

COMM431  
Available

## WELLINGTON COURT

**£13,569 pcm**



### FEATURES

- Storage space
- High ceilings
- CAT6 Cable
- Air-conditioning
- Server room

Smart offices available for rent conveniently located just a short walk of approximately 10 mins from the Spanish/Gibraltar border and within walking distance to the heart of town. The office area of 479m<sup>2</sup> at ground/1st level with access via a shared entrance immediately off Devil's Tower Road - provides on the ground level (approx. 364m<sup>2</sup>) 6 private offices, one very large open plan office of approximately 138m<sup>2</sup> with glass frontage maximising natural light, kitchen, housekeeping storeroom, ladies, and gents WC. On the 1st level there is a meeting room (approx. 36.8m<sup>2</sup>), kitchenette and office of approx. 71.8m<sup>2</sup>. The offices features high ceilings and very large front windows. Subject to change of use these offices could be suitable as a show room. Service Charges absorbed by the landlord. Viewing is highly recommended.

<b>Interior Size:</b>	479m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	N/A	<b>Rates:</b>	£2270.23 Per Quarter
<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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