

To Let



UNIT 1 SIGNAGE

ENTRANCE

UNIT 2 SIGNAGE

ENTRANCE

UNIT 3 SIGNAGE

ENTRANCE

Loughbrook Industrial Estate, Bessbrook, Newry, BT35 7EE
New Build Industrial Premises (Unit Sizes Range from 4,350 - 33,130 SQFT GIA)



Features

- New Build Industrial / Trade Counter Units on a Self-Contained Site
- Units Available Individually or in Combination (Subject to Availability)
- Dedicated Loading Access
- Modern High-Specification Accommodation with Generous Yard and Circulation Areas
- Ample On-Site Parking
- Established Commercial Location
- Lease Terms by Negotiation

Loughbrook Industrial Estate, Bessbrook, Newry, BT35 7EE

G/26/043

Location

The subject property is situated within Loughbrook Industrial Estate, an established industrial and commercial location on the outskirts of Newry City Centre. Newry occupies a strategic position approximately 34 miles south of Belfast and 66 miles north of Dublin, benefiting from excellent connectivity via the A1 dual carriageway and the wider road network.

The development enjoys convenient access to Newry City Centre, Warrenpoint Port and the M1/A1 transport corridor, providing excellent links throughout Northern Ireland and the Republic of Ireland. Its strategic location makes it an ideal base for businesses seeking efficient access to major population centres, ports and regional transport networks.

Description

A modern new-build industrial and trade counter development comprising a range of self-contained units designed to accommodate warehouse, storage, distribution, manufacturing and trade counter occupiers. The scheme offers flexible accommodation with dedicated loading facilities, generous circulation areas and ample on-site parking within a secure commercial environment.

Constructed to a modern specification, the development will provide high-quality business space suitable for a variety of commercial and industrial uses (subject to any necessary statutory consents).

Units are anticipated to be available from Q4 2026.

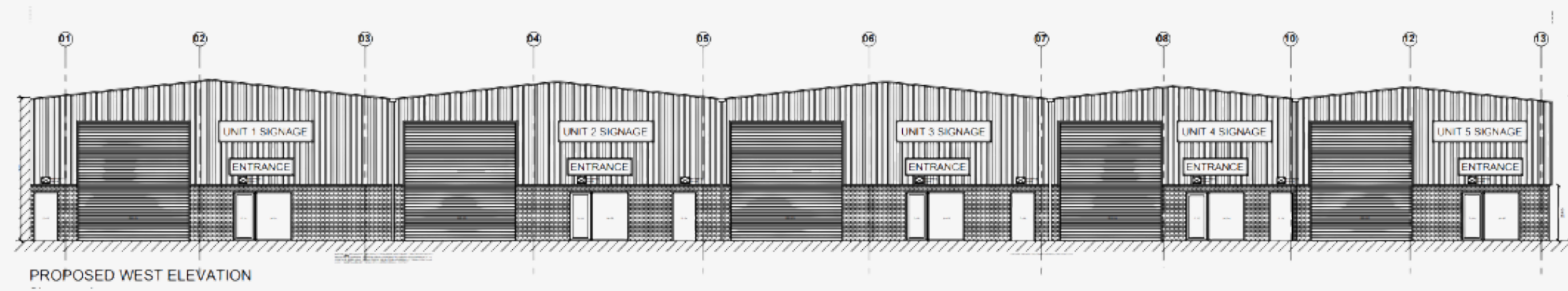
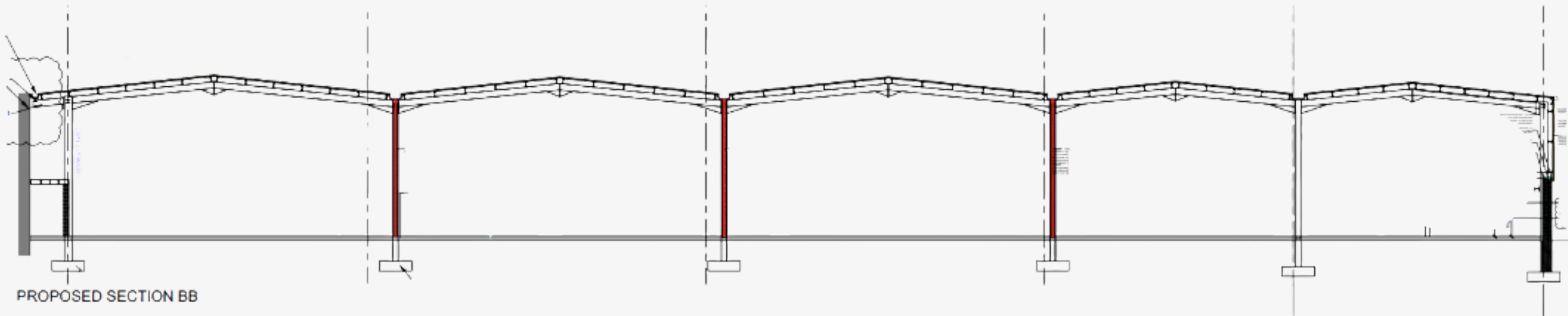
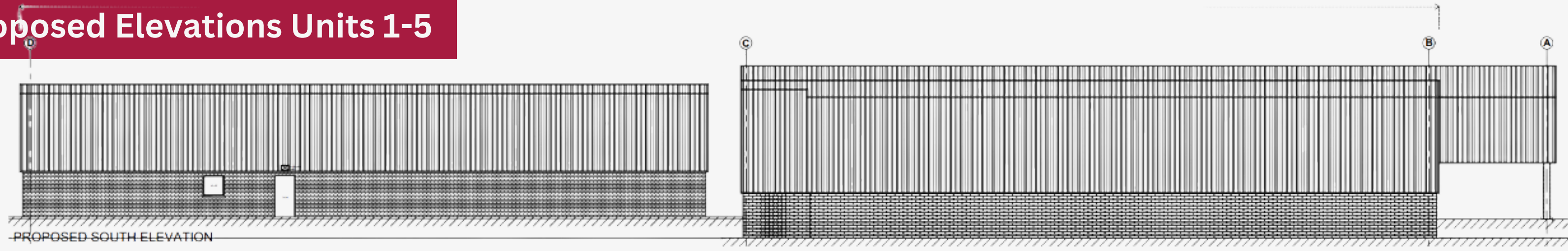
Accommodation

