

Units Available
From 3,543 Sq.Ft



To Let

Modern Business Units extending to c.10,629 sq.ft
**Units 4-6, Ballinacraig Business Park,
Ballinacraig Way, Greenbank, Newry BT34 2QX**

BEST
PROPERTY SERVICES

**Riddell
McKibbin**

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SUMMARY

- Modern Business Units extending to c.10,629 sq.ft
- Prominent position within Greenbank
- Ample on site car parking
- Units available from c.3,543 sq ft up to c.10,629 sq ft
- Suitable for a range of commercial uses
- Guide Rent: £63,775 per annum exclusive

LOCATION

The property is situated in a prominent position in Greenbank Industrial Estate, accessed off Ballinacraig Way and visible from the A2 Newry to Warrenpoint Dual Carriageway. The business park is a short distance from Newry City Centre. Other nearby occupiers include Tile Market, Tudor Blinds and Murdock Builders Merchants.

DESCRIPTION

The property is of modern construction extending to c.10,629 sq.ft and is capable of being sub-divided to provide units from c.3,543 sq.ft each. The unit is finished to a high standard to include the following:

- Power Floated Concrete Floor
- 6.5m eaves approx.
- Insulated Electric Roller Shutter Door (c.4.45m wide x 5.15m high)
- Heating & Cooling Air Conditioning System
- Photovoltaic Solar Panels on the roof
- Pendulum light fittings

The property has most recently been used as a kids soft play facility and is currently configured to provide a reception point, kids play areas, servery, kitchen, staff accommodation (ground & Mezzanine) and male & female WCs. The units would be suitable for a range of uses (subject to planning).

EPC

C54 – A copy of the EPC is available upon request.

ACCOMMODATION (All areas are approximate based on G.I.A)

Units 4-6:	987.48 sq. m.	(10,629 sq. ft.)
Mezzanine:	96.58 sq. m.	(1,040 sq. ft.)
Total:	1,084.06 sq.m.	(11,669 sq.ft.)

LEASE

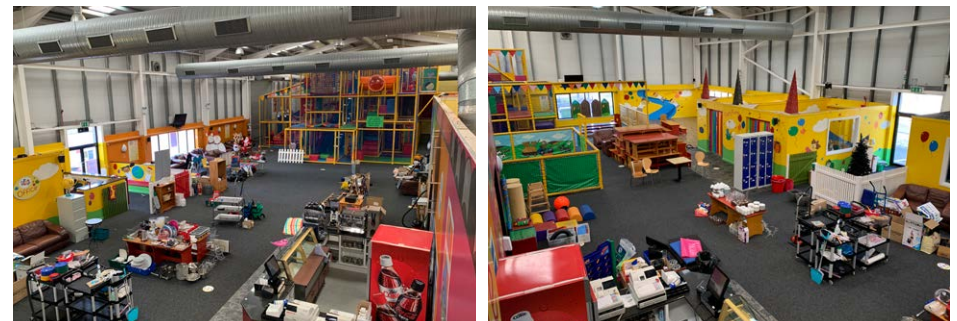
Rent: £63,775 per annum exclusive
Term: New 5 year lease
Reviews: 5 yearly upwards only rent review.
Repairs: Full repairing and insuring terms.
Service Charge: £3,300 p.a. approx.
Insurance: £3,513 p.a. approx.

RATEABLE VALUE

Net Annual Value: £35,500
Rate in the £ 2020/21: £0.515209
Estimated Rates Payable: £18,187 p.a.
Units may be able to avail of rates relief.

