



Downshire
Estate Agents

Downshire Estate Agents
15 Main Street
Hillsborough
BT26 6AE
02892 683762



TO LET

Prime serviced co-working
Studios

From **£400** per month

(Includes rates, heating, electricity, & high Speed
WiFi)

23 Lisburn Road
Royal Hillsborough
Co Down
BT26 6AA

Viewing strictly by appointment only.

TO LET – Workspace studios @ 23 Lisburn Road, Royal Hillsborough, BT26 6AA.

23LR Workspace and Studios offer a community where inspiration, collaboration and growth thrive in a vibrant atmosphere, allowing budding entrepreneurs, start-ups, service providers and educators a variety of workspace solutions tailored to suit either hybrid, specific or organic business needs for both teams and individuals.

Redefining the working environment this innovative and creative style of business solution focuses on providing comfortable, affordable spaces to support and fuel the growth of start-ups, sole traders, and small businesses, whilst embracing the need to provide an easily adaptable growth model allowing each individual business to evolve and follow its own unique path.

Location:

The beautiful Georgian village of Royal Hillsborough, famous for its royal residence, award winning bars and restaurants, artisan cafes and coffee shops, offers ease of access to main arterial road networks including the A1 to the south, and Dublin and the M1 to Belfast and the West.

- Belfast international airport is approx. 40 mins.
- Belfast City Airport is approx. 30 mins.
- Dublin Airport is approx. 80 mins.

The Studios:

Flexible, multi-purpose heated units extending to 160sq ft with individual addresses and own door access, suitable for a variety of uses including but not limited to, offices, treatments/healing rooms, tutoring, recording studios, design etc.

These eco-friendly re-purposed units require no maintenance and offer financial peace of mind with one inclusive bill designed to mitigate the complexities and financial risks of variable property costs, allowing budding entrepreneurs to concentrate on creating and growing their business.

From **£400 per month inclusive of:**

- Heating.
- Electricity.
- Rates.
- High Speed Wifi.
- Toilet and shower facilities.
- Breakout/relaxation area.
- Cleaning of shared facilities.

Additional features Include:

- On-site Café.
- On-site Gym.
- 24/7 Access.
- CCTV & alarm on main building.
- Within walking distance of local amenities, and public transport links.



Lease Details:

Minimum 3-month contract/1 month deposit.

‘Flexible work space is a powerful part of workplace strategy.’

A Cushman & Wakefield Global workplace survey found that flexible offices are an important component of the workplace ecosystem and are redefining our world of work for the future.

(Cushman & Wakefield in partnership with WeWork Sept 16 2022).

Additional solution spaces and services available at 23LR to elevate your work:

Embrace flexible work solutions or combine remote with office space as and when its needed, creating community and experiences for both individuals and larger organisations.

Hot Desks:

- Choose between a chilled out café vibe or the quieter main shared workspace.
- Flexible rates for half day or full day with the option to top up if you need to stay a bit longer.
- Weekly rates available, with free tea and coffee and discounted members rates on other onsite facilities.

Meeting Rooms & Event Space:

Innovative technology available offering ClickShare interactive screen and advanced audiovisual capabilities to ensure your event runs smoothly and engages your audience effectively.

Meeting Rooms:

Modern and versatile meeting rooms designed to facilitate productivity and collaboration. Whether you are hosting client meetings, interviews, team brainstorming sessions or important presentations, this is the perfect environment to make an impact.

Event Space:

