



(028) 3026 6811

G/23/116

TO LET

Unit 9 Cloughoge Business Park
12 Forkhill Road
Newry
BT35 8LZ



COMMERCIAL OFFICE SPACE OVER TWO FLOORS
(970 SQFT NIA)

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INVESTOR IN PEOPLE

LOCATION

The Business units are situated in a long-established Business Complex fronting Newry Road Forkhill comprising of nine Business units in total. Other occupiers include Enlighten Dental practice, Puzzles Creche and PlayR-Fit LTD. The site benefits from frontage to the main Forkhill road into Newry City and is highly visible from the A1 Motorway.

ACCOMMODATION

Ground Floor

Open plan office – 391 SQFT
Kitchenette – 110 SQFT
W/C facilities with shower

First Floor

Meeting/ board Room – 297 SQFT
W/C facilities

KEY FEATURES

- High specification
- Parking facilities on site

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£9,000 per annum

VAT

Outgoings are inclusive but may be liable to VAT.

NAV

We are verbally advised that the NAV of the property is: £3,200.
The commercial rate in the pound for 2023/24 is £0.5518.

EPC

C – 60 - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
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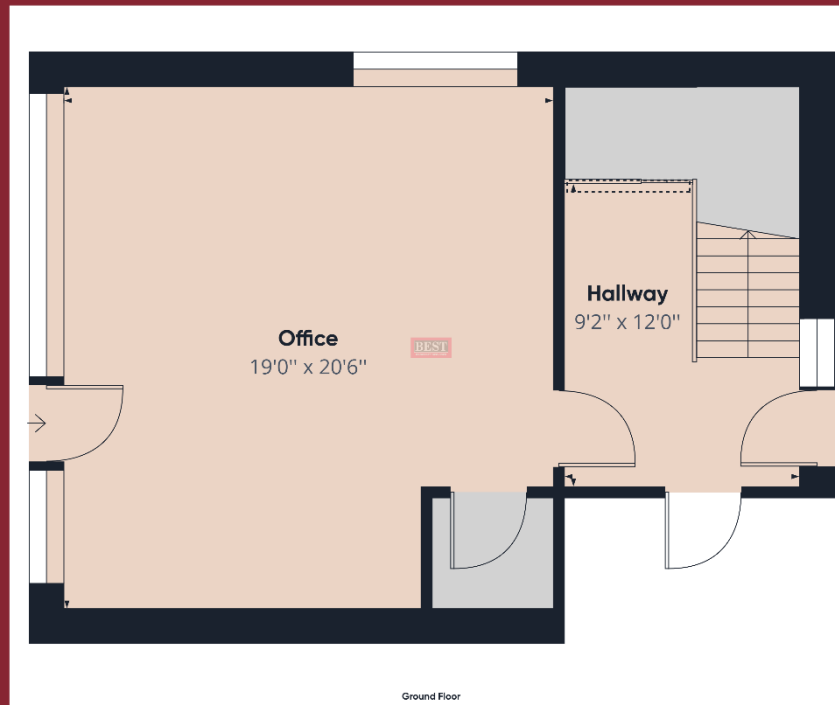
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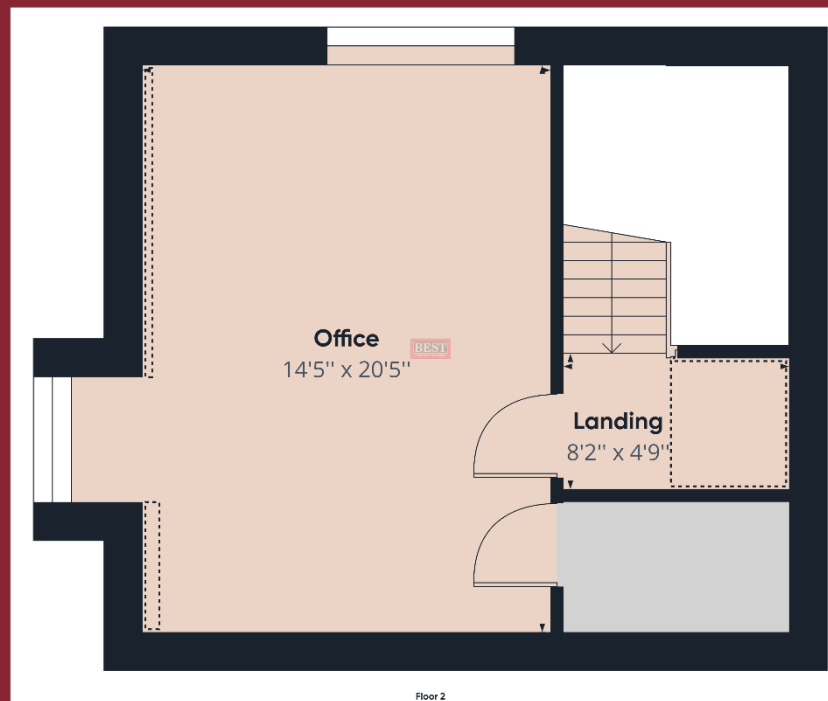
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Ground Floor



First Floor



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