



# High Profile Industrial, Trade Counter, Leisure & Retail Opportunities

Greenbank Industrial Estate, Warrenpoint Road, Newry, BT34 2QU



To Let

# Property Highlights



**DIRECT ACCESS**  
To A2 Warrenpoint Road



**BELFAST**  
34 Miles



**DUBLIN**  
66 Miles



**NEWRY STATION**  
3.1 Miles



**UP TO 10K SQ FT**  
Units Available



**HIGH SPECIFICATION**  
New Build Construction



**MEZZANINE FLOOR**  
Optional Extra



**ADDITIONAL SPACE**  
Potential In Rear Unit

**NEWRY  
RIVER**

**GREENBANK  
INDUSTRIAL  
ESTATE**

**WARRENPOINT  
ROAD (A2)**

**BUTTERCRANE  
SHOPPING  
CENTRE**

**OLD  
WARRENPOINT  
ROAD**

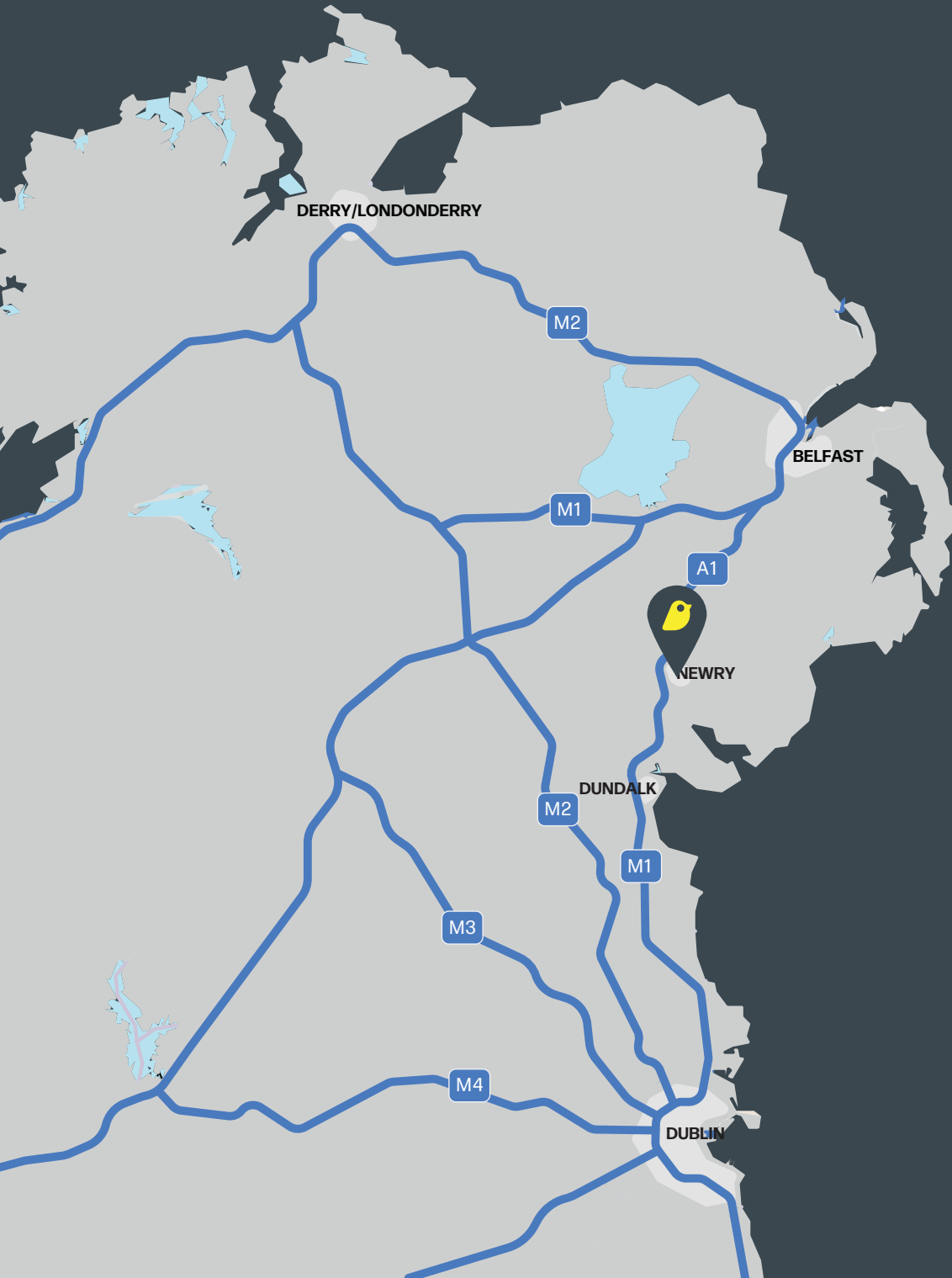
**THE QUAYS  
SHOPPING  
CENTRE**

**NEWRY TOWN  
CENTRE**

**CHAPEL  
HILL**



# Location



Newry is known as 'The Gateway to the North' due to the proximity to the border between ROI & NI, offering an unrivalled location. Newry is located approximately 4.5 miles (7 km) to the north of the border with the Republic of Ireland, 34 miles (55 km) south of Belfast and 66 miles (106 km) north of Dublin.