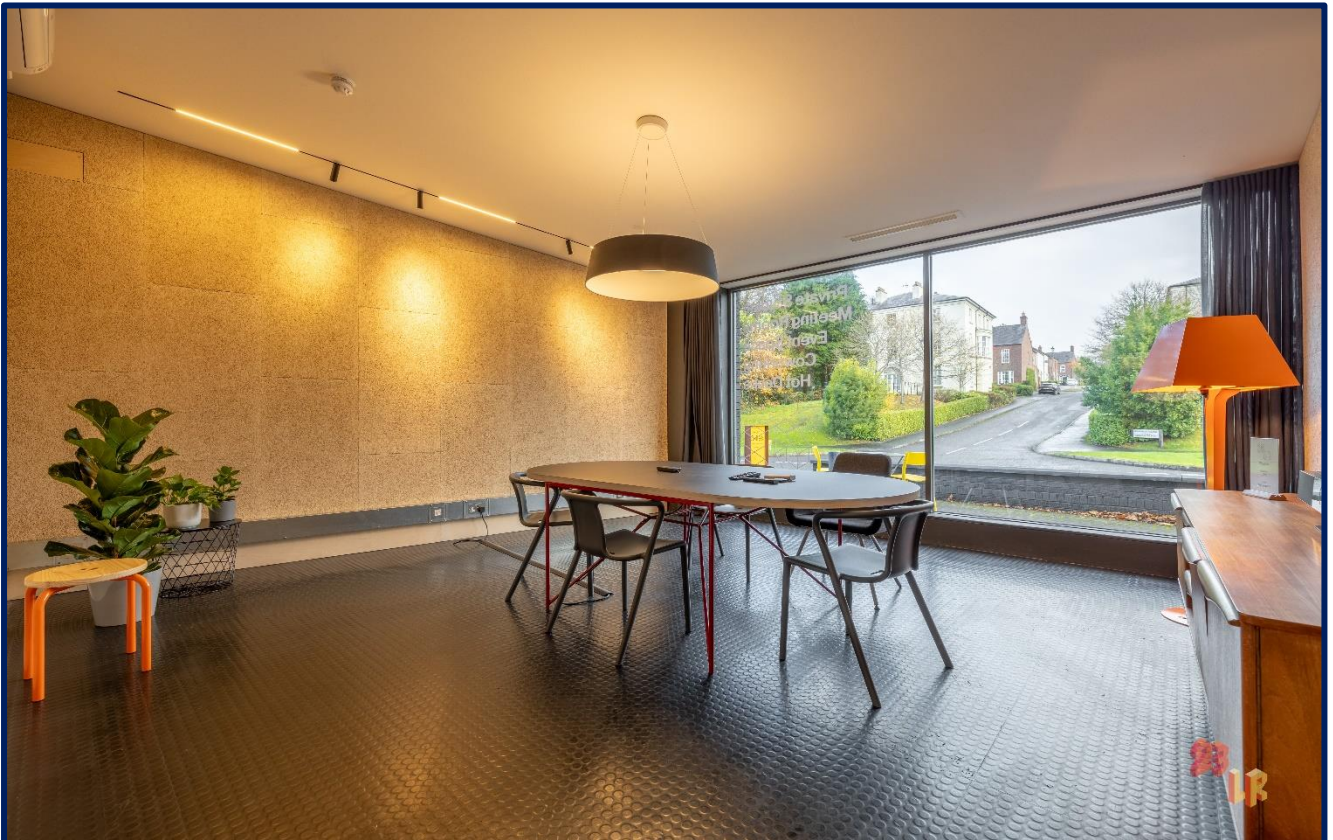
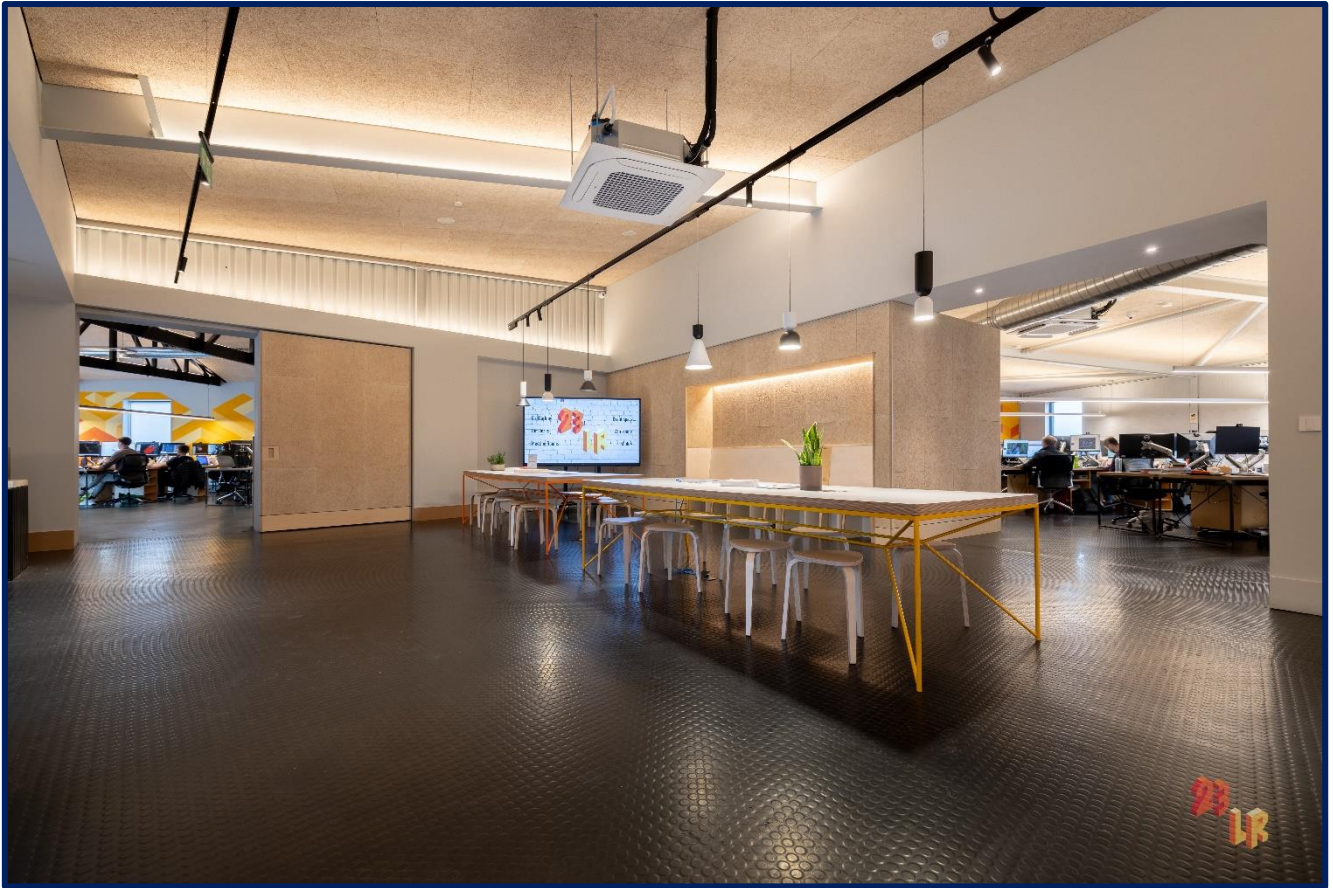
From corporate gatherings to social workshops this unique cutting edge event space sets the stage, whether it's a product launch, a networking event or workshop, the striking contemporary design and stylish decor provides the perfect blend of functionality, sophisticated ambiance, and personalised support.

