



(028) 3026 6811

G/23/056

TO LET

13A Margaret Street
Newry
BT34 1JA



**SECOND FLOOR OFFICE SPACE WITH 2 PRIVATE OFFICES
AND A LARGE MEETING ROOM
(922 SQFT)**

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INVESTOR IN PEOPLE

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

KEY FEATURES

- Econ-7 central heating
- Buzzer entry system
- Rooftop smoking area

LEASE TERMS

Minimum 3 Year Lease

GUIDE RENT

£7,500 per annum

VAT

Outgoings are inclusive 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 2023/24 is £0.5152.

EPC

For full details contact the Agent

VIEWING

Gerard Kelly 07796947736
Ryan McBride



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
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