



**1 Bed  
Office  
located in**



**66 Main Street**  
**Ballygawley**  
**BT70 2HE**



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**£363 Per Month**

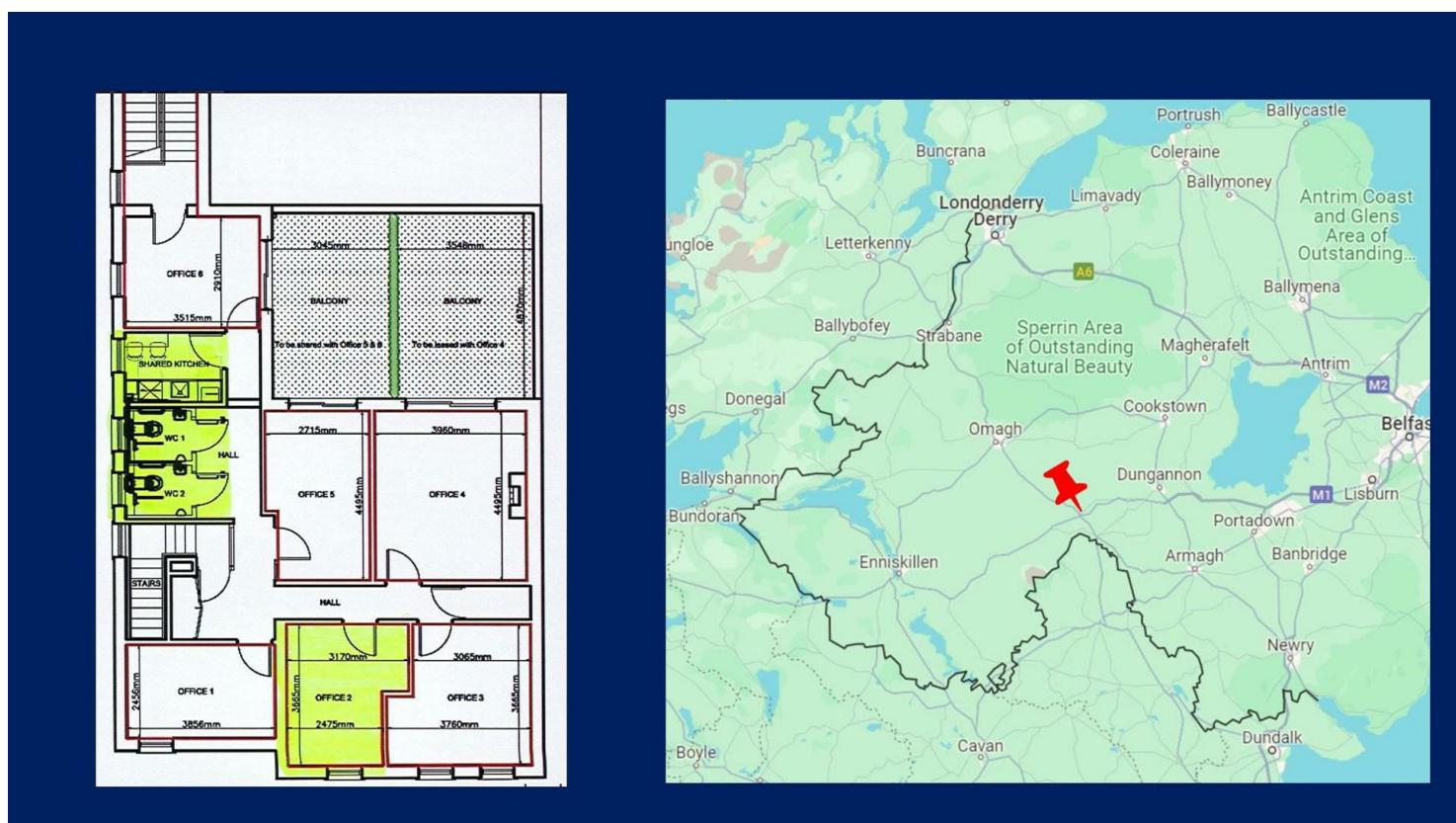
Nestled in the heart of Ballygawley, 66 Main Street presents an exceptional opportunity for those seeking a modern office space. The property offers self-contained office units that are ready for immediate occupation.

The office features a well-designed layout, ensuring a comfortable and efficient working environment. With a front door intercom system, security and accessibility are prioritised, allowing for ease of entry. The communal kitchen area and bathroom facilities provide added convenience for both you and your clients.

One of the standout features of this office unit is the inclusive rent, which covers essential utilities such as electricity, heating, rates, and broadband. This all-in-one package simplifies your budgeting and allows you to focus on your business without the worry of additional costs.

Whether you are a freelancer, a small business owner, or looking to establish a professional presence in Ballygawley, this office space offers the perfect blend of modern amenities and a prime location. Do not miss the chance to secure these fantastic office units that are ready to support your professional endeavours.





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>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

## DIRECTIONS

## CONTACT

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