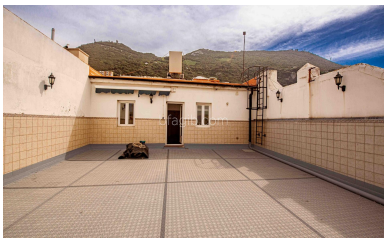
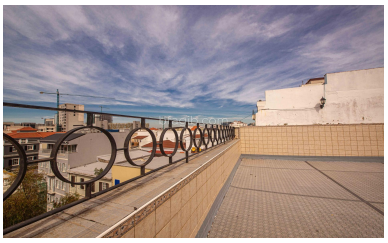
BRIAN FRANCIS & ASSOCIATES









MAIN STREET
GIBRALTAR

Com.309 | Type: Building

£2,666 PCM

PROPERTY DETAILS:

Service charges: N/A
Current rates: TBC
Interior Size: 85m^2
Exterior Size: 87m^2

An exceptional opportunity to **rent** a premium office suite in the heart of Gibraltar's commercial district. Situated on the **fourth floor** of Cornwall's Lane, this well-presented office enjoys a unique setback position from the Main Street facade, creating an expansive **private terrace** with impressive views over Gibraltar's Parliament Building and the iconic John Mackintosh Square, locally known as "The Piazza".

The office occupies approximately half of the fourth-floor plate and offers a bright, professional working environment finished to a high standard throughout, the other half compromises of a large roof terrace. Currently vacant, the property presents excellent flexibility for a variety of business uses.

Property features include:

- Approx. **85sqm** internal office space (915 sq ft)
- Expansive **87sqm private terrace** (936 sq ft)
- **Lift** access
- **Reversible air conditioning** throughout
- **Wooden flooring** with ceramic tiled wet areas

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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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