The City benefits from excellent transport connections with the A1 connecting Belfast and Dublin located 1.3 miles (2 km) to the west at Junction A25. Newry Railway Station offers direct trains to Belfast with a journey time of approximately 1 hour 10 minutes.

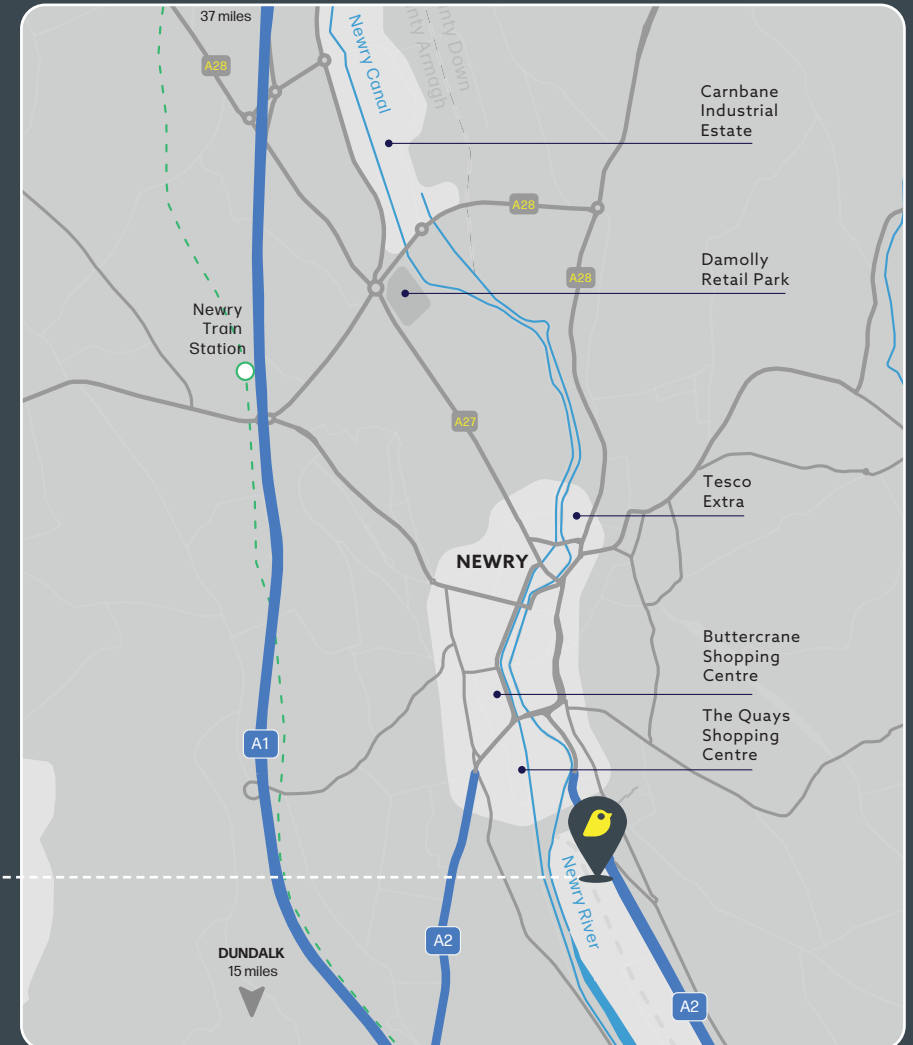
There are also regular, direct services south to Dublin with a journey time of approximately 1 hour 20 minutes. Belfast City Airport is located 40 miles (64 km) to the northeast of Newry, Belfast International Airport lies 46 miles (74 km) to the north and Dublin Airport is 60 miles (97 km) to the south.

Newry is the primary destination for retail and leisure in the District. The city is well served for local amenities with The Quays and Buttercrane Shopping Centres, Damolly Retail Park, Canal Court Hotel and The Carnbane and Greenbank Industrial areas which together create a vibrant retail, manufacturing, and service sector hub. It draws extensively from almost all parts of the District, as well as trade from across the border with a total catchment of 1.3 million people.

