BRIAN FRANCIS & ASSOCIATES







MAIN STREET
GIBRALTAR

Com.307 | Type: Offices

£3,333 PCM

PROPERTY DETAILS:

Service charges: N/A
Current rates: £3,255.53 per quarter before discount.
Interior Size: 173m^2

PROPERTY FEATURES:

- Storage room
- Balcony

High-Quality Office Suite To Let – Cornwall's Lane, Gibraltar

Situated on the **third floor** of a refubished building in Cornwall's Lane, this spacious office suite offers an excellent opportunity for businesses seeking professional premises in a prime central location. Extending across the floor from the Main Street elevation to Cornwall's Lane, the office provides a practical layout, a bright working environment and a charming period wrought-iron balcony overlooking Main Street.

Recently refurbished to an excellent standard, the premises are ready for immediate occupation, offering well-appointed office accommodation with convenient access via the lift and main entrance staircase from Cornwall's Lane.

Property Features:

- Floor area: **Approximately 172.60 sqm (1,858 sq ft)**
- Location: Third floor,
- Position: Overlooking Main Street
- Access: **Lift** and main entrance staircase
- Balcony: Period wrought-iron balcony overlooking Main Street
- Climate control: **Reversible …**

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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