

COMM162
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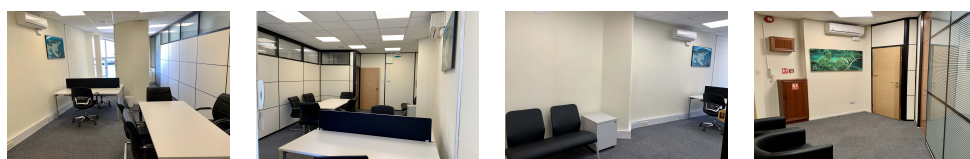
WATERGARDENS

£1,380 pcm



FEATURES

- Air conditioning
- WC
- Carpet flooring
- Kitchen Facilities
- Partly Furnished



This waterfront commercial office premise is ideally situated. It is in a very popular location in Gibraltar overlooking the Ocean Village marina and within close proximity to the Finance Centre and town. Large windows allow bright natural light and the office premises have a newly installed A/C system and are networked throughout. Lease term is two years with a minimum of 1 year. (6 months notice to terminate lease) Rental Charge: £16,560pa (for the first 12 months) thereafter 5% per annum increase. Rates, water, electricity and building maintenance service charges are included in rent with no additional charges. Available after 2nd March 2024 Commercial Unit Details: Service Charge and Rates: Included as well as utility consumption Internal Area: Approx. 30 sq m (323 sq ft). Rental Charge: £16,560 pa (for the first 12 months) thereafter 5% per annum increase. Kitchen Facilities: Yes (as part of common area) WC Facilities: Yes (as part of public area) State of Repair: Low (some office furniture such as desks and chairs are present) Security Features of unit: Alarm feature available for office area. Security gate outside building. Windows: Aluminium Exterior Area: No

Interior Size:	30m ²	Ownership:	Leasehold
Exterior Size:	N/A	Rates:	TBC
Plot Area:	N/A	Service Charges:	TBC
Furnishing:	Partly Furnished	Price per sqm:	£0

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