

TO LET



High specification, own door office accommodation from c. 807 sq. ft. to 5,489 sq. ft. located on a self contained site with generous dedicated car parking

**CARRICKBRACKAN BUSINESS PARK,  
121 CAMLOUGH ROAD, NEWRY BT35 7JR**

- Highly accessible location, in close proximity to the A1, Belfast to Dublin corridor
- High specification office accommodation on a secure site
- Dedicated on site car parking
- Subdivision of space may be considered
- Immediate availability

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**Lisney**

OFFICE

## Location

Newry occupies a strategic location between Belfast and Dublin and is situated c. 37 miles to the south west of Belfast. The subject property is located in a highly accessible location approximately 1 mile from the A1, Belfast to Dublin carriageway providing ease of access to both the local and Republic of Ireland market.

## Description

The subject property comprises c. 5,489 sq. ft. of high specification, own door office accommodation arranged over two standalone buildings. The buildings are situated on a secure, self contained site c. 2.10 acres which is secured with metal palisade fencing and CCTV units.

Office building 1 is a modern, two storey office building of c. 4,682 sq. ft. and comprises a mix of private offices, meeting rooms, staff areas and a boardroom. Office building 2 (adjoining Unit 5 on the site plan set out below) is a single storey building that has recently been extensively refurbished and finished to a high specification throughout. Generous on site car parking is provided on site.

## Accommodation

Office building 1 – Net Internal Area – 435 sq. m./ 4,682 sq. ft.

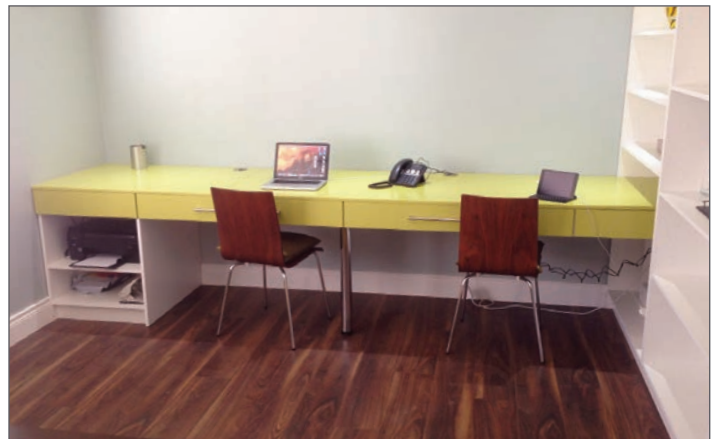
Office building 2 – Net Internal Area – 75 sq. m. / 807 sq. ft.

Total Net Internal Area - 510 sq. m. /5,489 sq. ft.

### Office building 1



### Office building 2



## Lease Terms

Rent – Office building 1 - £35,000 per annum excl  
Office building 2 - £15,000 per annum excl

Term – subject to negotiation

The space will be offered on effectively Full Repairing and Insuring Terms via recovery of a service charge.

## Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, buildings insurance, security and upkeep of common areas. Current service charge estimate TBC.

## Energy Performance Certificate (EPC)

Office building 1 has an energy rating of C71 while office building 2 has an energy rating of D80. Full certificates can be made available upon request.

## Rates

The payment of business rates will be the responsibility of the tenant.

Rates liability for the 2015/16 rate year TBC

## VAT

All prices and outgoings are exclusive of but may be liable to VAT

