

OFFICE/LEISURE SPACE – TO LET PHASE 2, THE QUAYS, NEWRY, BT35 8QS

CBRE NI
PART OF THE AFFILIATE NETWORK



Total area c.25,400 sq ft - units from c.10,000 sq ft

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Key Benefits

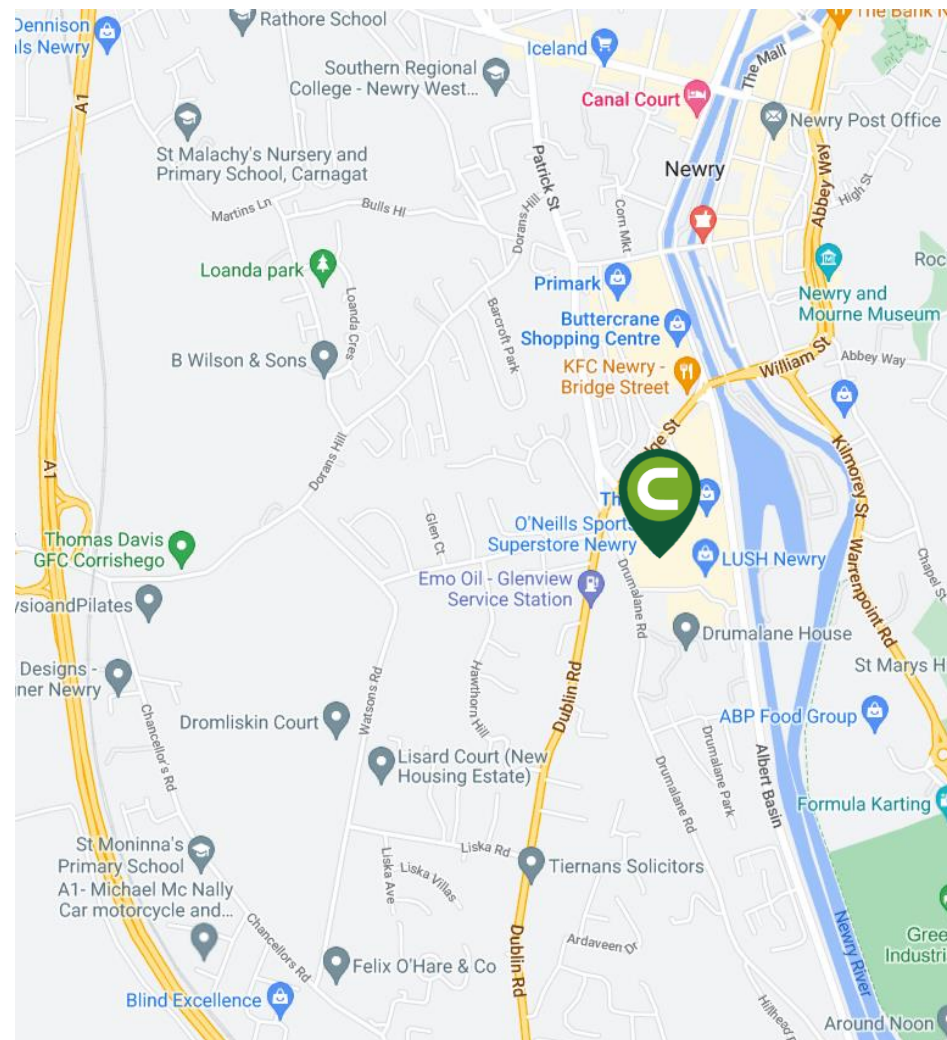
- Ease of access to the A1 dual carriageway.
- Located at the Quays Shopping Centre.
- Comprising c. 25,446 sq ft, capable of subdivision.
- Suites available from c.10,000 sq ft.
- Open plan layout.
- Suitable for retail / leisure uses.

Location

Newry is the fourth largest city in Northern Ireland. The city lies in the most south-easterly part of Northern Ireland and had a population of 29,946 at the 2011 census.

Newry has good road communications, with the scheme being located 1 mile east of the A1 which is the main road linking Belfast and Dublin. Dublin is located 67 miles south and Belfast is 37 miles north of Newry.

The city benefits from a railway station with a stop on the Belfast to Dublin train route. Three airports, Belfast City, Belfast International and Dublin Airport provide access to all major UK and a large number of international destinations including America and mainland Europe.



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Description

First floor accommodation to include suspended ceiling with recessed LED lighting and heating and cooling units, plastered, painted walls and carpeted raised access floors. The offices have windows on all elevations and therefore benefits from natural light.

The property currently consists of an open plan office area with private offices, boardroom, kitchen and Male and Female WC's. The space may also be suitable for other uses such as leisure occupiers subject to all necessary consents.

Notable office occupiers in Newry include First Derivatives, AbbeyAutoline, Statsports and Invest NI.

Accommodation

Area		
Phase 2 – First Floor	25,446 Sq. ft	2,364, Sq. m

*Suites available from c.10,000 sq ft.

