

Commercial (EPC Rating:)

1A THE SQUARE, ROYAL HILLSBOROUGH, BT26 6AG

Per month

£1,200 Per



0 Bedroom Commercial located in Royal Hillsborough

Owl & Ash Lettings are delighted to bring to the market this impressive top floor commercial office space, ideally positioned at 1 The Square, Royal Hillsborough. Occupying a prime location at the head of the village's prestigious Main Street, this property offers a fantastic opportunity for businesses seeking a professional base in one of Northern Ireland's most desirable commercial settings.

The office itself is a bright and spacious open plan area, thoughtfully designed to create a comfortable and productive working environment. Large Velux windows allow natural light throughout the space, giving the office an airy and welcoming feel throughout the day. The elevated top floor position also provides a quiet and private atmosphere, ideal for focused business use.


A particularly rare feature for a Main Street property is the benefit of rear access parking suitable for a small vehicle, offering valuable convenience for tenants or business owners. With cafés, boutiques and well established local businesses all on your doorstep, the location combines charm, visibility and practicality in equal measure.



Council Tax Band

Northern Ireland

Energy Performance Graph

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	

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.