



## CANNON LANE GIBRALTAR

COM.181 | Type: Offices

### POA

New Instruction

HIGH SPECIFICATION GROUND FLOOR OFFICE SPACE (CIRCA. 205m<sup>2</sup>)

COMPLETED AND READY FOR IMMEDIATE OCCUPATION

A newly constructed purpose built commercial building situated in a prime location just off Main Street providing a total of 205m<sup>2</sup> of office space including fully fitted ancillary areas such as kitchenette, Mens, Ladies, and disability friendly bathroom, equipped with lush specifications, sensor taps and services.

The building also offers an open roof terrace which is to be furnished for outdoor seating, ideal for staff breaks, and also suitable to entertain clients. The roof terrace provides approximately 220 m<sup>2</sup> of external areas to compliment the commercial space, and has two independent stairway access points, one being the main stairwell with lift access and the other the fire escape. At roof terrace level there is also a provision to include a small kitchenette and bathroom facilities.

The ground floor unit provides at up to three entrance points, and has window frontage all around the ...

### PROPERTY DETAILS:

**Service charges:** To be Advised

**Current rates:** To be advised

**Interior Size:** 205m<sup>2</sup>

### PROPERTY FEATURES:

- Kitchen equipped
- Filtered air supply
- Soundproof security windows that open from the inside
- 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
- Electronic key fob access
- Lavish main entrance
- Re-enforced flooring to support server rooms