



ESTABLISHED BUSINESS &  
HIGH PROFILE INDUSTRIAL  
PROPERTY

### What's on offer

*Successful trading business for sale  
as a going concern to include  
purpose built facilities on 2.1 acre  
site.*

- 7,500 Sqft Production Facility
- Concrete Batching Plant
- Modular Main Office Building
- Admin/ Staff Facilities Building
- Machinery, Equipment and Vehicles





**SMITH**  
CONCRETE



## OPPORTUNITY SUMMARY

- Profitable business with track record spanning c.40 years
- Multiple service lines to include Ready-Mix Concrete, Pre-cast products, floor screed and read-made mortar
- Skilled workforce with multiple years experience
- Specialist vehicles, equipment and machinery enabling a ready to go and easy busy transition
- Prime industrial site extending to 2.1 acres with purpose built facilities for the operation of a concrete business
- 7,500 sqft purpose built pre-cast concrete production facility
- Large scale concrete batching plant
- On-site offices and ancillary facilities
- Data room access available to verified parties containing further details in respect of the trading business, property title and contract

## LOCATION

Newry is a city located on the eastern shores of Northern Ireland, in a unique and strategic position close to the border with the Republic of Ireland and half way between Belfast and Dublin on the highly recognised economic corridor. In March 2002, as part of Queen Elizabeth's Golden Jubilee celebrations, Newry was granted city status. Newry has long been an important centre of trade because of its position between Belfast and Dublin and particularly since Brexit which has resulted in Newry becoming a highly sought after base for business seeking to operate close to both European and UK markets. Newry City is positioned as a key service centre for an extensive rural hinterland, and consists of a mixture of land uses providing a wide range of services and facilities for both local inhabitants and visitors. Retail shopping has played an important role in the expansion of the city centre, however, in more recent years, the city has attracted significant investment from other sectors and boasts a range of global employers to include Norbrook, FD Technologies and Stat Sports. There is also a variety of other commercial, cultural, social, community, religious, leisure, entertainment, sporting and transport activity, which together with its administrative role and existing areas of residential use, contribute to making Newry a flourishing and vibrant place.

The subject site is situated in a prominent location within the Greenbank Industrial Estate on the south eastern side of Newry City. Greenbank is a highly established industrial estate benefitting from significant volumes of vehicular traffic leading from the A2 dual carriageway between Newry and Warrenpoint, as well as onwards to the A1/M1 Dual Carriageway connecting north, south and west. Indeed the location provides easy access to and is approximately 6 miles from the busy Warrenpoint Harbour. Neighbouring occupiers include AJ Plumbing, Barrett Steel, Murdock Builders Merchants, Around Noon Sandwiches and Glen Dimplex.