Rateable Value

We understand that the property has a rateable value of £229,932. The rate in the pound for the Newry, Mourne & Down District Council for 2023/2024 is £0.551846.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Tenure

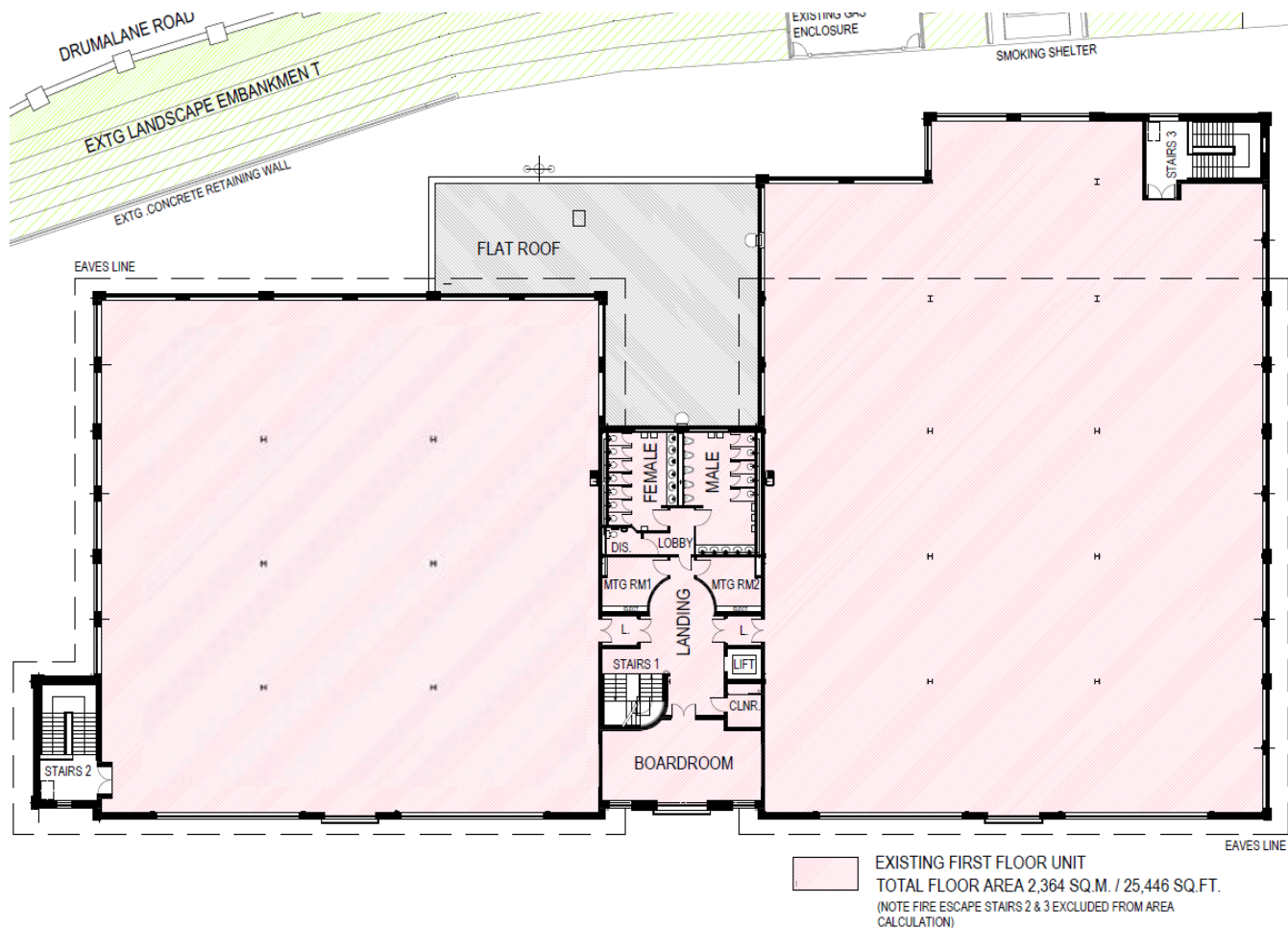
Term	Negotiable
Rent	£10.00 per sq ft
Service Charge	Levied to cover external repairs, maintenance and management of the common parts. Estimated at £41,610 per annum, exclusive.
Insurance	Tenant to pay a fair proportion of the buildings insurance premium. Estimated at £7,230 per annum, exclusive.



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Floor Plan



EPC

The accommodation has been rated as B-48 under EPC regulations. A copy of the EPC Certificate is shown below, and a full copy can be made available on request.

Energy performance certificate (EPC)		
Phase 2 Unit 4 The Quays Shopping Centre Newry BT35 8QS	Energy rating B	Valid until: 31 January 2033 Certificate number: 9983-9678-3970-8529-3322
Property type	B1 Offices and Workshop businesses	
Total floor area	2689 square metres	
Energy efficiency rating for this property		
This property's current energy rating is B.		
How this property compares to others		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
Properties similar to this one could have ratings:		
If newly built 25 A		
If typical of the existing stock 67 C		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

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Contact Us

David Wright

Director

T: 0771 1686 101

E: david.wright@cbreni.com

James Turkington

Senior Surveyor

T: 0779 6208 416

E: james.turkington@cbreni.com

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