



To Let

High Specification Office Accommodation
Carnbane Business Centre, Newry BT35 6QH

**Riddell
McKibbin**

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SUMMARY

- High Specification Category A Office Accommodation
- Available on a range of flexible terms
- Offices from 500 sq ft to 6,000 sq ft
- On site car 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.

DESCRIPTION

Carnbane Business Centre has been extensively developed over the last 10 years to provide a prime industrial, manufacturing and logistics hub with high specification office accommodation, on site café and extensive on-site car parking.

The offices are finished to the following specification:

- Raised access floors
- Air Conditioning
- CAT 6A cabling
- Suspended ceiling with Highly Efficient LED Lighting
- Carpet floor covering

Carnbane Business Centre has excellent connectivity with dedicated 2n.r. dedicated 1GB lines from two separate providers.

ACCOMMODATION

There are a range of office suites available to suite a range of requirements. Please contact the letting agent for available space information and associated plans.

RENT

Office suites are available on a traditional, managed or serviced basis. Rental packages can be tailored to the appropriate occupational requirements of each interested party.

Co-Working packages are also available upon request.

EPC

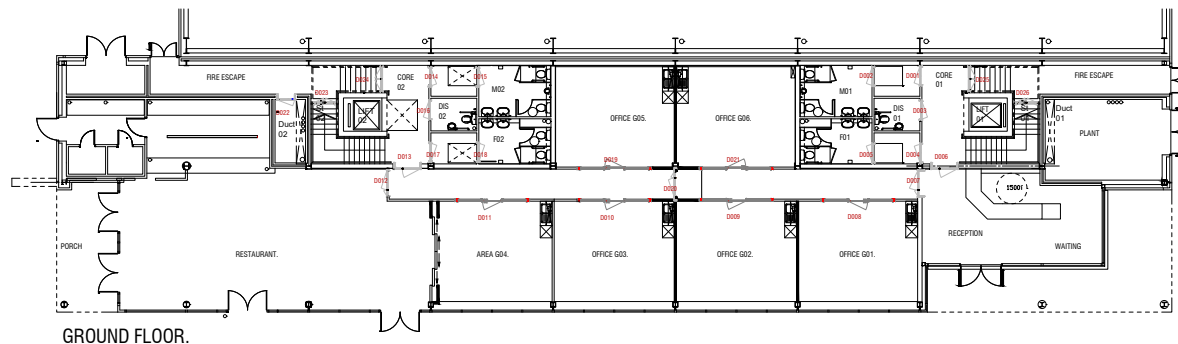
C68 - A copy of the EPC is available upon request.



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FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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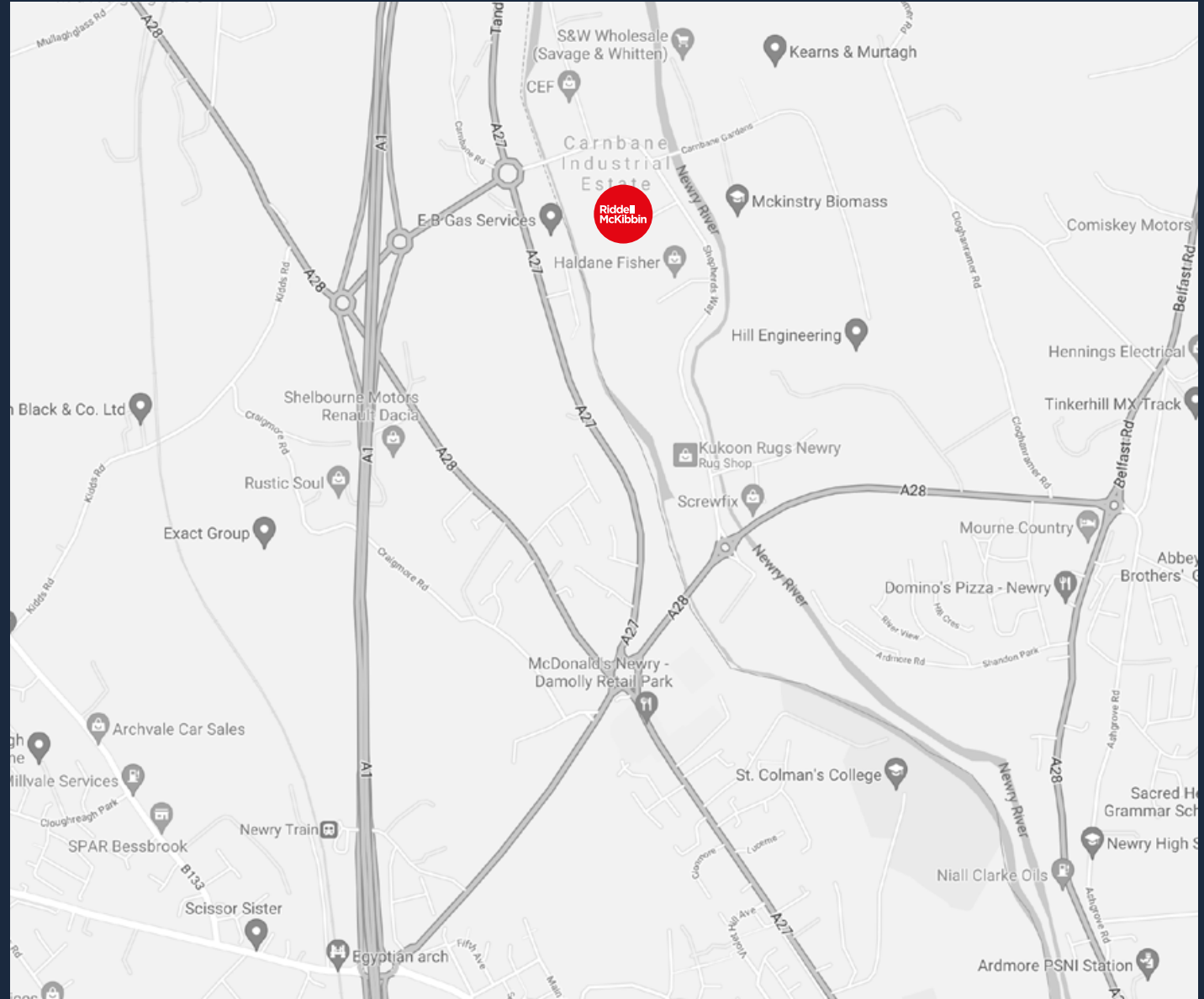
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