

COMM557
Available

TOWN

£5,917 pcm



FEATURES

- Fully Furnished



To Sub-Let: Premium A-Class Office Space in the Heart of Historic Irish Town – 167.10m² An exceptional opportunity to sub-let a third-floor A-class office space, ideally located in the vibrant and historic Irish Town. The building has undergone extensive refurbishment throughout and offers modern facilities, including lift access. Property Features: Size: Approximately 167.10m², intelligently divided into two distinct units with separate entrances. Unit 1: Open-plan layout spanning 87.1m², featuring a kitchenette and separate ladies' and gents' WCs. Unit 2: Comprising 80.7m² with three private offices, a reception/open-plan area, and a dedicated WC. Location: Centrally positioned within Irish Town, surrounded by a range of amenities. Condition: The office has been finished to a high standard, ready for immediate occupancy. Lease Terms: Term: 6 years commencing 1 May 2024. Deposit: Equivalent to 3 months' rent. Break Clause: Available to the lessee only, exercisable after 3 years. This flexible and modern office space is perfect for businesses seeking a prestigious location in the heart of town. Early viewing is highly recommended.

Interior Size:	167m ²	Ownership:	Leasehold
Exterior Size:	N/A	Rates:	£4036 Per Quarter
Plot Area:	N/A	Service Charges:	£5013 Per Annum
Furnishing:	Fully Furnished	Price per sqm:	£0

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

✉ info@bmigroup.gi ☎ (+350) 200 51010

www.bmigroup.gi