



MAIN STREET GIBRALTAR

Com.309 | Type: Building

£2,660 PCM

PROPERTY DETAILS:

Service charges:	N/A
Current rates:	TBC
Interior Size:	767m 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 comprises 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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