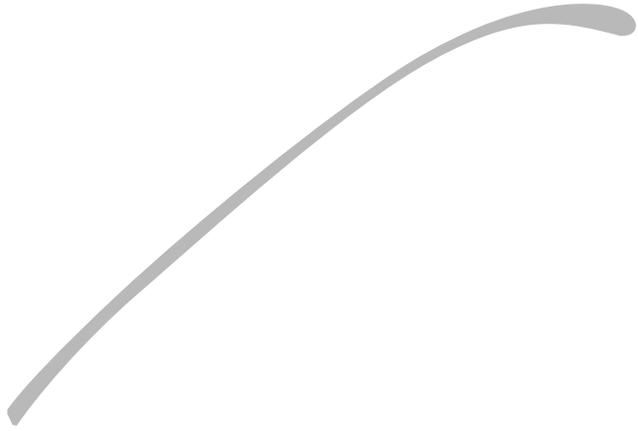
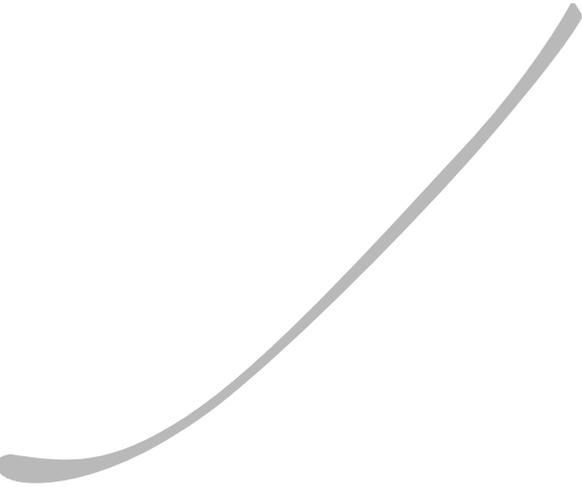


NEWLY DEVELOPED OFFICE/ CLINIC/ RETAIL UNIT

CARNBANE
Business Centre



CARNBANE
Business Centre



WHAT'S ON OFFER

Situated on the ground floor of the Carnbane Business Centre, the subject premises benefits from high ceilings, floor to ceiling window frontage and good natural light. The unit would be ideally suited for a commercial or service type operation including a dentist, optician, clinic, office or public facing trade space.

Carnbane Business Centre is accessed off the A28 Carnbane Roundabout via Sheperds Way and Carnbane Gardens and adjacent to the Newry River. Carnbane Industrial Estate is situated due north and hosts a range of commercial/industrial occupiers including O'Hare & McGovern, Kukoon rugs, Savage & Witten and Haldane & Fisher.

We are delighted to offer these offices with the benefit of shared facilities and services. MJM's prominent roadside location, ample free parking on site and convenience to the main M1 and A1 Carriage ways between Belfast and Dublin, make it the ideal location for businesses on the move.

WHAT'S INCLUDED

- Shell specification unit
- Landlord contribution to fitout to be discussed
- Rent & Insurance
- Conference rooms available
- Fob Access
- Manned Reception
- 24hr Access
- Free Parking

