



(028) 3026 6811

G/25/065

TO LET

Unit 4
Carneyhaugh Industrial Estate
Newry
BT34 1RA



INDUSTRIAL UNIT WITH ADJACENT YARD SPACE
(4,004 SQFT NIA)

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INVESTOR IN PEOPLE

LOCATION

- Located in Carneyhaugh Industrial Estate on the Rathfriland Road
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin
- Ground floor industrial premises with yard space
- On site parking available
- Other nearby occupiers include Murdock Hardwood, The urban company and Hyrox Ceda

ACCOMMODATION

Unit 4 – 4,004 SQFT NIA

3 offices

Kitchenette

W/C

KEY FEATURES

- Electric roller shutter
- Yard space
- Parking on site

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£30,000 per annum + VAT

£1,400 Service charge per annum applicable for common areas

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: £12,200

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

Rates payable are approx. £7,028 per annum

EPC

D – 97 - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

VIEWING

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