



## SOUTH DISTRICT GIBRALTAR

COM.243 | Type: Store/Warehouse

£1,100,000

### PROPERTY DETAILS:

<b>Service charges:</b>	£1721.91 per quarter
<b>Current rates:</b>	£2443.29 per quarter
<b>Parking:</b>	Parking Facility
<b>Interior Size:</b>	575m <sup>2</sup>
<b>Lease terms:</b>	21-year lease (from 1/12/2023)

Prime Commercial Property for Sale – New Harbours, Gibraltar

- Location: Situated in the highly sought-after New Harbours industrial estate, offering excellent road access.
- Size & Layout: One of the largest available commercial units in Gibraltar, consisting of two interconnected units with a spacious footprint.
- Services: 3 Phase Electrical Supply, Water mains supply, Halogen lighting, Telephone connection points, Information Technology and power point connections, Electric Roller Industrial doors, Cold Stores, Reversible Air conditioning.
- Mezzanine Expansion: Cleverly designed mezzanines provide additional office space, maximizing the unit's functionality.
- Current Use: Currently home to one of Gibraltar's largest retail businesses, demonstrating its versatility and potential.
- Parking: Eight private parking spaces on a license ...