



(028) 3026 6811

G/23/097

TO LET

Unit 1 Rathfriland Road
Carneyhaugh Industrial Estate
Newry
BT34 1RA



INDUSTRIAL UNIT IN CLOSE PROXIMITY TO CITY CENTRE
(2043 SQFT NIA)

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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 business destinations. Rathfriland road is in close proximity to the city centre and the motorway North and South.

ACCOMMODATION

Unit 1 – 2043 SQFT NIA

KEY FEATURES

- Communal private parking
- Electric shutter
- Secure premises

LEASE TERMS

Minimum 3-year lease.

GUIDE RENT

£14,000 per annum.

SERVICE CHARGE

£714 per unit per annum.

VAT

Outgoings are inclusive but may be liable to VAT.

NAV

We are verbally advised that the NAV of the property is: £6,400.
The commercial rate in the pound for 2023/24 is £0.5152.

EPC

D – 86 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0690-0635-9459-8092-8006>

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
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