| Unit | Area | Guide Rent |
|------|-------------------|----------------|
| 1 | 538sqm/5,800 sqft | £36,750 + VAT |
| 2 | 538sqm/5,800 sqft | £36,750 + VAT |
| 3 | 538sqm/5,800 sqft | £36,750 + VAT |
| 4 | 404sqm/4,350 sqft | £27,500 + VAT |
| 5 | 404sqm/4,350 sqft | Owner Occupied |
| 6 | 529sqm/5,694 sqft | £36,750 + VAT |
| 7 | 529sqm/5,694 sqft | £36,750 + VAT |

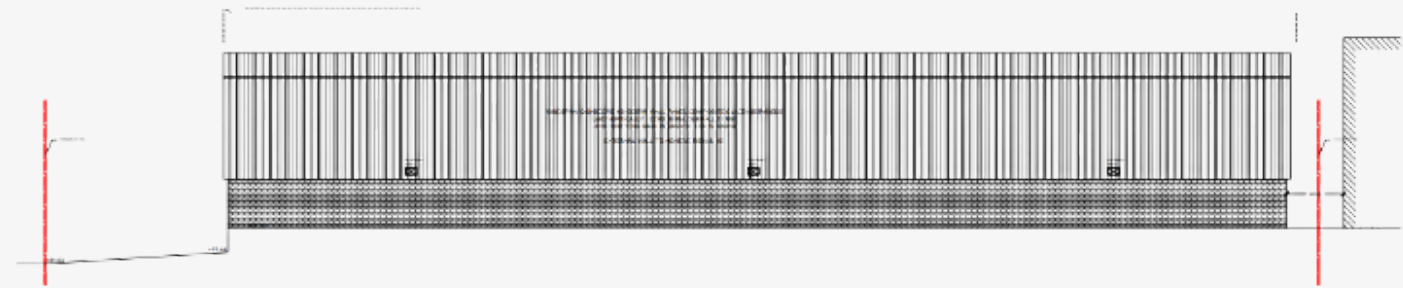
Loughbrook Industrial Estate, Bessbrook, Newry, BT35 7EE



