



CBRE NI
PART OF THE AFFILIATE NETWORK

028 9043 8555

TO LET INDUSTRIAL WAREHOUSE UNIT

56,000sq ft warehouse

13.6m eaves

3no dock doors

2no level shutter doors

Unit 1A,
Carnbane Business Park,
Newry, BT35 6FY





A1

To Dublin

To Belfast

Prime location off the main A1 Belfast to Dublin economic corridor.

Newry is the fourth largest city in Northern Ireland. The city lies in the most south-easterly part of Northern Ireland and has a population of 27,913 (2021 census).

Newry is uniquely placed between the island's two capital cities, being located on the Belfast to Dublin economic corridor, with direct road access from the A1 dual carriageway located 1.5 miles west of the city centre. The drive time to Dublin is approximately 1 hour to the south, whilst Belfast is 40 minutes to the north.

The subject property is located in the well-established Carnbane Industrial Estate, approximately 0.8 miles from the A1. Nearby occupiers include Water Solutions Ireland, T&T Distributors, Modern Tyres, Haldane Fisher and Lavery Wholesale Fruit & Veg.

[Click here for video link](#)





The subject comprises a warehouse totalling approx. 56,000 sq ft. The warehouse provides an open plan space benefitting from a clearance height of approx. 13.6m and can be accessed via 3no. dock levellers and 2no. level access roller shutters.

The warehouse is finished to provide a smooth screed concrete floor with blockwork walls to the lower elevation with profile metal cladding to the upper eaves. The pitched roof comprises double skin profile sheeting with interspersed translucent panels.

13.6m eaves

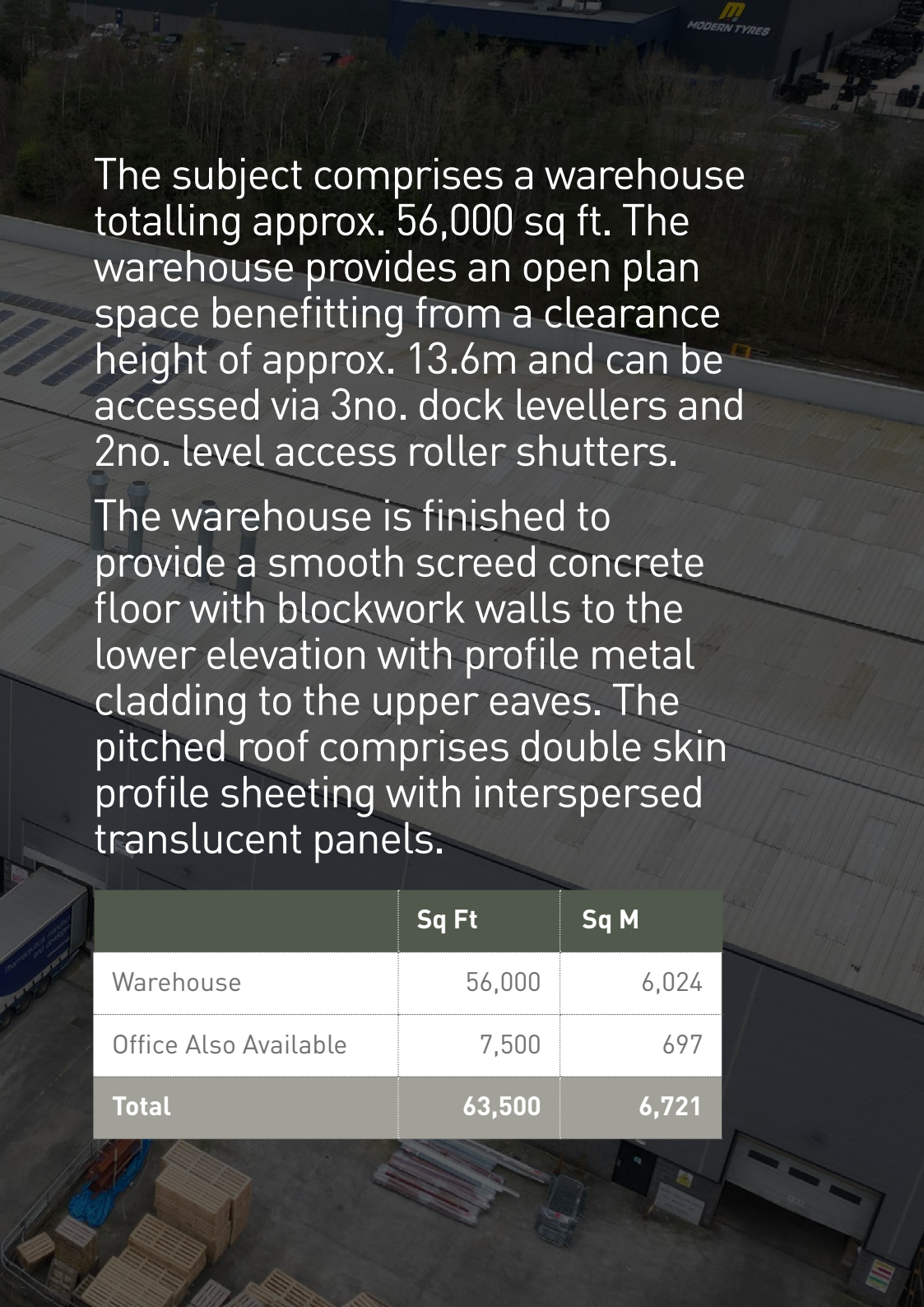
3no dock doors

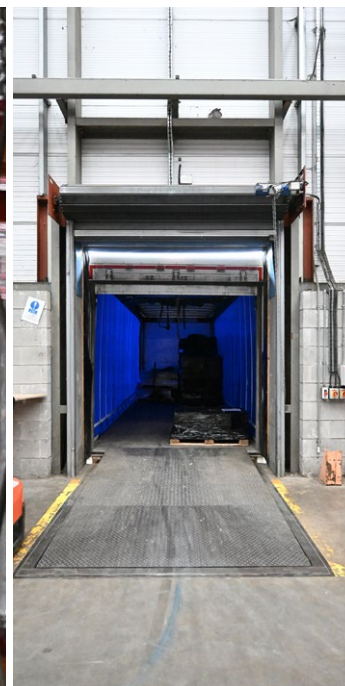
2no level shutter doors

External canopy

Rear yard

	Sq Ft	Sq M
Warehouse	56,000	6,024
Office Also Available	7,500	697
Total	63,500	6,721





RENT

£7.50 per sq ft exclusive.

TERM

10 years

SERVICE CHARGE

A service charge will be levied to cover external repairs and maintenance to common areas

RATEABLE VALUE

We have been advised by Land and Property Services that the estimated rateable value is £192,500. The rate in the £ for 2026/27 is £0.618237, therefore the estimated rates payable for 2026/27 are £119,011.

VAT

All prices quoted are exclusive to VAT which may be chargeable.

EPC

The property benefits from an EPC rating of B43. A copy of the EPC Certificate is available below and can be made available on request.



VIEWING AND FURTHER INFORMATION

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