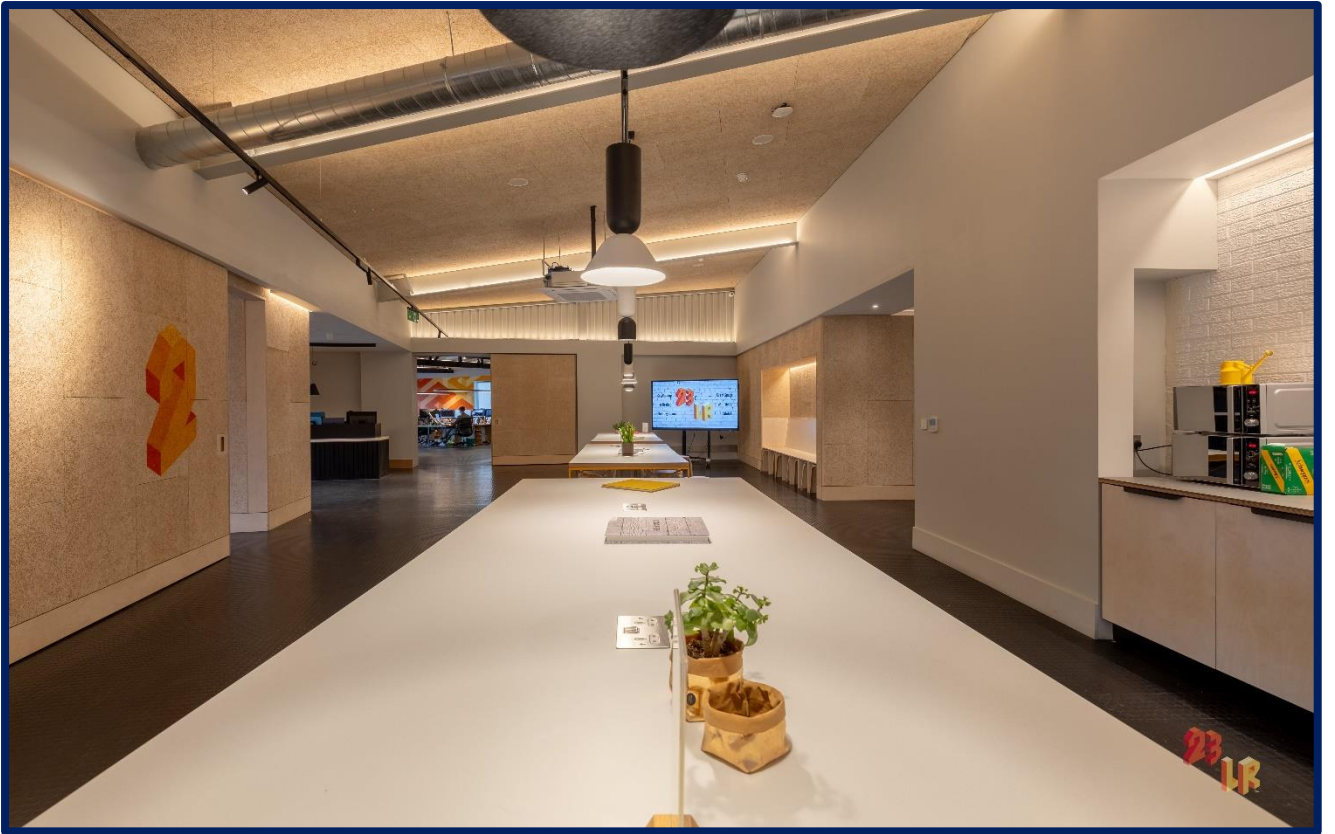
Virtual Office:

Professional and prestigious postal address with mail and package handling service.

- Hot desking at a discounted rate.
- Onsite meeting room facilities.

Be part of a supportive and collaborative environment that fosters growth and success and take the next step in growing your business.







Viewing Details / Further Information:

For further information or to arrange a tour of the 23LR collaborative work space solutions.

- Tel.02892 683762
- Email. Info@Downshireestateagents.co.uk

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