



CARRICKBRACKEN BUSINESS CENTRE

121 CAMLOUGH ROAD, NEWRY, BT35 7JR



Bradley



Whats on offer?

- Secure and Self Contained
- Gated Site
- Air Conditioning
- GFI
- Dedicated Comms Room
- Furniture Included
- Data Trunking
- Raised Access Flooring
- Suspended Ceilings with Recessed Lighting
- Carpet Flooring
- Board Room with Adjoring Kitchen
- 24hr Access
- Ample Parking
- Staff Kitchen/ Canteen
- Cleaning Store with Cleaner's Sink
- Electric Roller Shutter
- Garage Door

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Carrickbracken Business Centre

121 Camlough Road
Camlough, Newry, BT35 7JR

£30,000 Per Annum

121 Camlough Road

Camlough, Newry, BT35 7JR



CARRICKBRACKEN BUSINESS CENTRE

DESCRIPTION

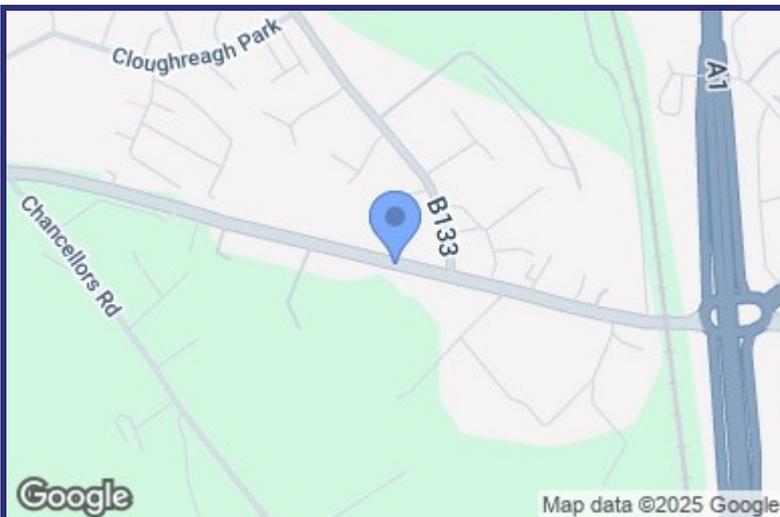
SUMMARY

LOCATION

SPECIFICATION

LEASE TERMS

FURTHER INFORMATION



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC | |



TERMS

The Property is being offered To Let with the benefit of its existing commercial use planning.

Rent: POA (Paid Monthly in Advance)

Deposit: 9 Months Equivalent

Term: Negotiable

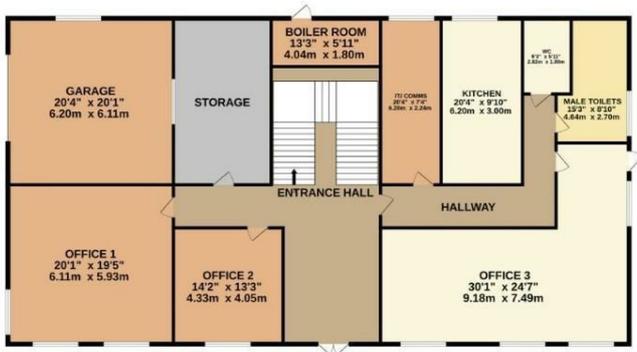
Note: Tenant responsible for rates, together with all other normal tenant outgoings on a FRI basis.





Floor Plan

GROUND FLOOR
2995 sq.ft. (278.3 sq.m.) approx.



1ST FLOOR
2995 sq.ft. (278.3 sq.m.) approx.



TOTAL FLOOR AREA : 5990 sq.ft. (556.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bradley
www.bradleyni.com

We look forward to working with you...



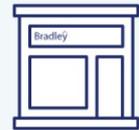
We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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