

**TO LET**

**6 Marcus Square, Newry, BT34 1AY**  
**Extensive Office Premises Located in City Centre (3,481 SQFT NIA)**

**BEST**  
PROPERTY SERVICES

## Features

- Located in City Centre
- Basement Included for Storage
- 2<sup>nd</sup> Floor Included for Storage
- 6 Extensive Offices
- Minimum 3 Year Lease
- Guide Rent: £18,500 per annum (exclusive)

## 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

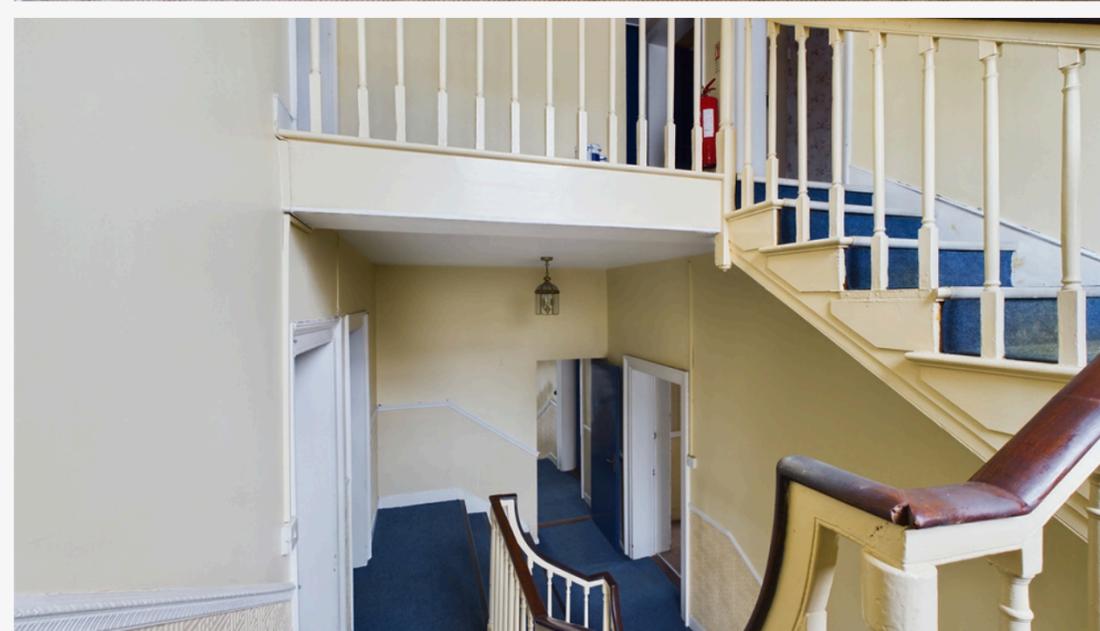
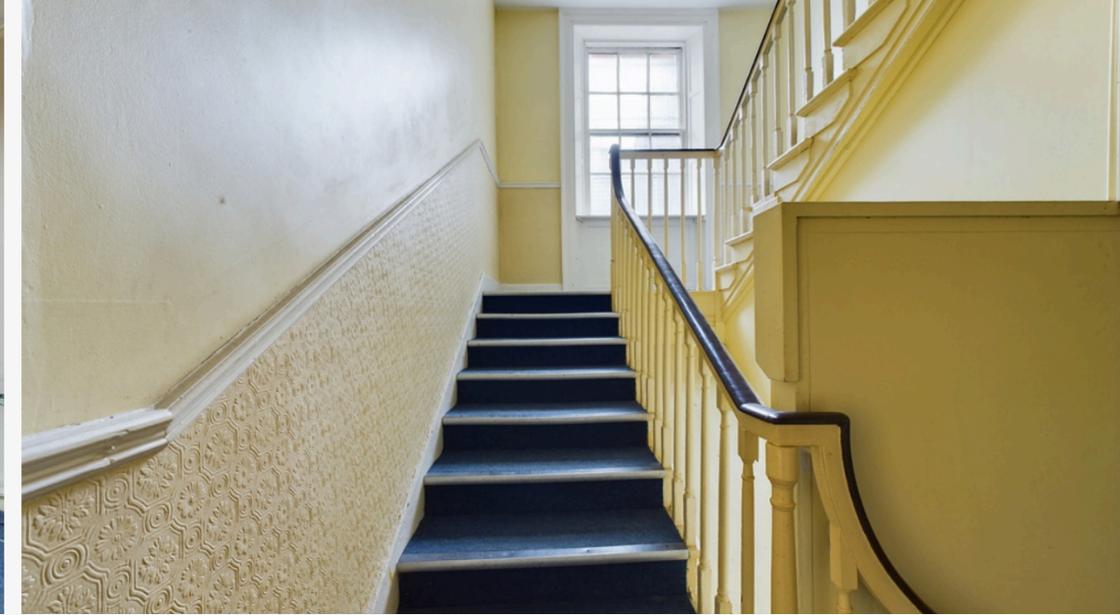
**Basement** – 342 SQFT NIA