# Greenbank Industrial Estate



The popular Greenbank Industrial Estate area and offers easy accessibility to Newry City Centre and Warrenpoint Dual Carriageway. Occupiers within the immediate area include Armatile House of Murphy, Colm Lindsay Cars, Formula Karting and JR Lighting.

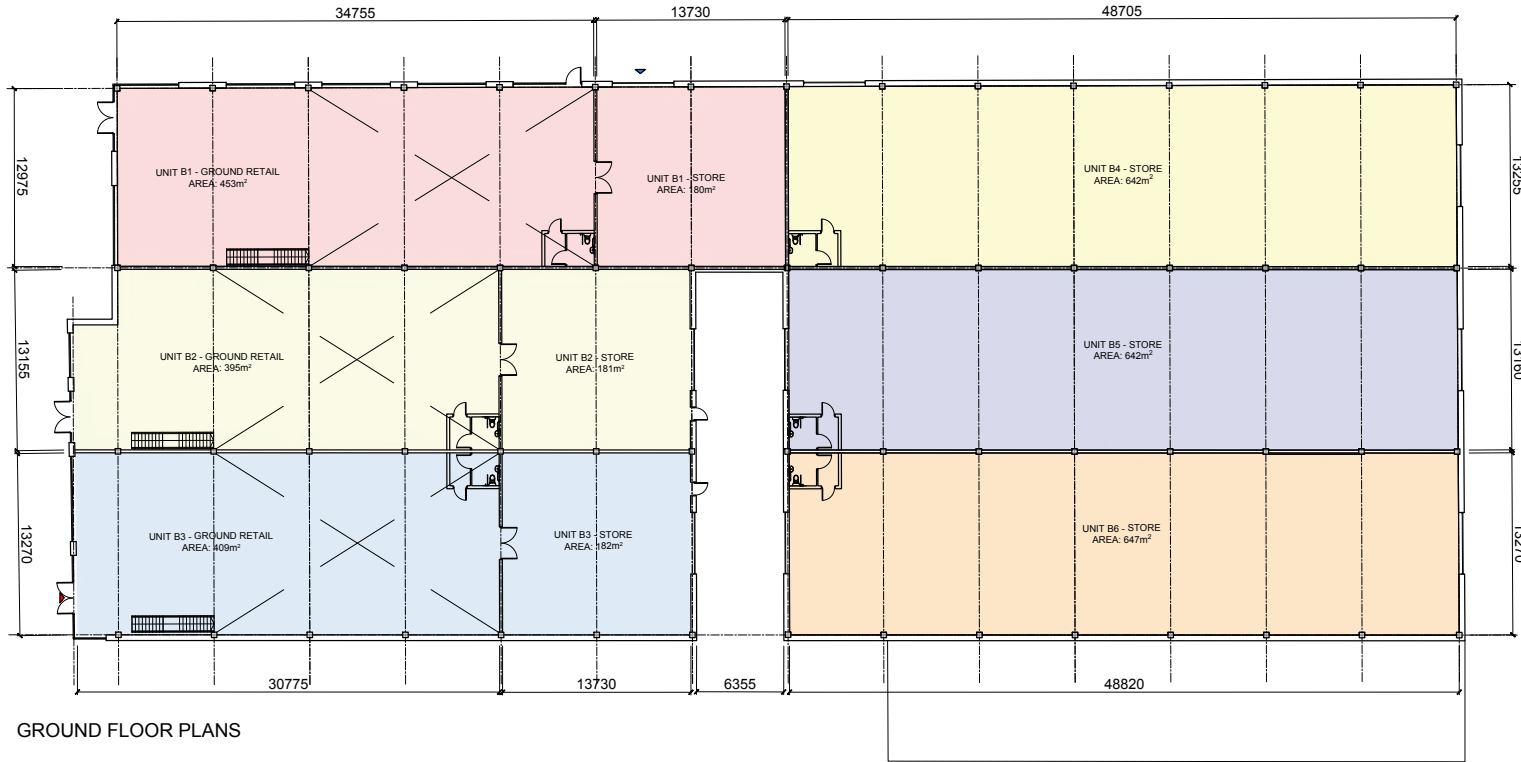


# Description

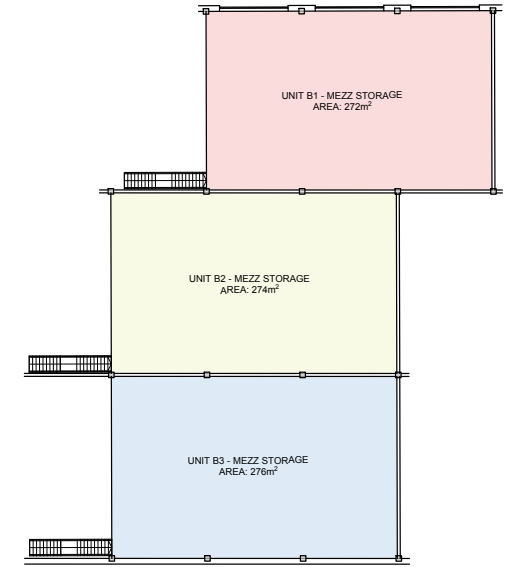
The property is located at the entrance to Greenbank Industrial Estate enjoying the most prominent position in the estate, directly adjacent to the Warrenpoint Road the trade counter units will be amongst the most high profile available in the City.