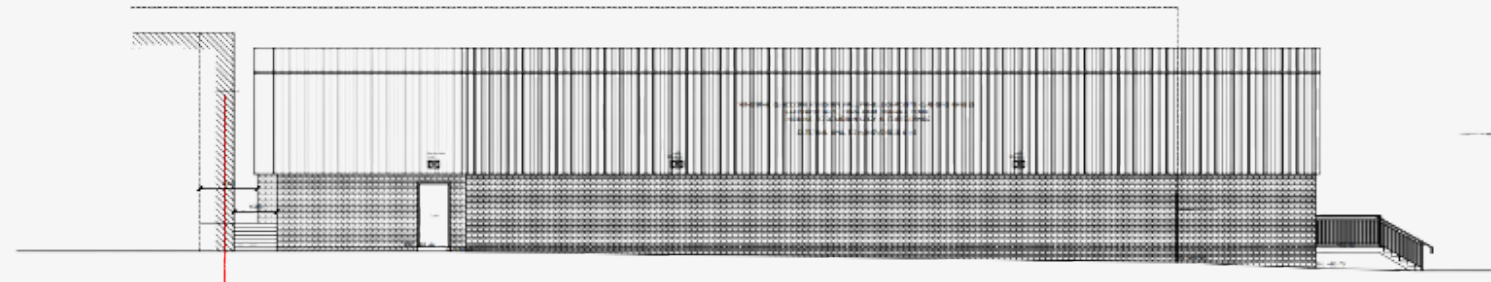
Proposed Elevations Units 1-5



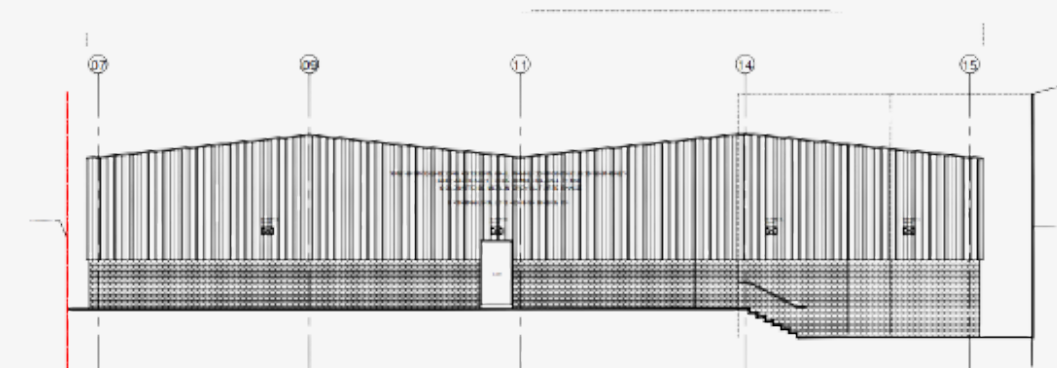
Proposed Elevations Units 6 -7



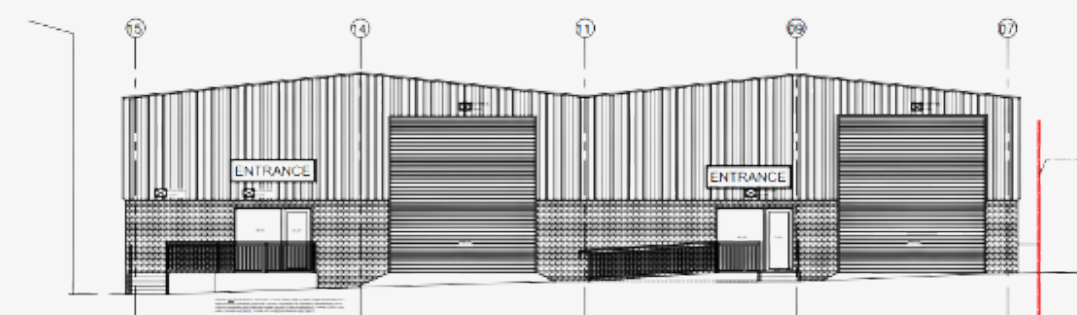
PROPOSED NORTH ELEVATION



