



CARNBANE
Business Centre



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Business Centre



WHAT'S ON OFFER

Carnbane Business Park is one of Newry's longest established Business, manufacturing and logistics hubs. Situated on the edge of Newry City, This business park is ideally situated both a one hour drive from both Newry and Dublin.

Carnbane Business Park 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

- Serviced reception
- Electric
- Heating
- Broadband
- Aircon
- Lift maintenance
- Cleaning of common areas
- Furniture
- Rent & Insurance
- High Speed Broadband
- Raised Access Flooring
- Cat 5 Cabling
- Suspending ceiling with recess LED lighting
- Carpet floor tiles
- Conference rooms available
- Fob Access Control
- 24 Hour 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 vias 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.

M1
To Dublin To Belfast





GAZPROM
ENERGY
SERVICES

OFFICE 1 - 1692 SQFT

- OPEN PLAN OFFICE
- 2 NO. PRIVATE MEETING ROOMS
- KITCHEN/ BREAKOUT AREA
- BALCONY/ TERRACE



CARRIBANE
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OFFICE 2 - 1357 SQFT

- OPEN PLAN OFFICE
- 1 NO. PRIVATE MEETING ROOM
- KITCHEN/ BREAKOUT AREA
- COMMS ROOM

World



Business Center

CARRIBANE



OFFICE 3 - 311 SQFT

- OPEN PLAN OFFICE
- KITCHENETTE
- COMMS BOX



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OFFICE 4 - 326 SQFT

• OPEN PLAN OFFICE



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TERMS

Rent: POA

Office 2 - 1,692 SqFt

Office 3 - 311 SqFt

Office 4 - 328 SqFt

Office 5 - 1,357 SqFt

Office 6 - 326 SqFt

Deposit: 1 Month Equivalent/Rent paid monthly in advance

Term: Negotiable

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





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FURTHER INFORMATION

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



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