



(028) 3026 6811

**TO LET
SERVICED OFFICES
COMMERCIAL HOUSE
15 MERCHANTS QUAY
NEWRY
CO DOWN**

G/22/020



**Fully refurbished modern serviced offices in a City Centre
location with parking.**

www.bestproperty-services.com



INVESTOR IN PEOPLE

LOCATION AND ACCOMMODATION

The property is situated in Newry City Centre, fronting Merchants Quay in a mixed use area, close to the The Quays & Buttercrane Shopping Centres.

This area has experienced major redevelopment in recent years with further development planned. Other nearby occupiers include First Derivatives, South Down Dental Clinic and The Canal Court

The offices have been fully refurbished recently to a very high standard and viewing is highly recommended.

Accommodation is provided over two floors as detailed below: -

Ground Floor: Reception area
 2 no. meeting / conference rooms
 Bathroom – Full shower facilities

First Floor: Room 101 – 200sqft
 Room 105 – 228sqft

Second Floor: Room 201 – 180sqft
 Room 202 – 315sqft
 Room 203 – 260sqft

Serviced offices rental include:

- Rates
- Electric
- Heating
- Wifi – high speed connection
- Staffed reception
- Waiting area
- Key fob for individual offices
- Cleaning of communal areas
- Fully serviced kitchen & toilet / shower facilities

N.A.V

The N.A.V is £24,100 and the Rate of the £ in 2022/23 is £0.5152



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

GUIDE RENT

First Floor: Room 101 - £8,500 per annum
 Room 105 - £7,500 per annum

Second Floor: Room 201 - £8,500 per annum
 Room 202 - £9,950 per annum
 Room 203 - £9,000 per annum

EPC RATING

B44 – full details available on request

VIEWING

By appointment with Best Property Services.

Contact Gerard Kelly On 028 3026 6811 – gerard@bestpropertyservices.com



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