



(028) 3026 6811

G/21/001

BUSINESS UNIT TO LET

**7B LOUGHWAY BUSINESS PARK
GREENBANK
NEWRY
CO DOWN**



**MODERN BUSINESS UNIT EXTENDING TO
APPROX. 3,900 SQ/FT**

www.bestpropertyervices.com



RICS



INVESTOR IN PEOPLE

LOCATION

The subject property is located within the long established Greenbank Industrial Estate. Loughway Business Park is a recent extension to the Estate.

The unit offers easy access to Newry City Centre, Warrenpoint and main arterial routes. Other occupiers in close proximity include Shopfit NI, Paintz and AJ Plumbing.

ACCOMMODATION

Ground Floor:- Reception/Trade Counter area, Kitchen, WC
Area C.895sqft

Workshop, canteen/office
Area C.1,238sqft

First Floor:- Mezzanine level
C.690sqft

Office/trade area C. 695sqft

Storage:- Extending to C.385sqft
(to rear)



SPECIFICATION

Reception/Trade Counter Area

- Air Conditioning
- Full electrics
- Lighting
- Suspended ceilings
- WC & kitchen

Industrial Area

- Electric roller shutter doors

Outside

- Designated car parking
- Self contained site
- Security fencing



GUIDE RENT

£17,950 PA (Excl) + VAT

NAV

We are verbally advised that the NAV for the property is £11,000
The rate in the £ for 2020/2021 is £0.5152

EPC

B50

VIEWING

Strictly by appointment with Best Property Services.
Contact Gerard Kelly or Daragh Mallon.

Tel: 028 3026 6811



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