BRIAN FRANCIS & ASSOCIATES









CANNON LANE
GIBRALTAR

COM.181 | Type: Offices

£6,500 PCM

High Specification Ground Floor Office Space – Prime Location off Main Street

An exceptional opportunity to lease a **newly constructed, purpose-built commercial building** offering approximately **205m²** of **high specification ground floor office space.** Completed and ready for **immediate occupation**, this **modern** property is ideally located **just off Main Street**, providing excellent accessibility and visibility.

Designed to accommodate customer service operations, retail, or professional office use, the unit benefits from up to **three entrance points** and **full window frontage** surrounding the property, ensuring strong **natural light** and **street presence**. The premises include **fully fitted ancillary areas such as a kitchenette, gents and ladies' toilets, and a disability-friendly bathroom** — all finished with **high-grade** fixtures, sensor taps, and premium services.

A standout feature is the impressive **220m²** …

PROPERTY DETAILS:

Service charges: £145 monthly
Current rates: £1,100 per month
Interior Size: 205m^2

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

Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

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