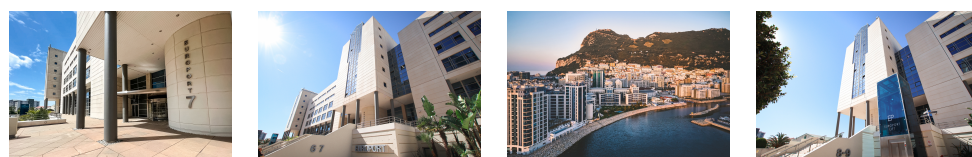


COMM566  
Available

## EUROPORT

**POA**



Prime Office Space Available in Europort Office Complex  
The Europort Office Complex, completed in the early 1990s, is a landmark commercial development that dominates Gibraltar's waterfront. Boasting a modern architectural design, it offers expansive open spaces with breathtaking views of the Bay of Gibraltar and the Strait. Its strategic location—close to the town center and border—combined with a wide range of amenities, makes it an ideal working environment for businesses seeking both convenience and prestige.  
Office Suite Available for Lease  
• Size: Approx. 526m<sup>2</sup>  
• Location: 4th Floor  
• Availability: Ready for immediate occupation  
• Lease Term: 10 years  
• Break Clause: 5 years (with 12 months' notice)  
• Deposit: 3 months' rent  
• Surety Required  
• Utilities: Electricity and cooling are metered and invoiced monthly  
• Annual Rental Adjustment: 2% or cost of living index, whichever is greater  
• Market Rent Review: Every three years (upwards only)  
Viewing is highly recommended—an exceptional opportunity to secure a prestigious office space in one of Gibraltar's most sought-after commercial locations.

<b>Interior Size:</b>	526m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	N/A	<b>Rates:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Furnishing:</b>	Unfurnished	<b>Price per sqm:</b>	£0

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

✉ info@bmigroup.gi ☎ (+350) 200 51010

[www.bmigroup.gi](http://www.bmigroup.gi)