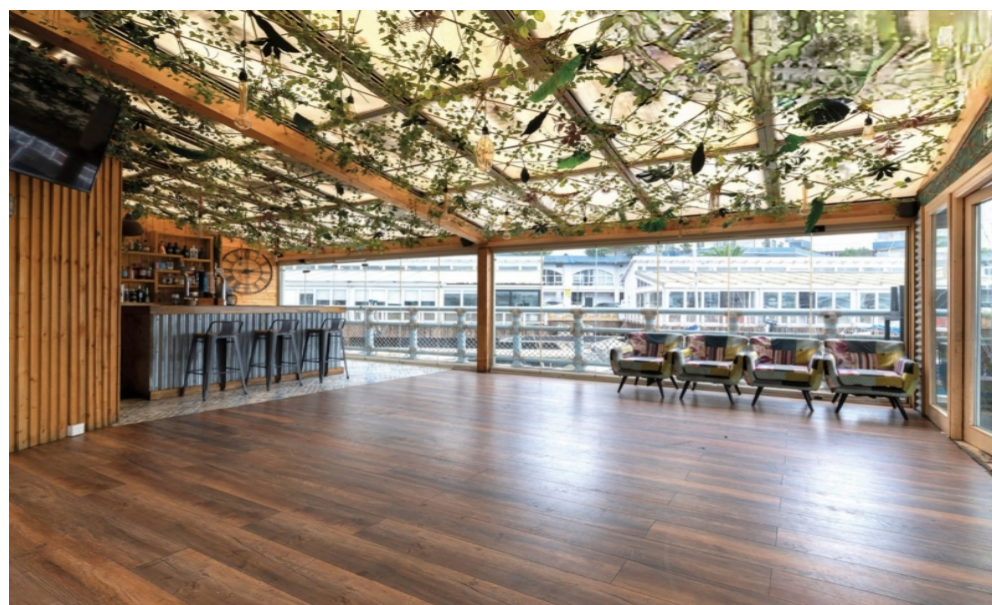


COMM547  
Available

## OCEAN VILLAGE

**£2,599 pcm**



### FEATURES



Ocean Village Frontline Marina – Prime Commercial Unit for Lease Discover an exceptional opportunity to establish your business in a prestigious location at Ocean Village Marina. This frontline commercial unit offers a generous 70m<sup>2</sup> interior space complemented by a spacious 55m<sup>2</sup> outdoor terrace, perfect for creating a dynamic and inviting business environment. Key Features: - Unrivalled Marina Views: Enjoy breathtaking vistas over the marina, enhancing your brand's presence. - Immediate Availability: Move in and start operating without delay. - Prime Location: Strategically positioned near the World Trade Center, Gibraltar's border, and the bustling Main Street. - 24/7 Security: Benefit from round-the-clock security for peace of mind. - Heart of Ocean Village: Located in Gibraltar's most vibrant commercial and leisure hub. Terms: Flexible lease options tailored to meet your business needs. Seize this rare chance to secure a high-profile space in one of Gibraltar's most sought-after locations. Contact us today for more information or to arrange a viewing.

<b>Interior Size:</b>	70m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	55m <sup>2</sup>	<b>Rates:</b>	£2141.2 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£407.81 Per Month
<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)