



G/19/075

(028) 3026 6811

TO LET

Unit 7C  
MILLTOWN INDUSTRIAL ESTATE  
WARRENPOINT  
EXCELLENT BUSINESS UNIT



EXTENDING TO APPROXIMATELY 3205 SQ FT

[www.bestpropertyservices.com](http://www.bestpropertyservices.com)



INVESTOR IN PEOPLE



## **LOCATION**

This letting presents an excellent opportunity to lease a modern business unit within the established Milltown Industrial Estate. Given its location the property is easily accessible to Warrenpoint Harbour and Town Centre. The property is also in close proximity to the Newry – Warrenpoint dual carriageway. Newry City Centre is approximately 6 miles.

Suitable for a wide range of uses (subject to planning).

## **ACCOMMODATION**

Unit extending to approximately 297 sq m (3205 sq ft)

Ground Floor – 2340 sq ft – Showroom, office, kitchenette, w/c

Mezzanine Level and Storage – 865 sq ft – Showroom

## **SPECIFICATION**

Three Phase Electric

Electronically Operated Roller Shutter Doors

High Fencing Surrounding the Site

Private Gates

Ample Car Parking

## **GUIDE PRICE/RENT**

£15,000 per annum + VAT

## **LEASE TERMS**

Length of lease negotiable (minimum 3 years).

Tenant responsible for internal repairs, rates, pro rata contribution to building insurance and all other normal tenant outgoings.



**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
TEL: (028) 3026 6811 : FAX: (028) 3026 5607  
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### **V.A.T.**

All prices, outgoings and rentals are exclusive of but may be liable to VAT.

### **NAV**

We are advised by the LPS the NAV of the property is £8,450. Rates in the £ for 2019/2020 is 0.5852

### **EPC**

**C-64**

### **VIEWING**

Strictly by appointment through Best Property Services:

Gerard Kelly: [gerard@bestpropertyservices.com](mailto:gerard@bestpropertyservices.com)

Daragh Mallon: [daragh@bestpropertyservices.com](mailto:daragh@bestpropertyservices.com)



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