



(028) 3026 6811

G/24/013

TO LET

70A Chancellors Road
Newry
BT35 8QB



DETACHED OFFICE BUILDING WITH EXTENSIVE PARKING
(965 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

The subject property is ideally situated 1.5 miles from Newry City centre and in proximity to A1 dual carriageway which provides easy access to the premises.

The property comprises of a modern single storey building with four no. offices and benefits from extensive car parking within a self-contained site.

ACCOMMODATION

Reception, 3 offices, 1 office/ store, disabled W/C, W/C, 2 kitchenettes. – 965 SQFT NIA

KEY FEATURES

- Intruder alarm
- Camera system
- Oil fired heating.
- PVC double glazing

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£11,250 per annum

VAT

Outgoings are inclusive but may be liable to VAT.

NAV

We are verbally advised that the NAV of the property is: £5,150

The commercial rate in the pound for 2023/24 is £0.5518.

EPC

C – 63 - <https://find-energy-certificate.service.gov.uk/energy-certificate/2977-3098-0708-0400-9321>

VIEWING

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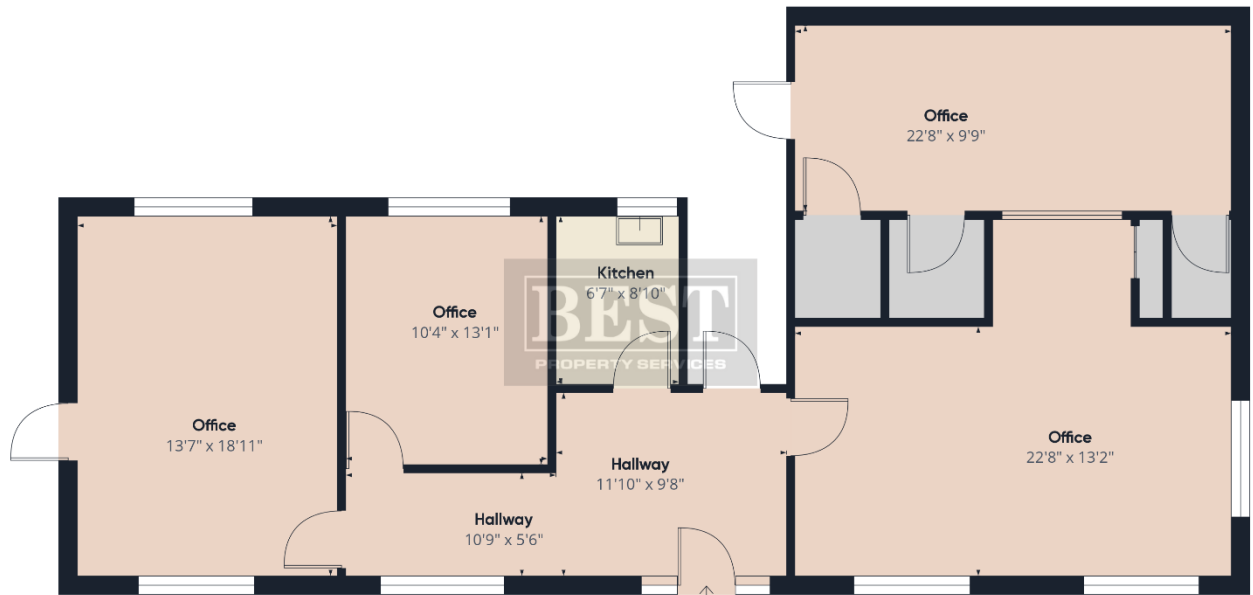
BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or 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.



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