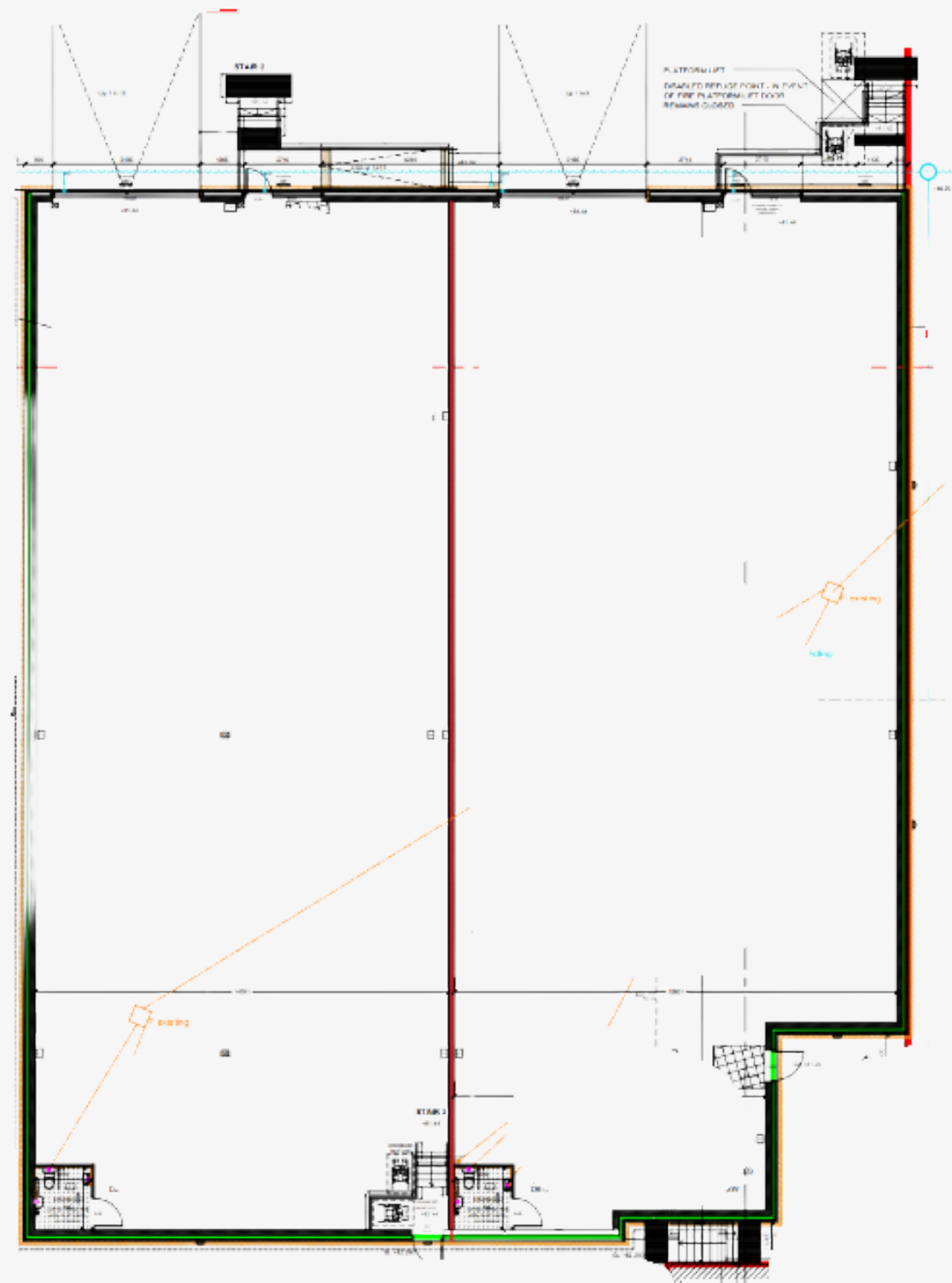
PROPOSED SOUTH ELEVATION



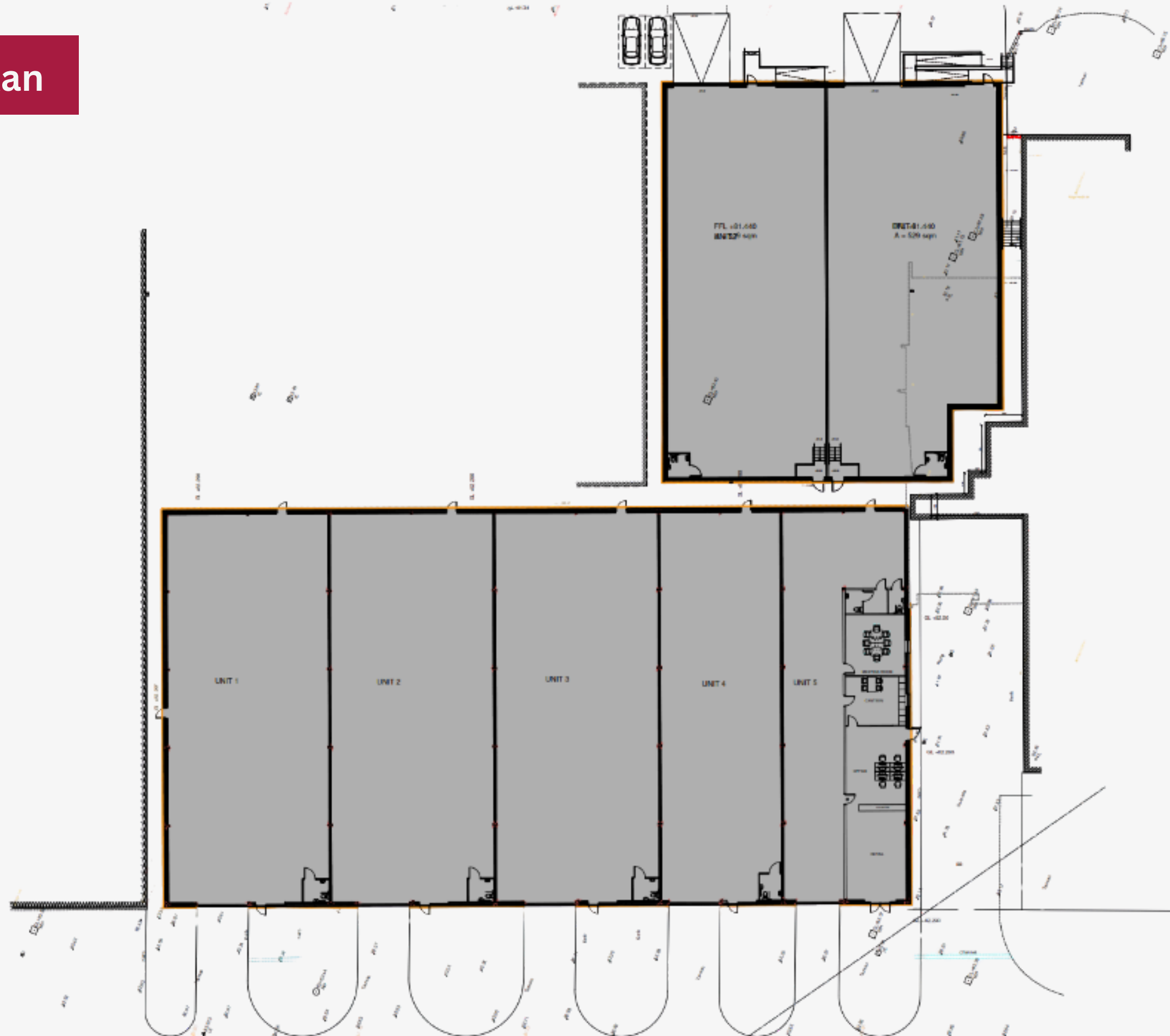
PROPOSED WEST ELEVATION



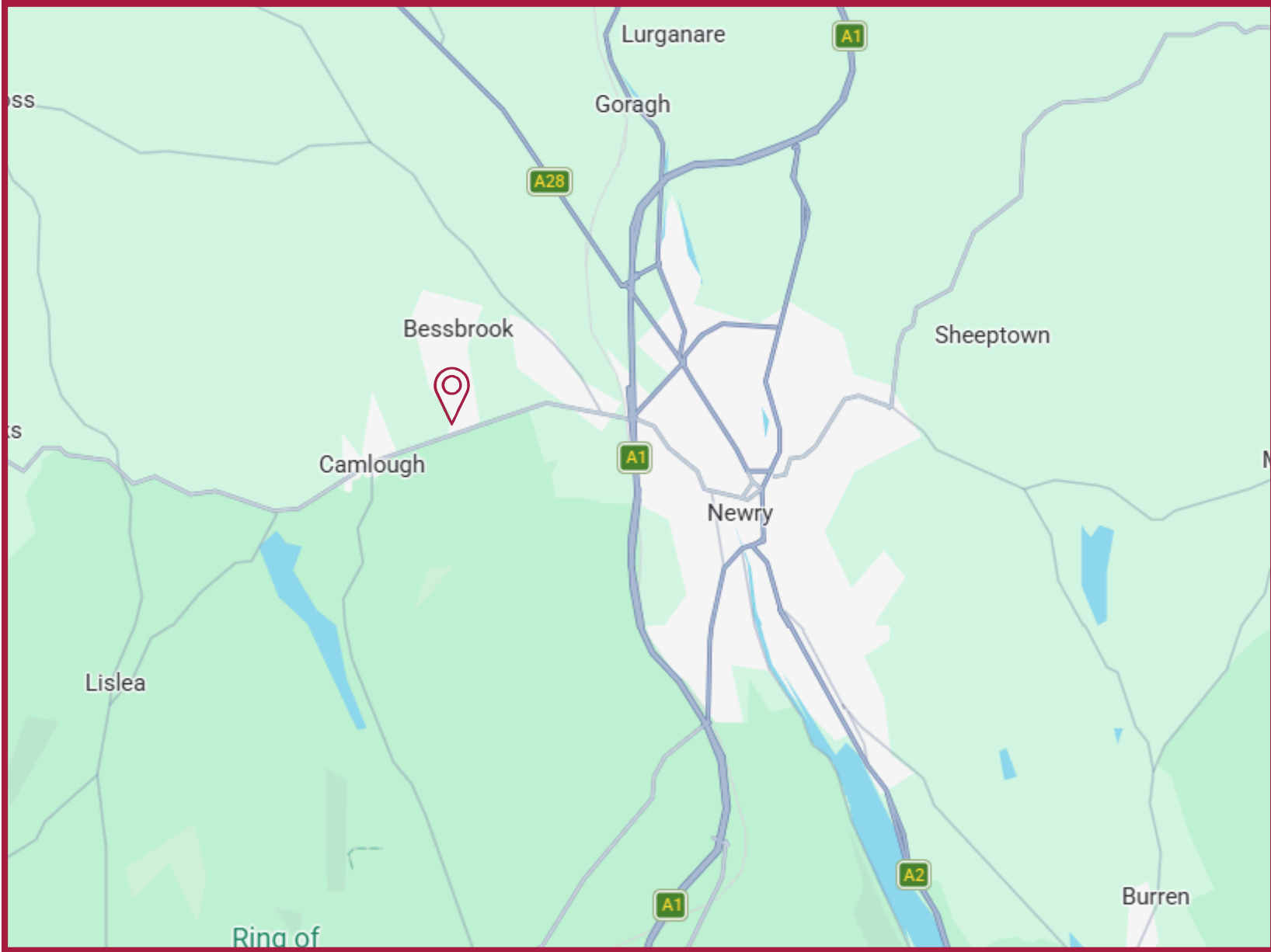
PROPOSED EAST ELEVATION



Proposed Site Plan



LOCATION MAP



New Build Industrial Premises (Unit Sizes Range from 4,350 - 33,130 SQFT GIA)

Loughbrook Industrial Estate

Bessbrook

Newry

BT35 7EE

VAT

Outgoings and prices are exclusive of but may be liable to VAT

NAV

We are verbally advised that the NAV of the property is TBC.
The commercial rate in the pound for 2025/2026 is £0.6007.

EPC

For full details contact the Agent.

FURTHER INFORMATION & VIEWING

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