VAT

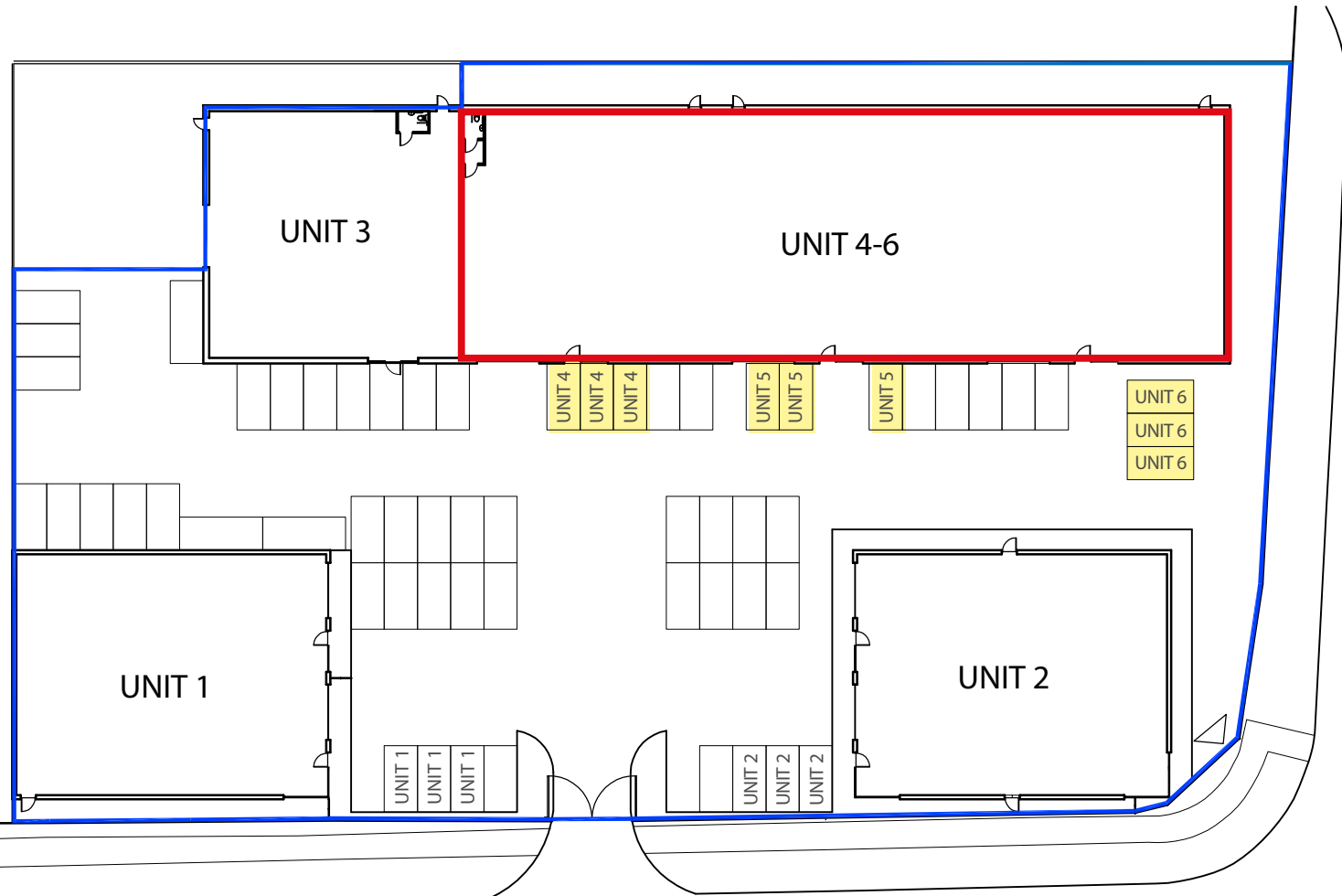
The property is elected for VAT, all payments due by the tenant will be subject to VAT.



