



(028) 3026 6811

G/22/104

TO LET

30A KILMOREY STREET  
BT34 2DE  
Newry, Co. Down



BRAND NEW COMMERCIAL OFFICE DEVELOPMENT  
(2,935 SQFT)

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



INVESTOR IN PEOPLE

## LOCATION

Newry is strategically located on the economic corridor between Dublin – Belfast with a district population in excess of 90,000 people. Newry has experienced considerable expansion in recent times and has become one of the country's foremost shopping destinations.

THIRTY A is within 5-10 mins walking distance of Newry Bus Terminal, Quays Shopping Centre, Buttercrane Shopping Centre, and Pairc Eisler GAA stadium. There is ample on-street and free car parking in close proximity to the building. Other employers in the area include, NI Housing Executive, InterTrade Ireland, PK-FPM Accountants, Newry Health Clinic, Southern Area Hospice, ABP Food Group. Warrenpoint Port and Harbour is only 5 miles along the A2 dual carriageway.

## ACCOMMODATION

Ground floor – 860 sqft

First Floor – 2075 sqft

## KEY FEATURES

- High speed Wi-Fi guaranteed.
- Roof Terrace on first floor.
- CCTV/Video entry and Swipe Card access to each floor.
- Lift accessed.
- Air conditioning throughout.

## LEASE TERMS

Flexible lease term

## GUIDE RENT

Ground Floor - £13,950 per annum

First Floor - £33,500 per annum

## VAT

Outgoings are inclusive but may be liable to VAT.



**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
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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: £17,900  
The commercial rate in the pound for 2022/23 is £0.5152.

## EPC

C - 64

## VIEWING

Gerard Kelly  
Ryan McBride

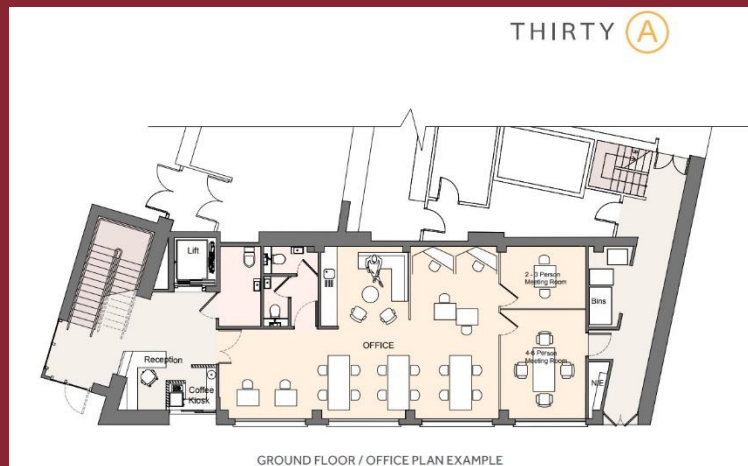
07796947736

[gerard@bestpropertyservices.com](mailto:gerard@bestpropertyservices.com)

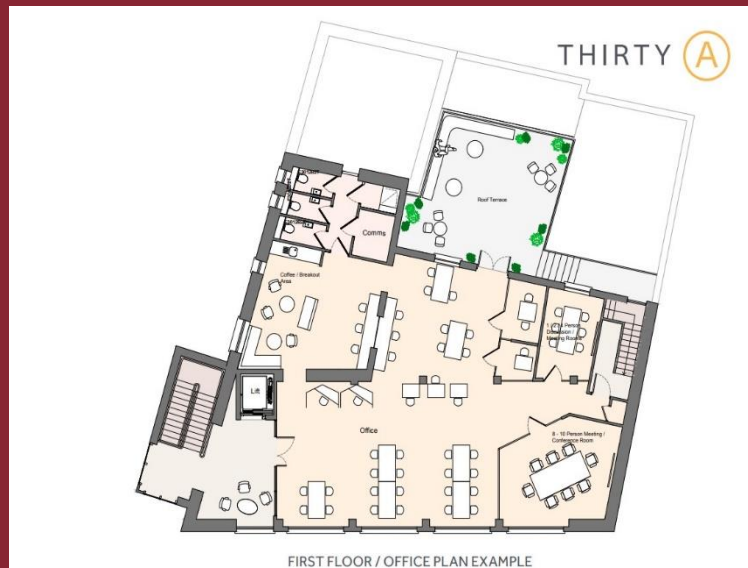
[ryan@bestpropertyservices.com](mailto:ryan@bestpropertyservices.com)

## FLOORPLAN

Ground Floor –



First Floor –



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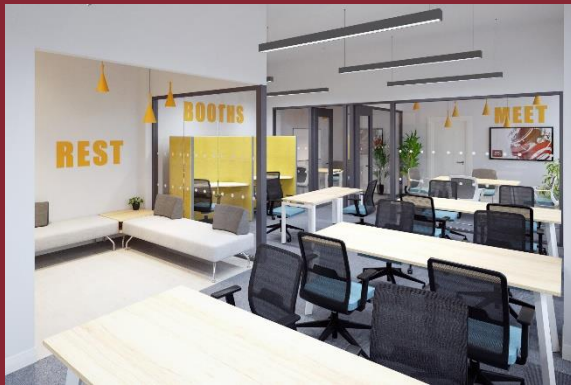
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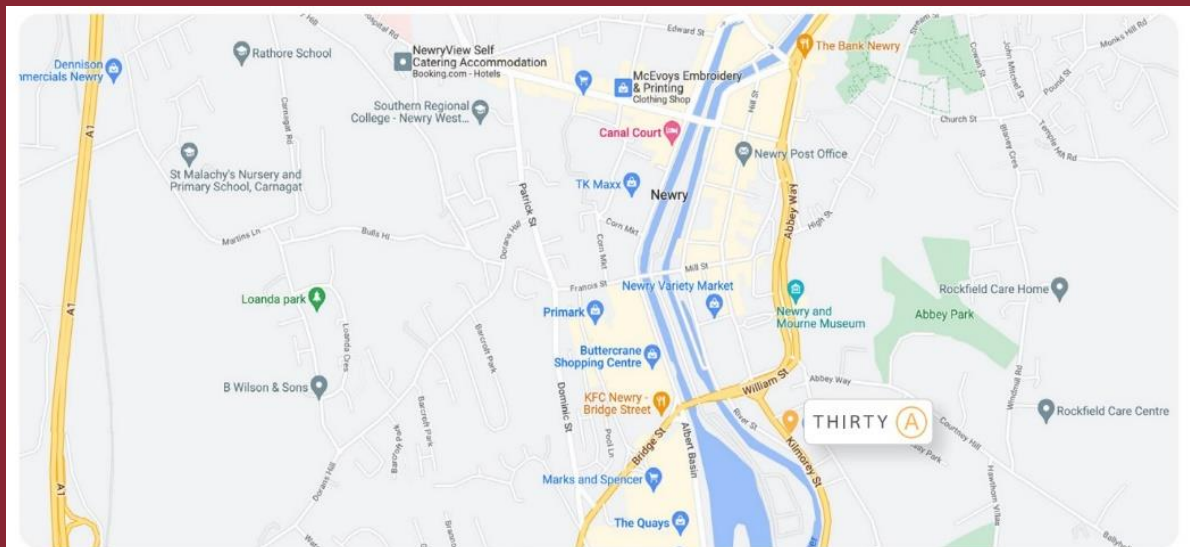


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## Location on map



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