

Prominent New Build Office Accommodation
Ranging From c. 1,430 to 5,228 Sq Ft

**30 MONAGHAN STREET,
NEWRY, BT35 6AA**

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BRIEF

- New build, first floor office accommodation available from c. 1,430 to 5,228 sq ft
- Forming part of a prominent, new build mixed use development
- Convenient City centre location
- Dedicated on site car parking
- Available from Q1 2018



CGI REPRESENTATION

LOCATION

Newry occupies a strategic location between Belfast and Dublin, c. 37 miles south west of Belfast. The city benefits from excellent road linkages to Belfast, Dublin and the wider motorway network. In addition, Newry railway station is positioned on the main Belfast to Dublin line.

The subject property is located in a highly prominent location fronting

Monaghan Street, a busy thoroughfare linking Newry City Centre to the A1 Dual Carriageway, the main arterial route connecting Belfast and Dublin.

The surrounding area comprises a mix of commercial, leisure, social and educational uses with occupiers such as TK Maxx, Dunnes Stores, Argos, Southern Regional College and Newry Health & Sports Centres all based in the locality.

DESCRIPTION

The subject property will comprise c. 5,228 sq. ft. of DDA compliant, first floor office accommodation forming part of a new build, mixed use development totalling c. 16,558 sq ft.

The space will be accessible via a passenger lift through a dedicated office entrance from Monaghan Street.

Approximately 11,330 sq ft of retail accommodation will be constructed on

part ground/part first floor level, of which Iceland have already committed to taking approximately 9,805 sq. ft.

46 no. dedicated car park spaces will be provided on site in addition to layby, surface and multi-storey car parking already offered in the locality.

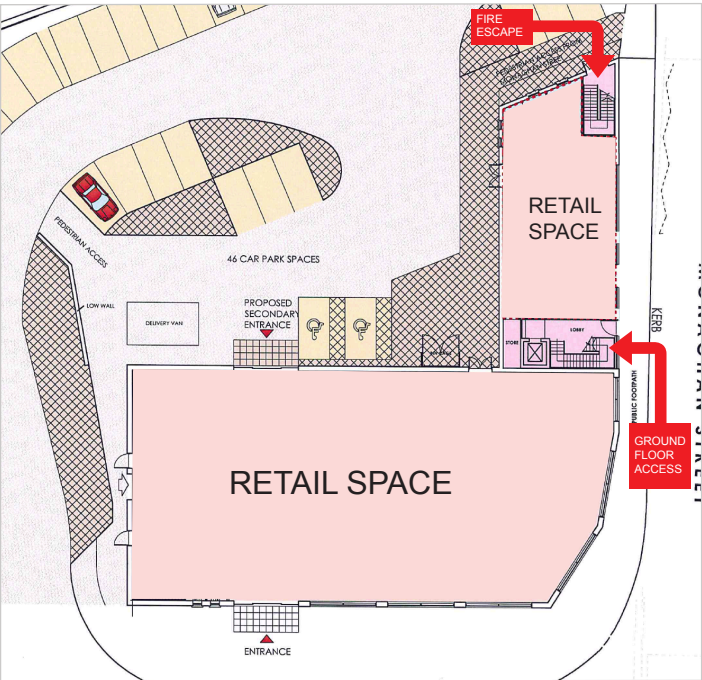
The first floor space is capable of subdivision to suit occupier demand and is divisible into two self-contained suites of c. 1,430 & 3,798 sqft .

The space will be finished to the following specification:

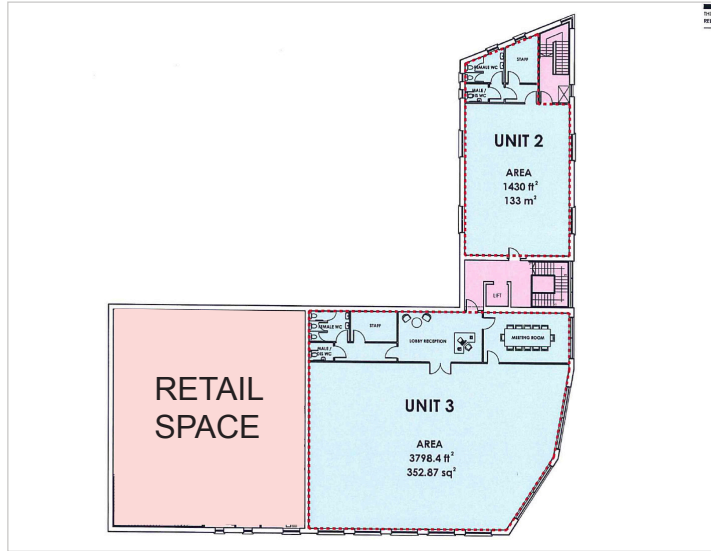
- Heating and cooling units
- Raised access flooring
- Suspended or exposed ceilings
- Recessed or suspended lighting
- Plastered and painted walls
- Fully fitted gents, ladies and disabled toilets
- Intercom access
- Passenger lift access

Throughout the development process there will be an opportunity to engage with the developer who will be willing to consider providing a bespoke fit out for an incoming tenant, subject to the agreement of satisfactory lease terms.

GROUND FLOOR ACCESS



FIRST FLOOR OFFICE SPACE



ACCOMMODATION

Net Internal Area*: 485.69 sq. m./5,228 sq. ft. **The space is capable of subdivision to satisfy occupier demand.*

CGI GALLERY



LOCATION MAP



LEASE TERMS

Rent: £14.00 psf

Term: Subject to negotiation

Repairs & Insurance:

The space will be let on effective full repairing and insuring terms by way of service charge recovery

RATES

Upon completion of construction an assessment for rating purposes will be carried out.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas. The current service charge estimate is TBC

VAT

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

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