



## TOWN CENTRE GIBRALTAR

COM:166 | Type: Offices

**£3,995 PCM**

New to BFA!

Right in the heart of town, bright and spacious offices on the 2nd floor of Centre Plaza with views over Main Street and Horse Barrack Lane.

171m<sup>2</sup> office fitted with wooden parquet floors and air-conditioning.

The property consists of a reception area, two closed offices, one next to reception and one at the far back, four large partially partitioned office spaces, a kitchen and a server room.

As you enter the office you have a large reception area adjacent to a large room ideal as a boardroom.

The property has CAT 6 cabling.

Communal ladies and gentlemen's toilets.

Monthly rent exclusive of rates and service charges.

Available for immediate occupation.

Terms: 6 years with review on the 3rd year.

Deposit: one months rent

### PROPERTY DETAILS:

**Service charges:** £1,138.75 currently paying per quarter

**Current rates:** Presently paying £2,543.00 per quarter before discount

**Interior Size:** 171m<sup>2</sup>

### PROPERTY FEATURES:

- Air-conditioning