



(028) 3026 6811

G/23/108

TO LET

6 Marcus Square  
Newry  
BT34 1AY



EXTENSIVE OFFICE PREMISES LOCATED IN CITY CENTRE  
(3,481 SQFT NIA)

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INVESTOR IN PEOPLE

## LOCATION

Newry is a rapidly expanding city within the Newry and Mourne council area. The city has a strategic location only c.37 miles south of Belfast via the M1 motorway and c.66 miles north of Dublin.

The property occupies an excellent site in Newry City Centre with dual frontage to Marcus Street and Hill Street. The area benefits from high levels of pedestrian and vehicular traffic and would be suitable for a variety of uses. (STP). Other occupiers in this location include Thomas Cook, Dunnes Stores, Danske Bank and Supervalu.

## ACCOMMODATION

Basement – 342 SQFT NIA  
Ground Floor – 717 SQFT NIA  
First Floor – 1463 SQFT NIA  
Second Floor – 959 SQFT NIA

## KEY FEATURES

- Located in City Centre
- Basement included for storage.
- 2<sup>nd</sup> floor included for storage.
- 6 extensive offices.

## LEASE TERMS

Minimum 3 years lease.

## GUIDE RENT

£18,500 per annum

## NAV

We are verbally advised that the NAV of the property is: £17,100.  
The commercial rate in the pound for 2023/24 is £0.5518.  
Outgoings are inclusive but may be liable to VAT.

## EPC

For full details contact the Agent

## VIEWING

Gerard Kelly      07796947736  
Ryan McBride

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[ryan@bestpropertyservices.com](mailto:ryan@bestpropertyservices.com)



**BEST PROPERTY SERVICES (N.I.) LTD**  
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.



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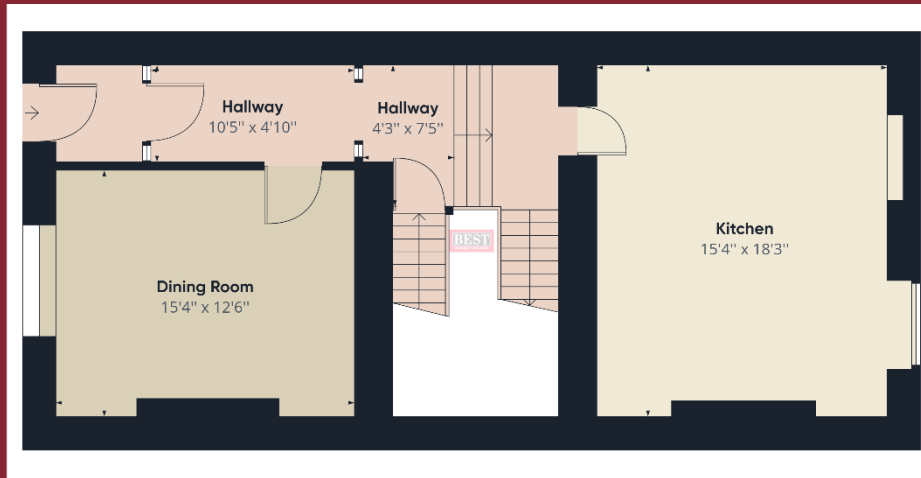




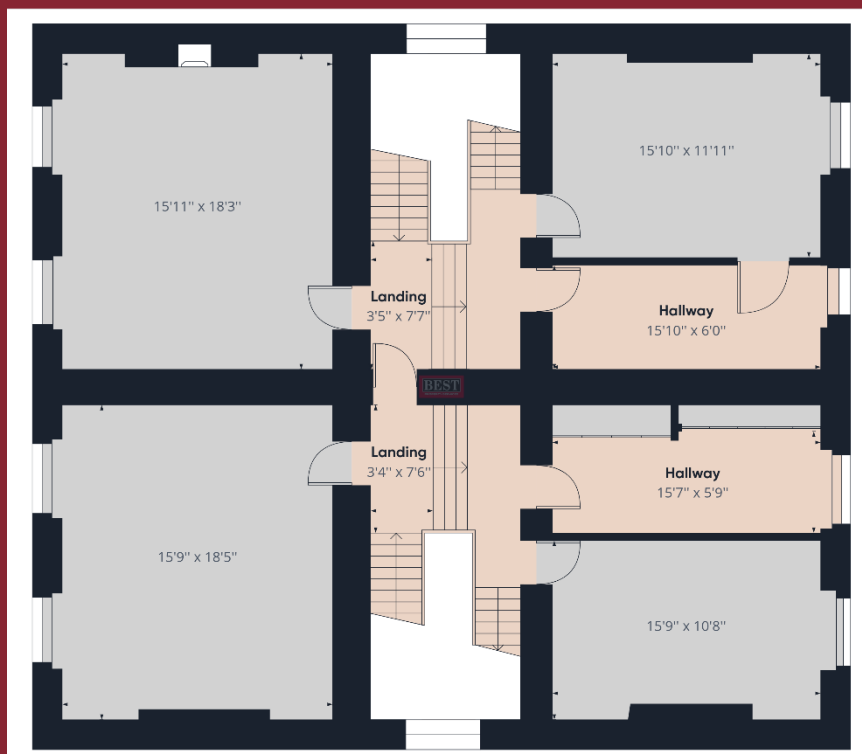
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## Ground Floor



## First Floor



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