



FOR SALE

5 Milltown Industrial Estate, Warrenpoint, BT34 3FN

EXTENSIVE INDUSTRIAL BUILDING & YARD. C.0.77Acres

Bradley
Commercial Real Estate

Overview

Located in a prime location within Milltown Industrial Estate, Warrenpoint, the opportunity arises to purchase a high specification industrial building extending to c.408 sqm/ 4,390 sqft. and situated on a self-contained site with extensive concrete hardstanding extending to approximately 0.77 acres/ 3,111 sqm.

Location

Located approximately 1 mile from the centre of the seaside town of Warrenpoint, 5.5 miles from Newry City and approximately 60 minutes drive time from both Belfast and Dublin.

Warrenpoint is a busy Harbour Town located in the south east of Northern Ireland and close to the border with the Republic of Ireland. Warrenpoint Harbour predominantly operate a Roll-on, Roll-off shipping service to Heysham in England, with increasing demand for their services highlighting the subject property as being ideally located as a near by base.

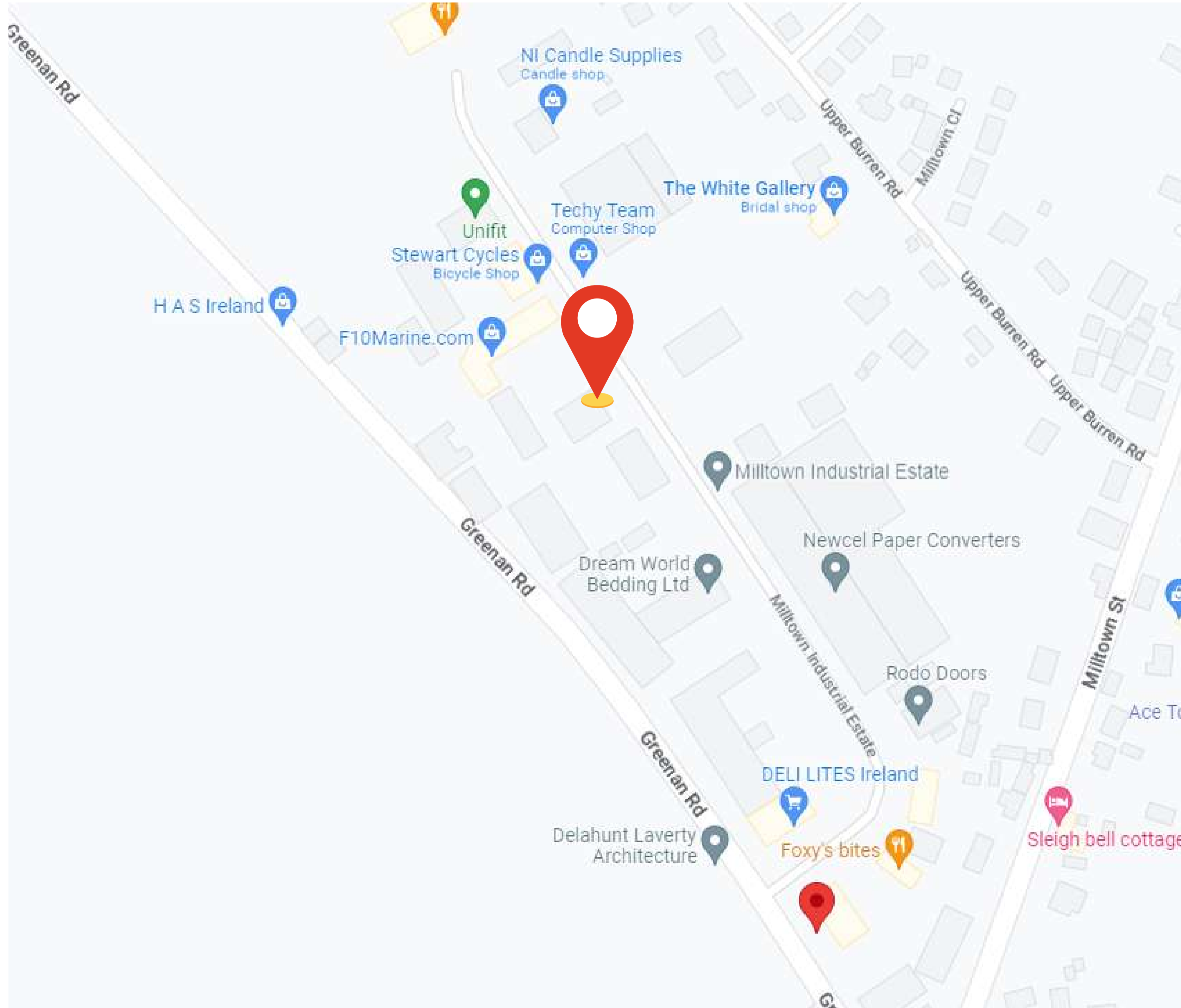
Neighbouring occupiers within the immediate vicinity include Delilites Ireland, Dreamworld Bedding, Newcel Paper and Clonallon Laboratories.

Specification

- Double Gateway Entrance
- High Level Chain-Link and Pallisade Fencing
- Steel Portal Frame Constructed Industrial Unit
- 3 Double Height Roller Shutter Doors
- HGV Mechanics Workspace with Inspection Pit
- Stores and Ancillary Facilities at Ground Floor
- Offices and Canteen at First Floor







Price

The property is offered to market at Offers Over £600,000.

Closing date for offers is Friday 24th March at 12pm. Full details on request.

Rateable Value

NAV: £16,800

Estimated Rates Payable 22/23: £8,797.03

The annual rate calculation shows full annual rates for the current rating year (April to March). It does not include any reductions for rate reliefs, exemptions, or exclusions, or any emergency measures introduced to assist those impacted by COVID-19.

Further Information

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