BRIAN FRANCIS & ASSOCIATES









MAIN STREET
GIBRALTAR

Com.302 | Type: Offices

£4,583 PCM

Prime Office Space in the Heart of Main Street

BFA is delighted to offer these **high-quality** offices To Let, ideally positioned on the **first floor** overlooking Main Street, with convenient side lane access.

Recently refurbished to an exceptional standard, this bright and professional space is perfectly suited for a range of business uses. Finished with **wooden flooring** throughout, **air-conditioning**, and **Cat 6 data cabling**, the property is ready to support modern business requirements.

The office is available for immediate occupation and is offered **unfurnished**, allowing incoming tenants to configure the layout to suit their needs.

Features include:

- First floor position overlooking Main Street
- Side lane entrance
- Air-conditioning
- Wooden flooring
- Cat 6 data cabling
- **Kitchen facilities** within the unit
- **Private WC**
- Fully refurbished throughout
- Available immediately

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PROPERTY DETAILS:

Service charges: n/a

Current rates: Presently paying £2,539.03 per quarter

Interior Size: 165m^2

Lease terms: 3 years minimum

PROPERTY FEATURES:

- Balcony

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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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