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 tothree entrance points and full window frontage surrounding the property, ensuring strong natural light andstreet presence. The premises include fully fitted ancillary areas such as a kitchenette, gents and ladies' toilets, and a disability-friendly bathroom — all finished withhigh-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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