



CANNON LANE GIBRALTAR COM.205 | Type: Offices POA

New Instruction to BFA!!

HIGH SPECIFICATION FIRST FLOOR OFFICE SPACE (CIRCA. 204 SQM)

COMPLETED AND READY FOR IMMEDIATE OCCUPATION

A newly constructed, purpose-built commercial building situated in a prime location just off the bustling Main Street. The first floor comprises of open-plan office space, fully fitted ancillary areas including a kitchenette, men's, ladies, and disability-friendly bathroom, all equipped with lush specifications, sensor taps, and services.

The building is complemented by an impressive open-roof terrace, which is furnished with outdoor seating, enabling staff to enjoy lunch breaks or entertain business clients. It provides circa 220 sqm of external communal space with two independent stairway access points, one being the main stairwell with lift access and the other the fire escape. There is also provision to include a small kitchenette and bathroom facilities.

The first ...

PROPERTY DETAILS:

Service charges:	TBC
Current rates:	TBC
Interior Size:	204m ²

PROPERTY FEATURES:

- Kitchen equipped
- Electronic Fob access
- Filtered air supply
- Soundproof security windows that open from the inside
- Re-enforced flooring to support server rooms
- Suspended ceiling and raised flooring (on upper floor)
- Concrete and steel construction
- High quality fixtures and fittings
- Roof top terrace
- Gent's/women's and disabled toilets
- Lavish main entrance