

Office 4, Carnbane Business Centre



## Carnbane Business Centre Carnbane Business Park

, Newry, BT35 6QH

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GRADE A FULLY SERVICED OFFICES

WHAT'S ON OFFER

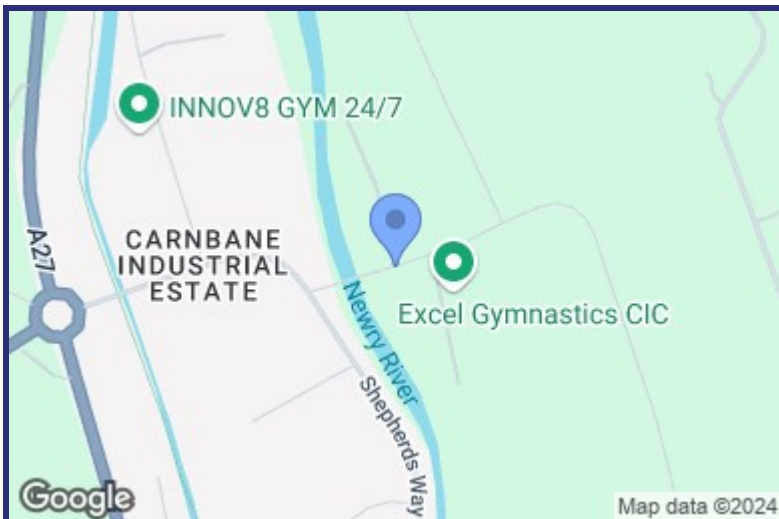
OFFICE SPECIFICATION

WHAT'S INCLUDED

LOCATION

LEASE TERMS

FURTHER INFORMATION



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



**LEASE 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.

**Bradley**  
www.bradleyni.com

**Location**

- Newry City - 2.9 Miles
- Belfast Harbour - 98.7 Miles
- Belfast Int Airport - 39.9 Miles
- Dublin Airport - 62.7 Miles

**Bradley**  
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**CARNBANE**  
*Business Centre*

**FURTHER INFORMATION**

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

**Bradley**  
www.bradleyni.com

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**Stephen Gray**  
Commercial Property Executive  
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With multiple offices and a leading marketing team, we will make sure that you get the very best result.

**Newry:**

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**Rostrevor:**

14 Bridge Street, Rostrevor, Co.Down, BT34 3BG  
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**Belfast:**

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