**Ground Floor** – 717 SQFT NIA

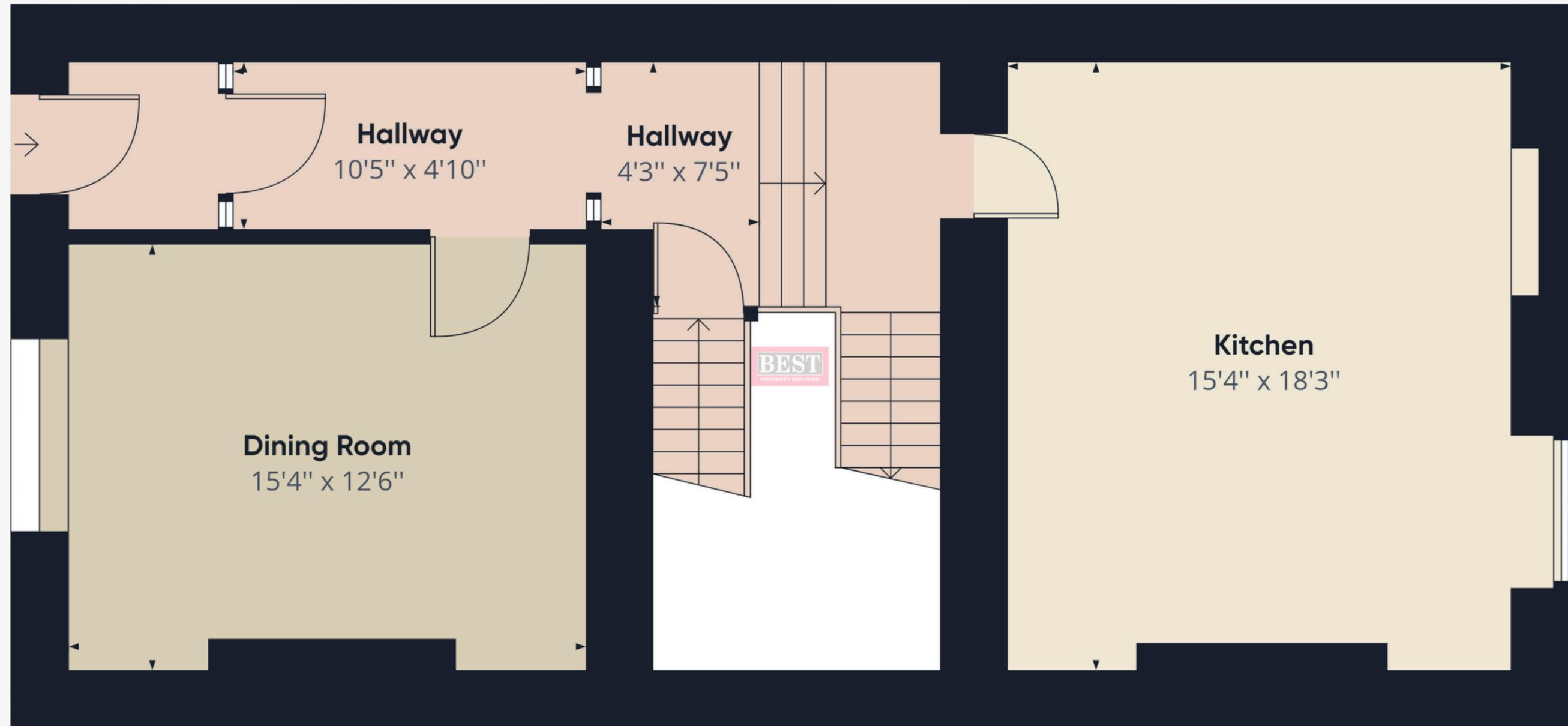
**First Floor** – 1463 SQFT NIA

**Second Floor** – 959 SQFT NIA

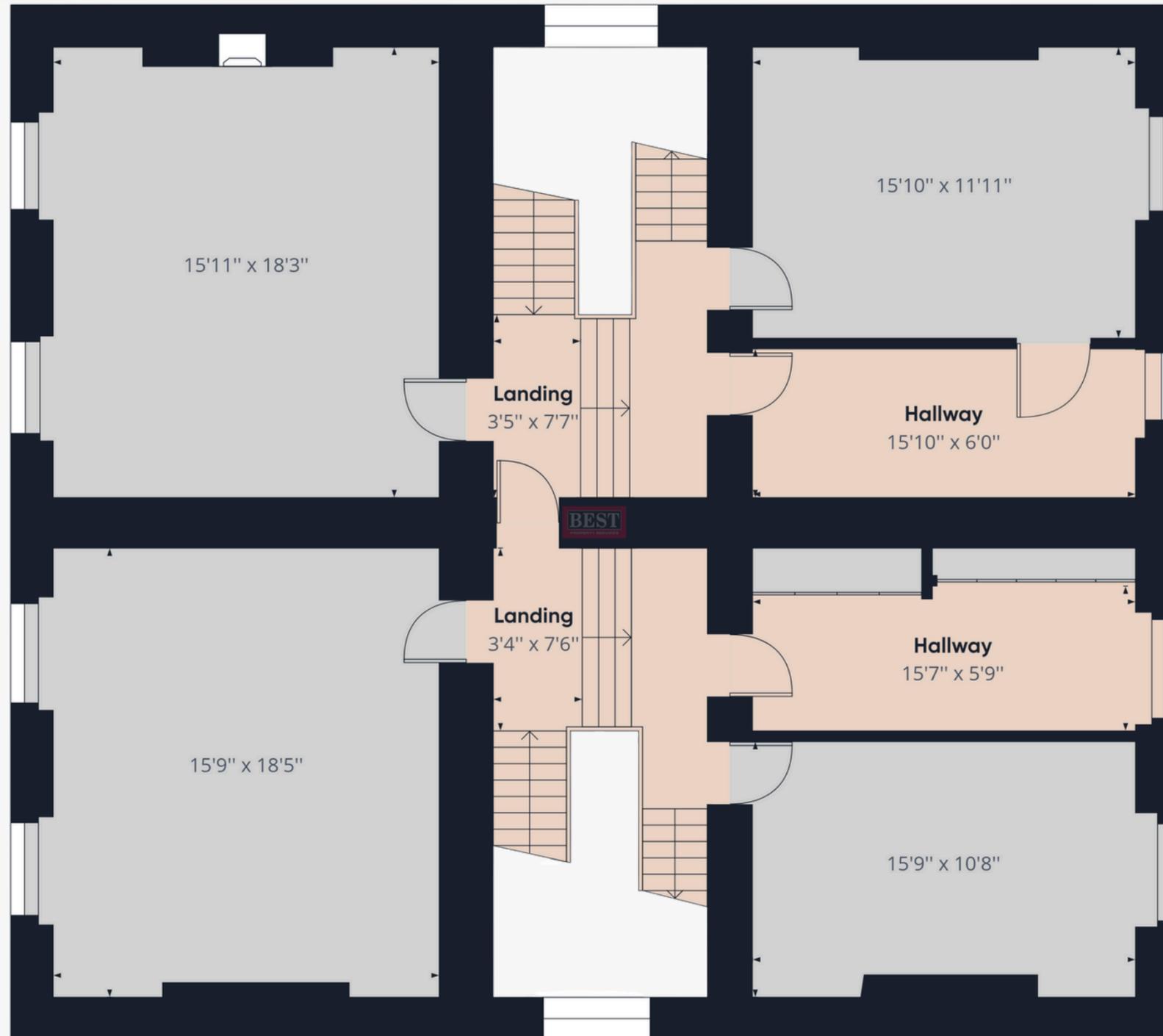




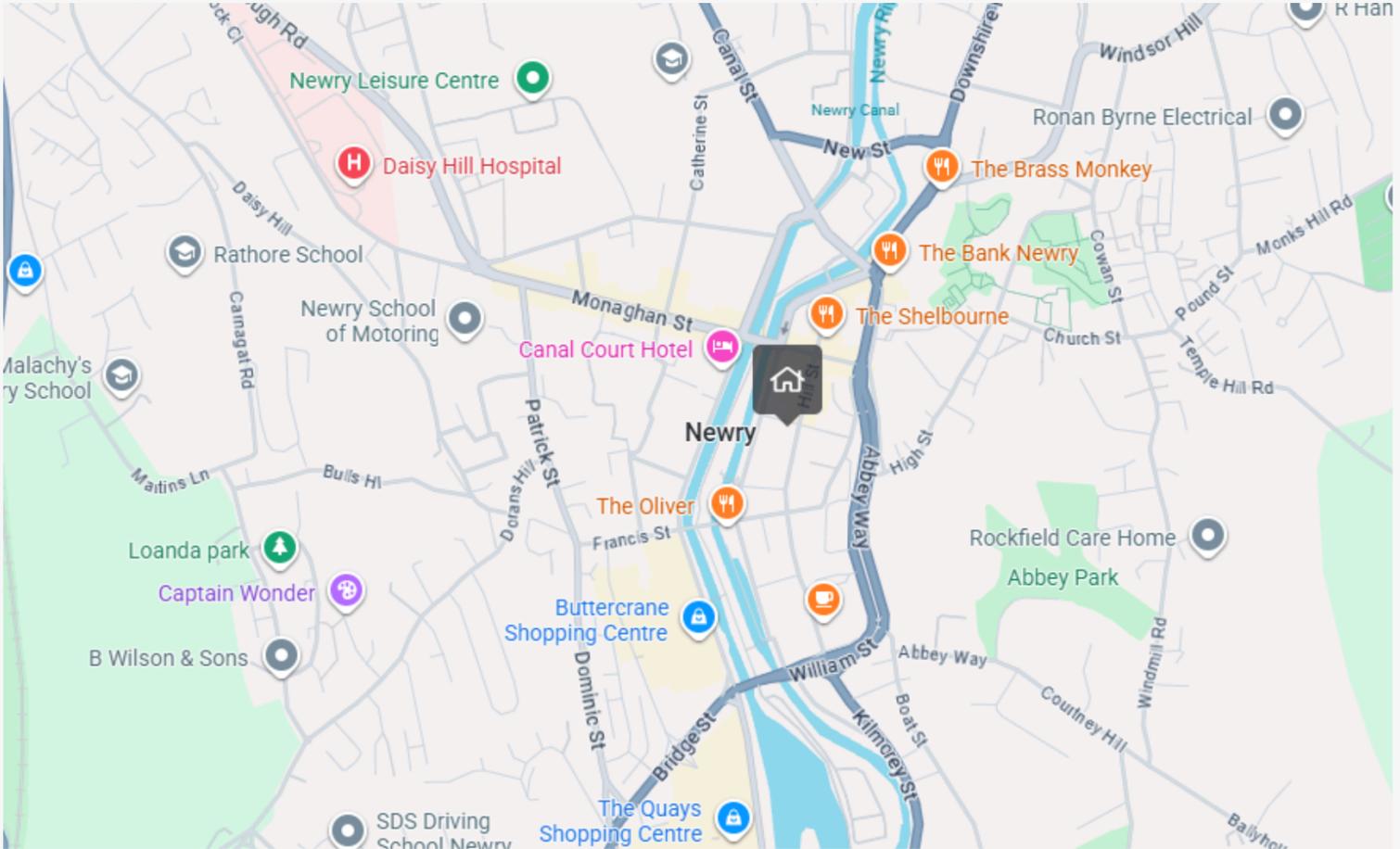
