



## CARRICKBRACKEN BUSINESS CENTRE

121 CAMLOUGH ROAD, NEWRY, BT35 7JR



### Whats on offer?

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

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

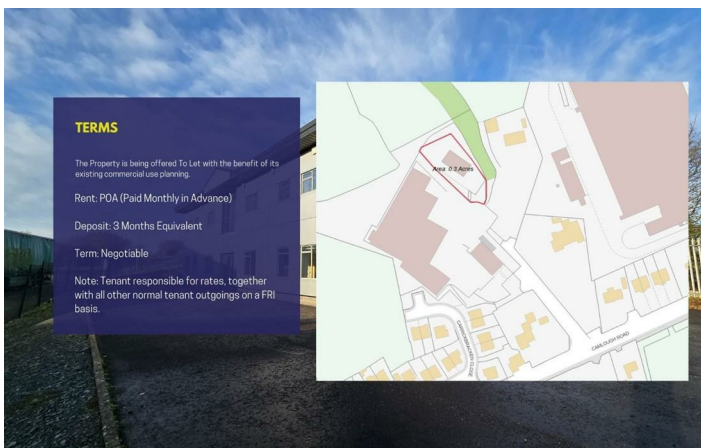
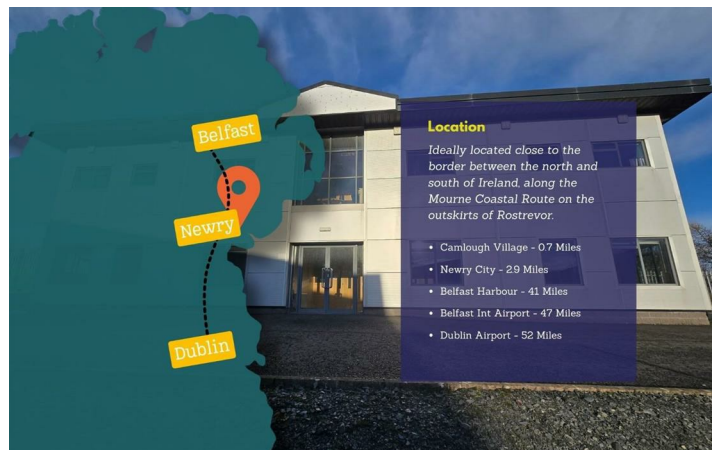
FURTHER INFORMATION



Energy Efficiency Rating

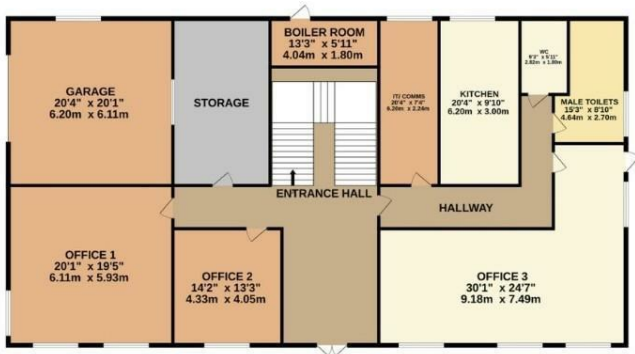
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	



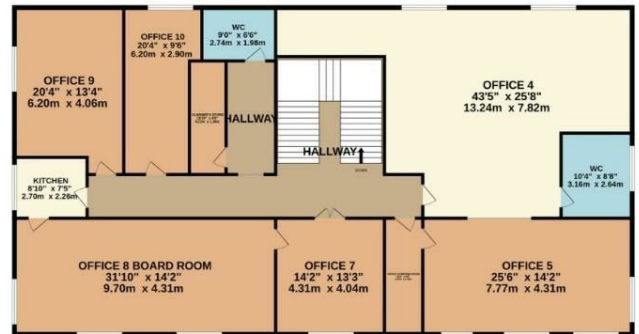


## Floor Plan

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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