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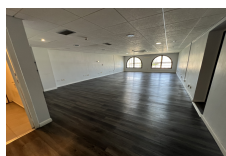
## MARINA BAY

**£330,000/ £2,750 pcm**



### FEATURES

- Air conditioning
- Shared WC
- Lifts
- In good condition



FOR SALE OR RENT - office suite of approximately 80m<sup>2</sup> located in the popular Marina Bay area next to the World Trade Center and Ocean Village Marina. Only 10 minutes' walk to the Spanish Border, International Airport and town centre. Includes fitted kitchen, server room and open plan office area. Enjoys views towards the Marina. Suitable for owner occupiers or private investors. Has been rented achieving a yield of approx. 5% net. Available for immediate occupation.

<b>Interior Size:</b>	82m <sup>2</sup>	<b>Ownership:</b>	Leasehold 54 years remaining.
<b>Exterior Size:</b>	N/A	<b>Rates:</b>	£391.77 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£1269.11 Per Quarter
<b>Furnishing:</b>	Unfurnished	<b>Price per sqm:</b>	£4,024.39