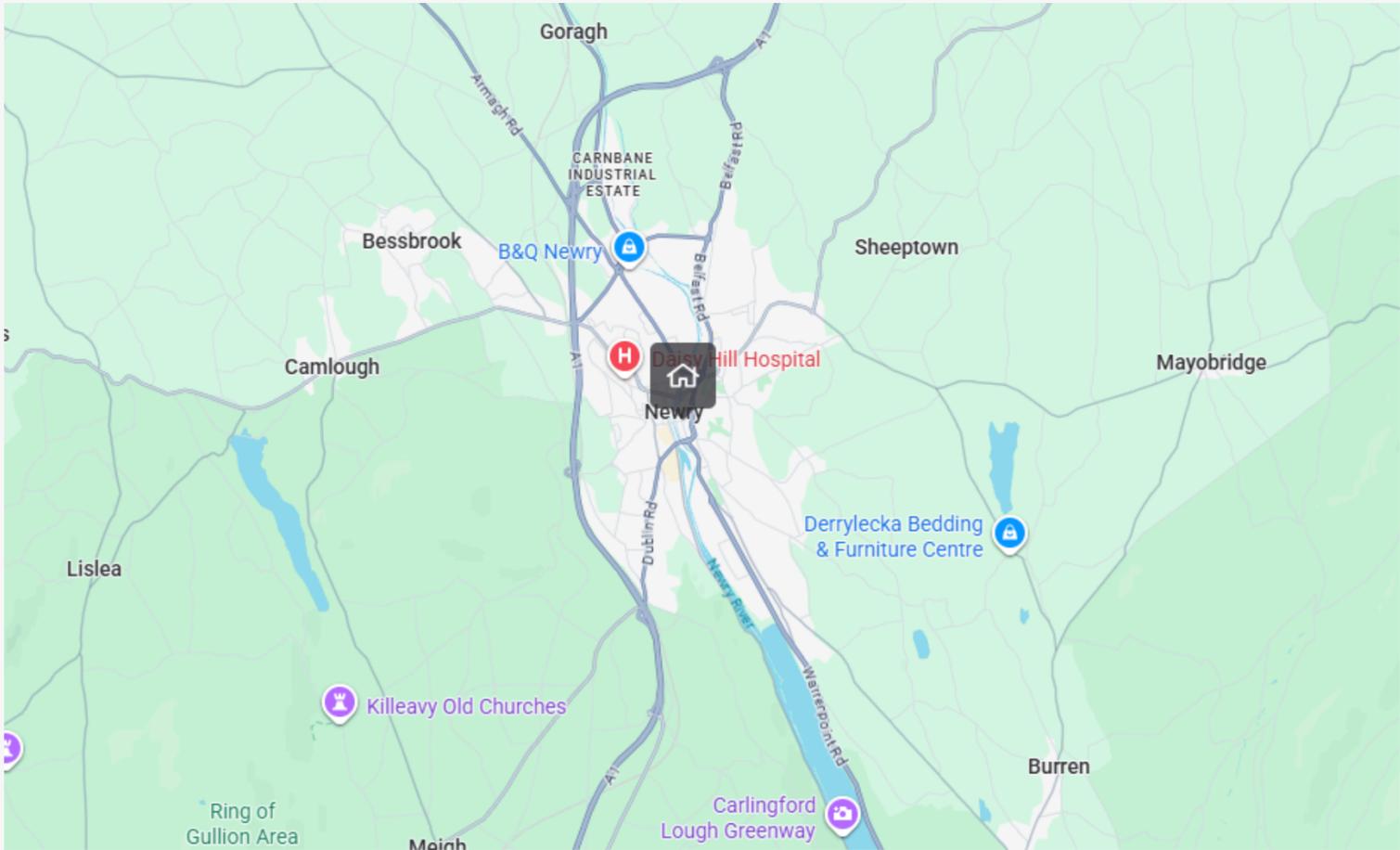
**Ground Floor Floor Plan**



# First Floor Floor Plan



# LOCATION MAPS



# Extensive Office Premises Located in City Centre

**6 Marcus Square**

**Newry**

**BT34 1AY**

## **VAT**

Outgoings, rents and prices are exclusive of but may be liable to VAT

## **NAV**

We are verbally advised that the Reval2026 Draft NAV of the property is £13,800

The commercial rate in the pound for 2025/2026 is £0.6007.

## **FURTHER INFORMATION & VIEWINGS**

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

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