LOCATION

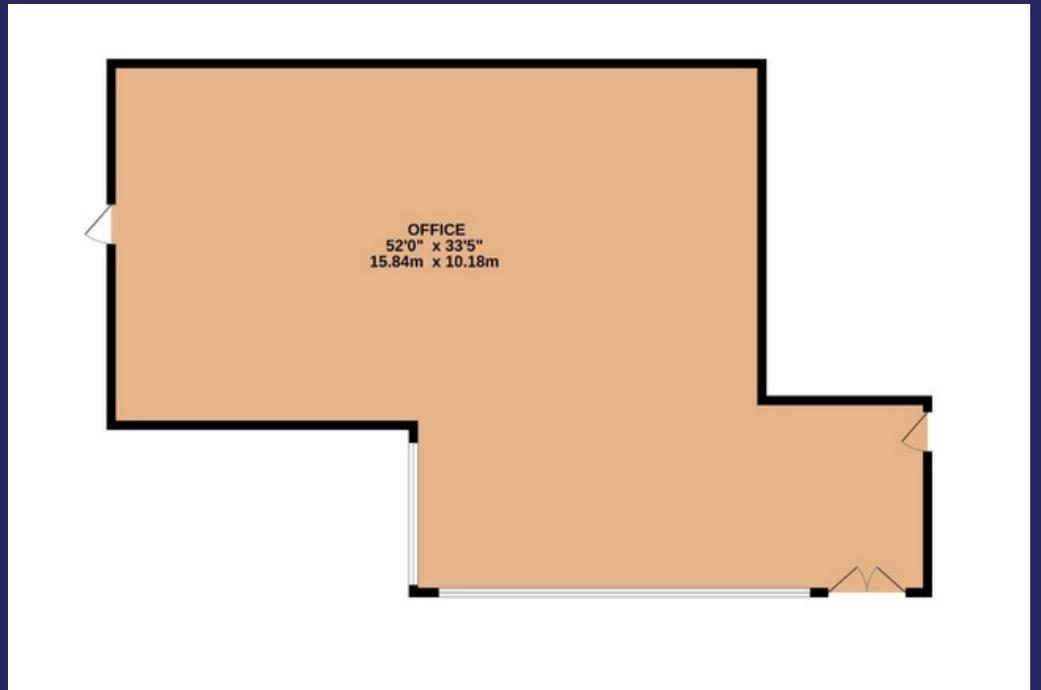
Newry is strategically located at the midpoint of the Belfast - Dublin corridor 34 miles from Belfast and 64 miles from Dublin, both of which are readily accessible by road and rail connections. The city is well served for local amenities with The Quays and Buttercrane Shopping Centres, Damolly Retail Park, Canal Court Hotel and Carnbane Industrial Estate which together create a vibrant retail, manufacturing a service sector hub with a catchment of up to 1.3 million people either side of the border. Carnbane Business Centre is accessed off the A28 Carnbane Roundabout via Sheperds Way and Carnbane Gardens and adjacent to the Newry River. Carnbane Industrial Estate is situated due north and hosts a range of commercial/industrial occupiers including O'Hare & McGovern and Haldane & Fisher. Newry City Centre is approximately 1.5 miles south whilst access to the A1 via A27 junction is immediately west of Sheperds Way.

UNIT 1 - 1309 SQFT

- SHELL SPECIFICATION UNIT
- SUITABLE FOR A VARIETY OF USES
- FULL GLAZED FRONTAGE TO CARPARK
- BENEFIT OF ONSITE SERVICES



CARRIBANE
Business Centre



M1
To Dublin To Belfast





GARMBANE
Business Centre

TERMS

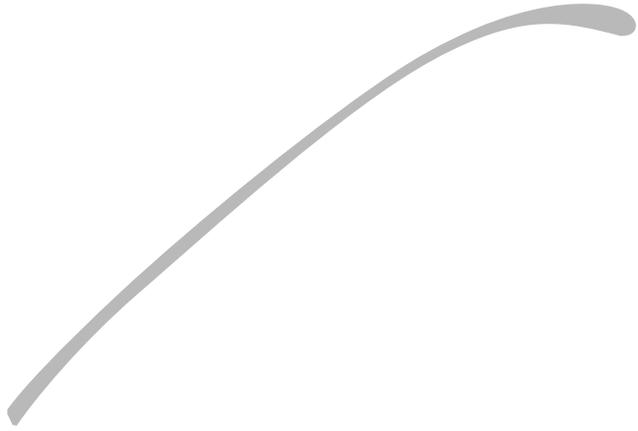
Rent: POA

Deposit: 1 Month Equivalent/Rent paid monthly in advance

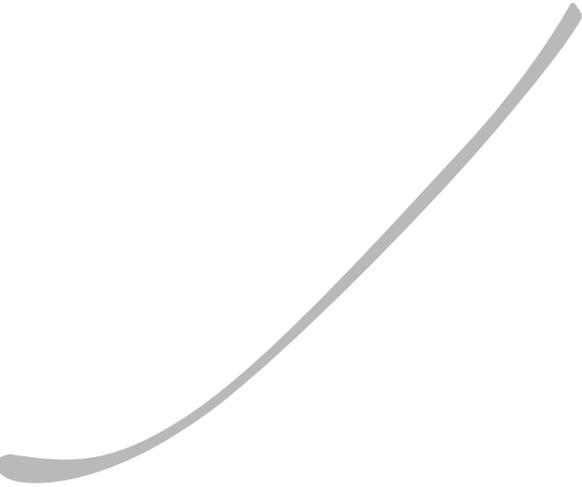
Term: Negotiable

Note: Tenant responsible for rates, together with all other normal tenant outgoings.





CARNBANE
Business Centre



CARNBANE

Business Centre

FURTHER INFORMATION

Inspection of the site is strictly by private appointment. For further information please contact:



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Stephen Gray
Commercial Property Executive
T: 028 300 50633
E: stephen.gray@bradleyni.com

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