



(028) 3026 6811

G/24/005

TO LET

Unit 2 – The Marshes
Greenbank Industrial Park
Newry
BT34 2QU



INDUSTRIAL WAREHOUSE WITH OFFICE SPACE
(3017SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

The subject property is situated in The Marshes off the Warrenpoint Dual Carriageway at Greenbank. Centrally located and provides ease of access to Newry City Centre, Warrenpoint and A1 Dublin/ Belfast road network.

ACCOMMODATION

GF – Reception Area, kitchenette, W/C, store, warehouse area
1561 SQFT

FF – 2 offices, showroom, store and kitchenette.
1455 SQFT

KEY FEATURES

- Security system
- Shutter door for access into the warehouse.
- Showroom available.

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£21,000 per annum

VAT

Outgoings are inclusive but may be liable to VAT.

NAV

We are verbally advised that the NAV of the property is: £9,550.
The commercial rate in the pound for 2023/24 is £0.5518.

EPC

C – 67 - <https://find-energy-certificate.service.gov.uk/energy-certificate/6689-0685-6920-4416-3971>

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
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TEL: (028) 3026 6811 : FAX: (028) 3026 5607
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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.

Ground Floor



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First Floor



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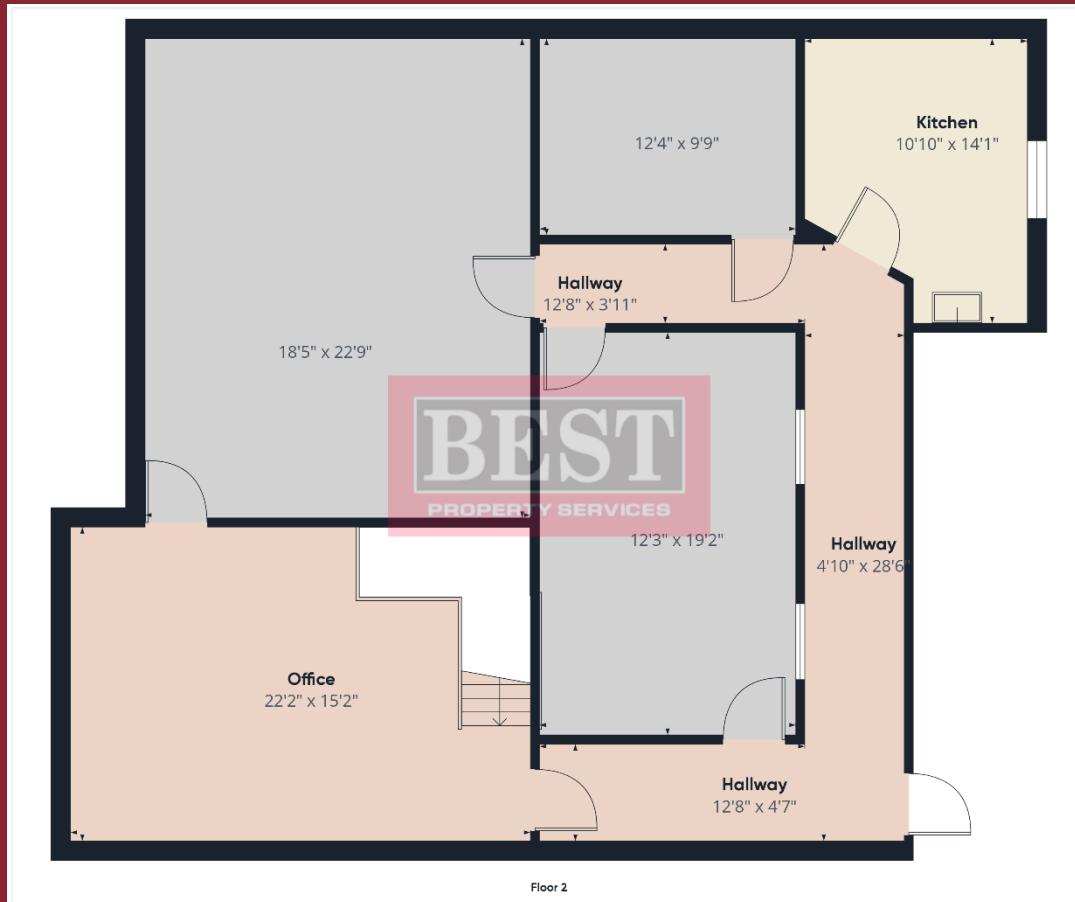
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