



To Let (On Flexible Terms – part only)

Excellent Warehouse / Workshop – up to 2,000 sq ft with adjoining yard

21 Shepherd's Way, Carnbane Industrial Estate, Newry, BT35 6EE

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Property Overview

Location

The subject occupies a prominent position on Shepherd's Way within the hugely popular Carnbane Industrial Estate in Newry.

Carnbane is one of Newry's most popular commercial locations and the subject unit occupies a highly prominent position on the main spine road leading through the industrial estate.

Given its strategic location, it is unsurprising that there are several well-known neighbouring occupiers including MJM Group, O'Hare & McGovern, Norbrook Laboratories and Modern Tyres.

Highlights

- Roller Shutter Door Access
- External Yard Space (available by separate negotiation)
- On-site Car Parking
- Flexible Terms
- Good Quality Warehouse / Workshop Space

Description

The overall site extends to an area of 1.26 acres with approximately 2,000 sq ft of industrial / warehouse space available within the main unit. The site is accessed directly from the main road and benefits from customer/staff car parking to the front and an abundance of yard space to the side and rear.

A covered canopy is included over the roller shutter access to the available space and internally, arrangements are flexible to provide a potential tenant with their exact requirements.

Accommodation

We understand the following is available:-

Description	Sq Ft	Sq M
Warehouse / Workshop	2,000	185.8
Total	2,000	185.8

Rates

NAV: £26,150
Rate £ 24/25 £0.580534
Rates Payable: Approx. £15,180p.a.

It is expected that the sub-tenant will pay a fair proportion of the rates to be agreed separately.

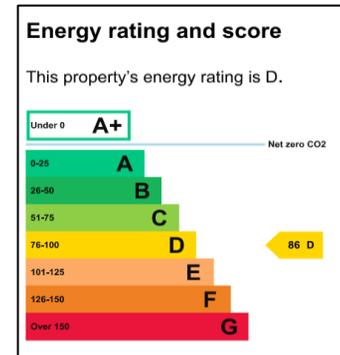
Lease Terms

Term: Flexible anticipated to be on a quarterly licence agreement.
Rent: £7 per sq ft.
Insurance: Tenant to reimburse the Landlord with a fair proportion of the insurance premium.

VAT

The property maybe elected for VAT and if so, all prices and rentals quoted are exclusive of, and subject to VAT.

EPC



To find out more, please contact:

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