# Floor Plans



GROUND FLOOR PLANS



MEZZ FLOOR PLANS

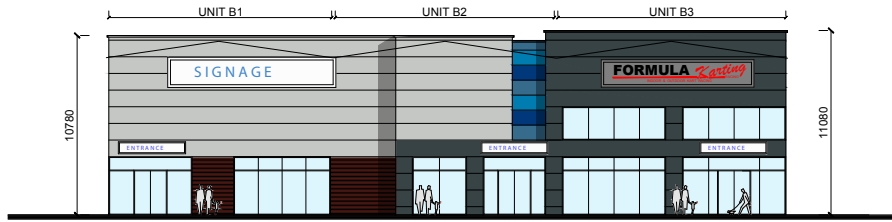
## Schedule of Areas

Unit	Area	Optional Mezz	Total (sq.ft)
B1	6,813	2,927	9,740
B2	6,200	2,949	9,149
B3	6,264	2,970	9,234

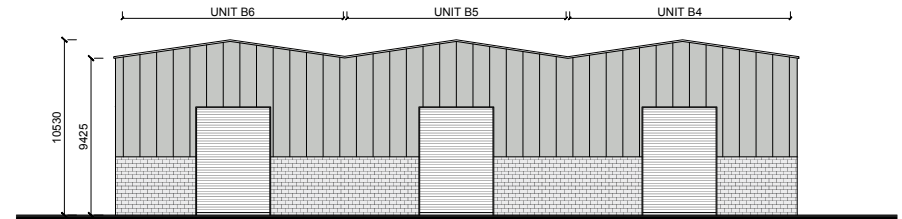
## Subdivision Potential

The unit to the rear extends to 20,785 sq.ft. and a subdivision of this space may be considered.

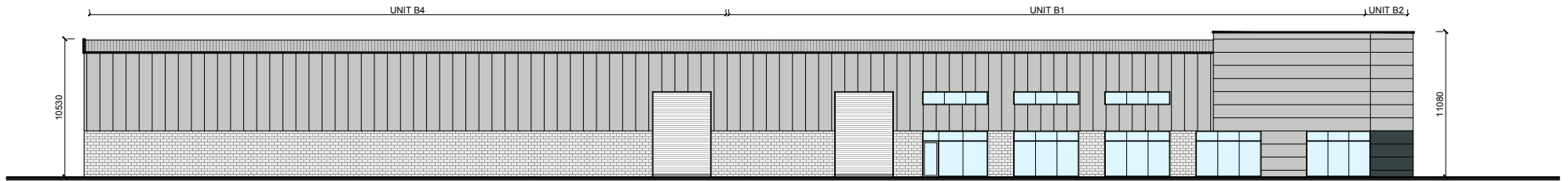
# Elevations



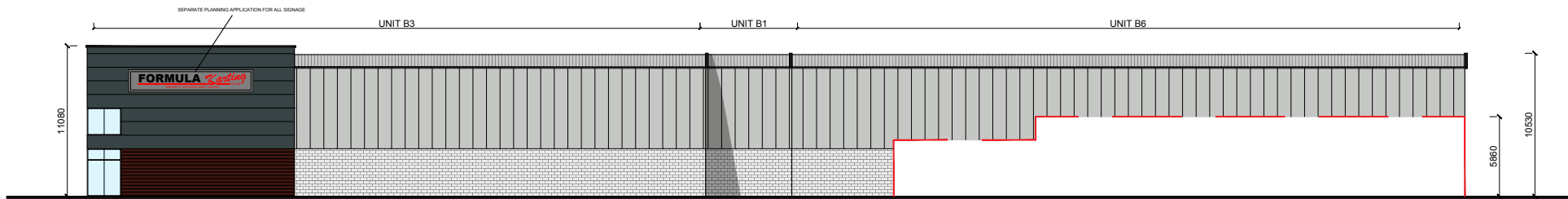
FRONT ELEVATION



REAR ELEVATION



INTERNAL ELEVATION FACING BLOCK B



SIDE ELEVATION BLOCK B

## Contact

**Stephen Chambers**

+44 (0) 7710 700 872

stephen@finchCRE.com

## VAT

All charges and outgoings will be liable for VAT

## EPC

To be assessed on occupation.

## Rates

To be assessed on occupation.

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