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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

Mark Riddell

07920 186523

mark@riddellmckibbin.com

Martin McKibbin

07715 269699

martin@riddellmckibbin.com

3rd Floor
7-11 Linenhall Street
Belfast
BT2 8AA

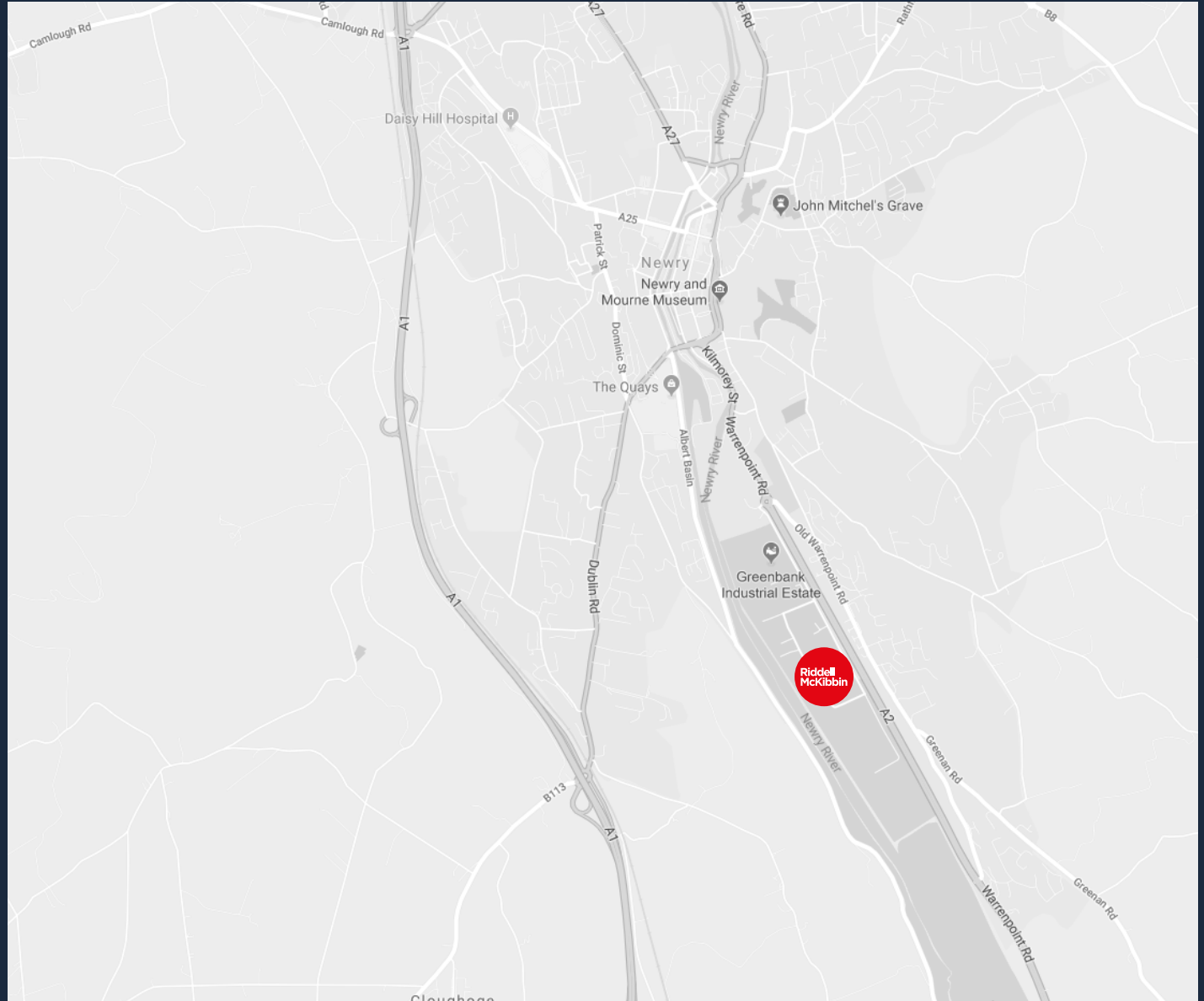
028 9531 3122

www.riddellmckibbin.com

Ref: RM067

Joint Agents

Best Property Services
028 3026 6811



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