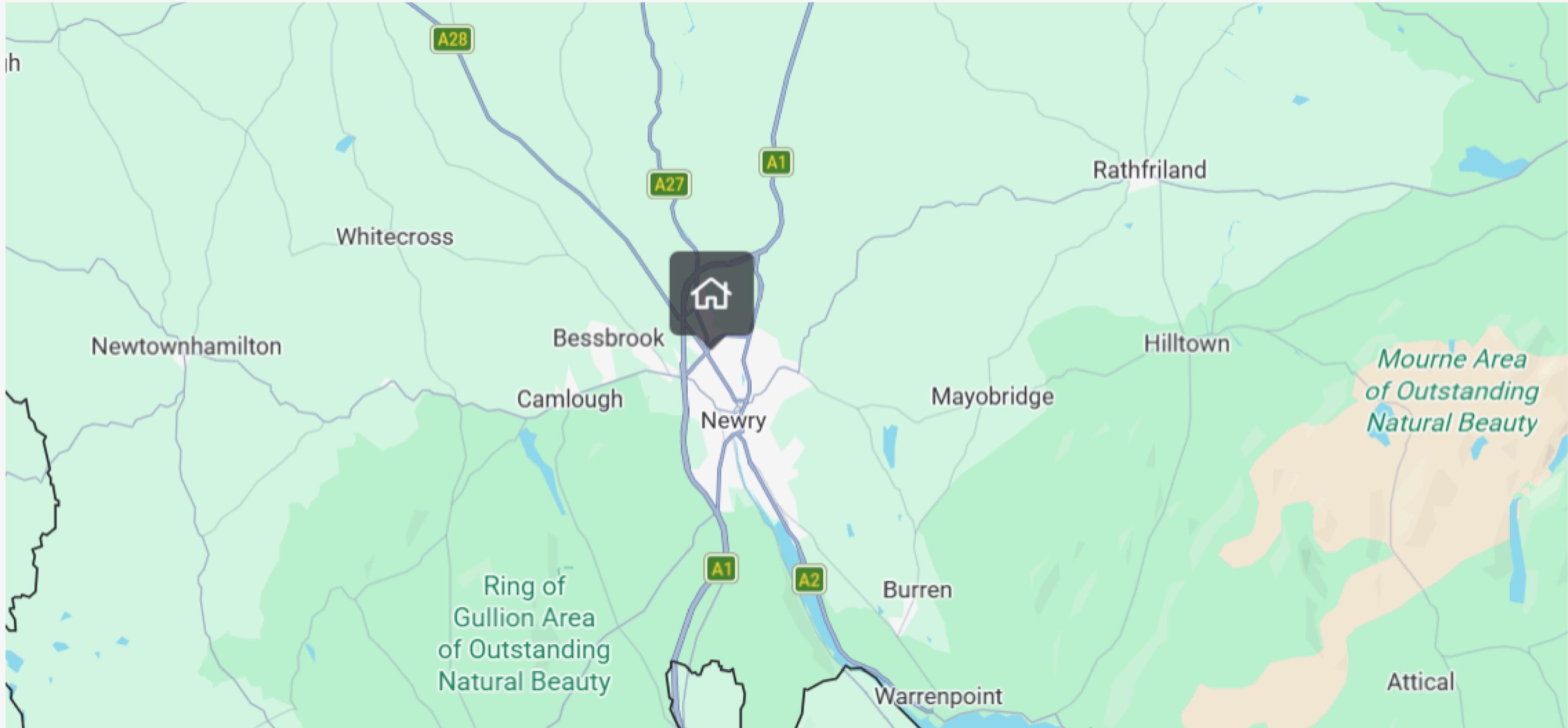
## SITE MAP

N.B. This measurement is approximate and provided for guidance only.

The area to be leased is shown edged in orange below; the definitive boundaries will be confirmed in the lease map.



**LOCATION MAP**



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## Carnbane Business Park

### Newry

### BT35 6FY

#### 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 £33,500.  
The commercial rate in the pound for 2025/2026 is £0.6007.

#### EPC

C-69

Full EPC details: <https://find-energy-certificate.service.gov.uk/energy-certificate/0897-2295-5930-7400-2803>

## FURTHER INFORMATION & VIEWINGS

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

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