



(028) 3026 6811

G/25/018

TO LET

67A Rathfriland Road
Newry
BT34 1LD



INDUSTRIAL UNITS IN SHARED YARD
(4,623 SQFT NIA)

www.bestpropertyervices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Located on the Rathfriland road just outside Newry City Centre
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Nearby occupiers include to Abbey Autoline, Newry HGC Services and Newry MOT Centre.

ACCOMMODATION

Unit 1 – 2,270 SQFT NIA

Unit 2 – 2,353 SQFT NIA

Total – 4,623 SQFT NIA

KEY FEATURES

- Additional ancillary office an option
- Electrically shuttered warehouse doors
- Communal Yard space available with allocated parking
- Opportunity for additional space at approx. 8,000 SQFT

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£30,000 per annum

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: £11,500

The commercial rate in the pound for 2024/25 is £0.5805.

Rates payable are approx. £6,675 per annum

EPC

D – 81 - <https://find-energy-certificate.service.gov.uk/energy-certificate/9999-6374-9118-4619-2396>

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.



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FLOORPLAN



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