



(028) 3026 6811

G/24/020

TO LET

Unit 2 – The Old Gasworks
77C Kilmorey Street
Newry
BT34 2DE



MODERN GROUND FLOOR OFFICES WITH PARKING
(1,114 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- The subject property is located in The Old Gasworks Business Park on Kilmorey Street.
- In close proximity to the Quays shopping centre and the Buttercrane shopping centre
- Extensive parking facilities on site with allocated spaces
- Ground floor office with high specification.

ACCOMMODATION

Reception Area – 436 SQFT NIA

Office 1 – 137 SQFT NIA

Office 2 – 151 SQFT NIA

Office 3 – 118 SQFT NIA

Office 4 – 64 SQFT NIA

Kitchenette – 56 SQFT NIA

KEY FEATURES

- Allocated parking
- Secure access to business park
- Communal W/C
- 4 private offices

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£13,000 Plus VAT

VAT

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

NAV

We are verbally advised that the NAV of the property is: £13,400.

The commercial rate in the pound for 2023/24 is £0.5805.

EPC

C – 72 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0040-1939-0313-9660-9070>

VIEWING

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