84a High Street
Bangor, BT20 5BA

Per Month £400 Per Month

VICTORIA PINKERTON

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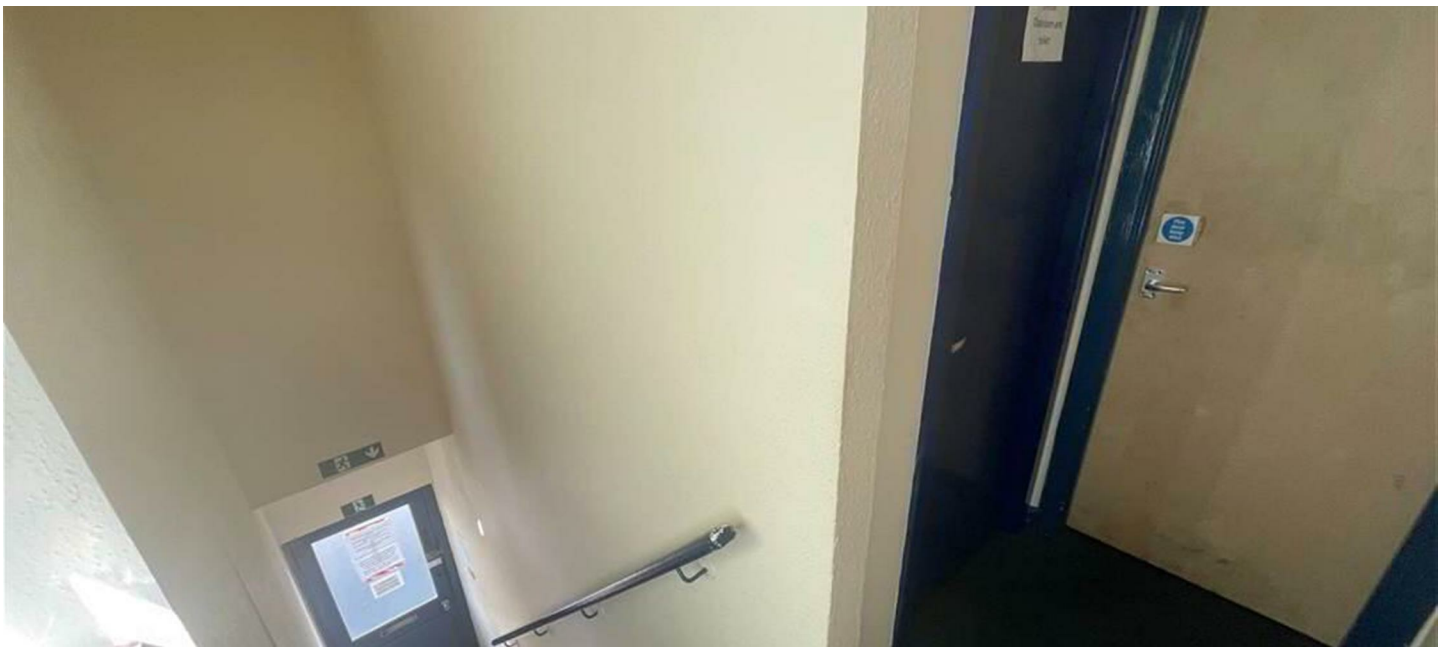
A well-presented first-floor office suite in a prime location on Bangor High Street, benefitting from excellent visibility and proximity to a wide range of local amenities.

The premises comprise a spacious open-plan office area, ideal for accommodating multiple desks or a collaborative working environment, alongside a smaller private office overlooking High Street – perfect for meetings, consultations, or managerial use. The property also includes a toilet and cloakroom, adding convenience for staff and visitors.

Available to let from 1st November 2025, the space would be well suited for a variety of professional or creative uses, including:

Professional office base – solicitors, accountants, architects, or consultants.
Creative or design studio – graphic designers, marketing agencies, photographers.
Therapy or wellness space – counsellors, beauty therapists, or holistic practitioners (subject to any necessary consents).
Remote team hub – for businesses seeking a central, well-connected location.

Located in the heart of Bangor's bustling High Street, the property offers easy access to public transport links, nearby parking, and an abundance of shops, cafés, and services – ensuring a convenient and appealing setting for both staff and clients.



PROPERTY FEATURES

- Prime Bangor High Street location with excellent visibility and close to shops, cafés, and transport links.
- Available from 1st November 2025 on a to-let basis.
- Spacious open-plan office plus a private office overlooking High Street.
- Suitable for a range of uses, including professional offices, creative studios, or therapy spaces (subject to consents).
- Toilet and cloakroom facilities for staff and visitor convenience.
- Ideal central hub for remote teams or small businesses seeking a well-connected base.

PROPERTY MEASUREMENTS

Main Office Area 19'10" x 15'2"

Range of cupboards, sink unit

Office 2 14'9" x 10'2"

views overlooking High Stree

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Rates - NAV understood to be approx. £3,550 per annum

Directions

High Street, Bangor

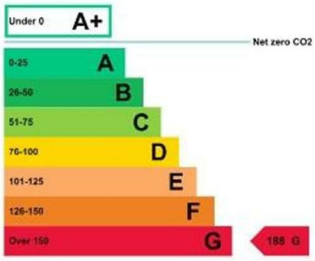
Property type	B1 Offices and Workshop businesses
Total floor area	58 square metres

Energy rating and score

This property's energy rating is G.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built 35 B

If typical of the existing stock 92 D

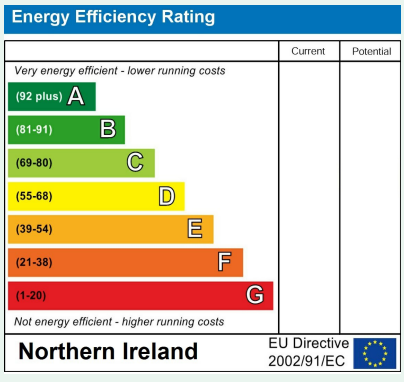
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing solar water heating.	Low
Roof is poorly insulated. Install or improve insulation of roof.	Medium

Energy Efficiency Rating

The rating for this property is:



* For your information: The UK average rating is 'E50'.

WHAT3WORDS: word.word.word

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028 9140 4100

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