



**FOR LEASE:**

**MODERN BUSINESS UNIT.**

**GREENBANK INDUSTRIAL ESTATE NEWRY.**

Modern Business Unit located within secure gated accommodation of Southern Group Enterprises, Greenbank Industrial Estate, Newry. The Unit extends to circa 780 square feet gross internal floor area. Currently divided into two spaces, with W.C and Kitchen facilities, it has potential for development into additional Mezzanine floor area. (subject to Statutory Approvals).

Rent: £7200 per annum (£600 per calendar month paid quarterly)

**Description:**

Unit divided internally into two separate spaces, and located within secure compound to at Greenbank..

Well proportioned unit suitable for a variety of uses.

Suspended ceiling with recessed lighting. Carpet.

Serviced by separate Kitchen and W.C.

(Total G.I.F.A circa 780 square feet).

Bespoke car parking.

Electric wall heating.

Potential to convert into one large unit.

**Rent:**

Rent: £7200 per annum (£600 per calendar month paid quarterly)

Rates: T.B.C

Current E.P.C rating:

Certificate Number:

**Viewings:**

Viewings by arrangement.