HGVs

HGVs | CARS



WAIT

HGVs

HGVs CAR

Finished Goods

Aggregate Stores

Staff Facilities

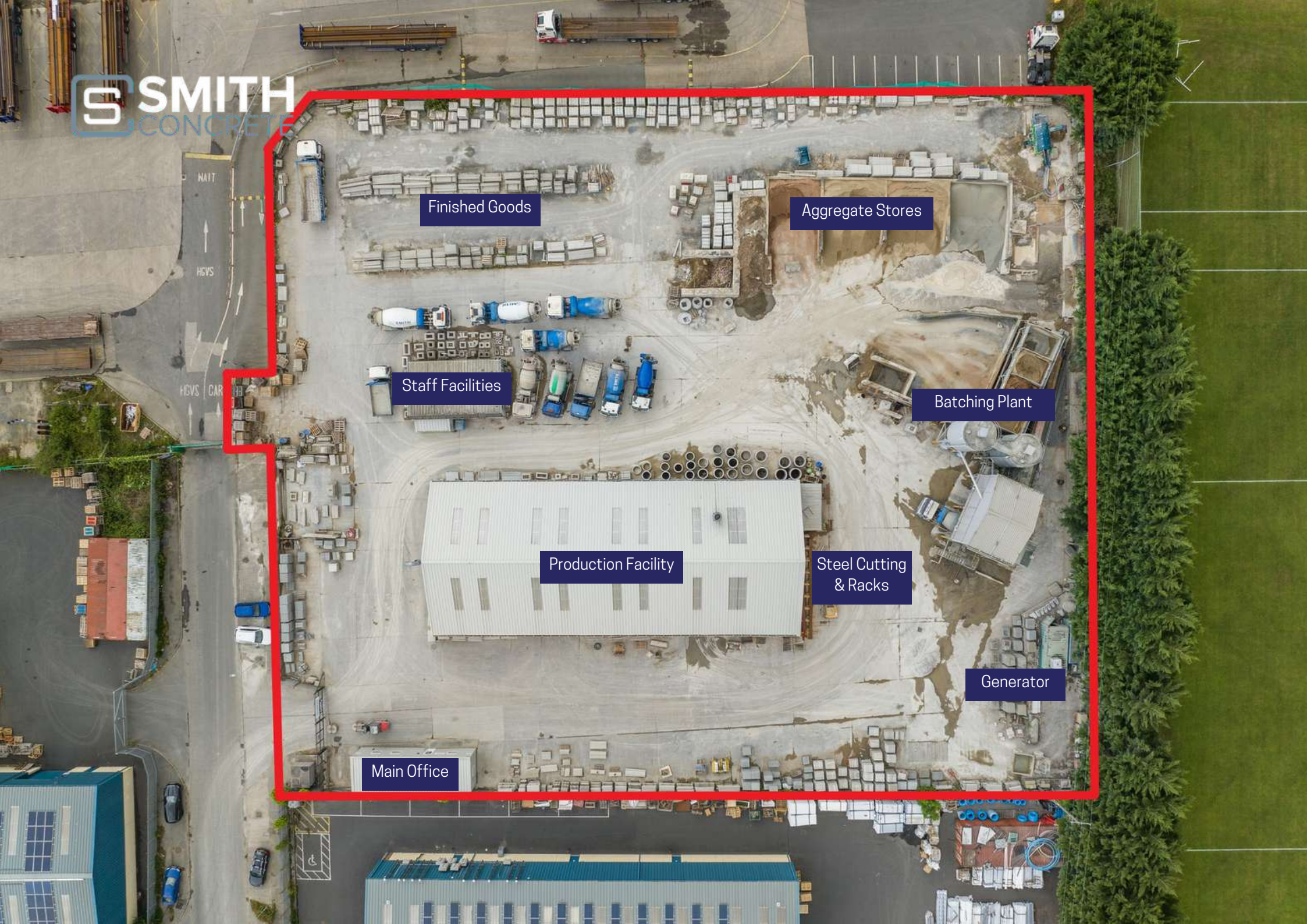
Batching Plant

Production Facility

Steel Cutting & Racks

Generator

Main Office





## PRODUCTION FACILITY

Constructed in 1991, the production warehouse located in the center of the site extends to 7,500 sqft. Accessible via two roller shutter doors, the property is set up for the pre-cast production of concrete window sills, kerbs and paving flags.

The facility includes a Macfab pre-cast handling machine with single vibrating table. In addition to this, there are 2 further vibrating tables for the creation of manual or bespoke moulds.

The building includes a mezzanine storage area, extraction system, LED lighting, a 2000l white diesel tank, Kerosene storage tank and additional 1200L back up tank.



DO NOT  
ENTER  
THIS AREA

FAT ANDY

MANITOU  
AU66 BGE



**SMITH**  
CONCRETE





## MAIN OFFICE

The main office building is located at the entry to the site and comprises of a modular building constructed in 2016 and divided to include a reception area.

Internally, the office building is completed to a high specification with LED lighting, wall mounted data cabling and a range of power points.





## ADMIN/ STAFF FACILITIES

The admin and staff facilities are located to the western side of the Production Facility and include administrative offices divided into a number of rooms, as well as, toilet facilities.

Along side this, a staff canteen is accessible via its own entrance and is also the location of the clock in system.





## THE BATCHING PLANT

The site benefits from the inclusion of a McCrory Batching Plant. The specification is as follows:

- 4 No. 30 tone capacity aggregate storage bins
- 1 No. 13m long and 900mm wide conveyor belt with 3 m<sup>2</sup> capacity
- 1 No. 25m long and 750mm wide conveyor belt complete with stanchions, backstops and catwalk on one side
- 1 No. mixer tower to support:
- 1 No. 1.5 m<sup>3</sup> output pan mixer
- 1 No. 1800 kg cement weigh hopper
- 2 No. 500 gal. galvanized water tanks
- 1 No. 800 L galvanized water weigh hopper
- 1 No. 3 m<sup>3</sup> dry aggregate holding hopper
- 1 No. Readymix feed in chute
- 1 No. 2 m<sup>3</sup> wet mix holding hopper
- 2 No. 80 tonne cylindrical cement silo
- 1 No. 20' x 8' Security Batch Cabin







## TERMS OF SALE

The Trading Business and Property are being offered For Sale by Private Treaty. However, the vendor reserves the right to conclude the sale via auction at a date and time to be confirmed.

The criteria required from interested parties in placing an offer must include:

- Confirmation of name and address of proposed purchaser
- Confirmation of offer level
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level
- Timescale to complete the purchase post acceptance of offer
- Confirmation of solicitor who will represent purchaser
- 10% deposit of agreed purchase price shall be payable upon agreement of sale
- Further information pack to be provided at this point by the vendor's solicitor
- *Please note we have no authority to bind you, or our client, in this or in any other related correspondence, no contract shall exist or be deemed to exist between you and our client until such a time as terms thereof have been exchanged between the parties, executed and exchanged. Our client reserves the right not to accept the highest or indeed any offer made.*



**SMITH**  
CONCRETE



VOLVO SMITH Concrete Products FM

**SMITH  
CONCRETE**  
Products  
GREENBANK RD. 151  
HENRY CO. DUNN

Tel. (028)  
3026 5745  
www.smithconcrete.co.uk

IXZ 1417





## FURTHER INFORMATION

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



**Garrett O'Hare**  
*Managing Director*  
T: 028 300 50633  
E: [garrett.ohare@bradleyni.com](mailto:garrett.ohare@bradleyni.com)

**Stephen Gray**  
*Manager - Commercial Property*  
T: 028 300 50633  
E: [stephen.gray@bradleyni.com](mailto:stephen.gray@bradleyni.com)

These particulars are issued by Bradley Estates NI Ltd on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Bradley Estates NI Ltd for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Bradley Estates NI Ltd, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract.

Smith  
Concrete