

COMM568  
Available

## EUROPORT

**POA**



### FEATURES

- Air conditioning
- Kitchen Facilities
- Ladies & Gents WC

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. 40m<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>	40m <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

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