



## SOUTH DISTRICT GIBRALTAR

COM.243 | Type: Store/Warehouse

£1,100,000

### PROPERTY DETAILS:

Service charges:	£1721.91 per quarter
Current rates:	£2443.29 per quarter
Parking:	Parking Facility
Interior Size:	575m <sup>2</sup>

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.
- 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: Ownership of eight private parking spaces – ideal for staff or customer use.
- Endless Possibilities: Perfect for large enterprises looking to expand, with flexible options for retail, office, or storage space.

Viewing highly recommended, call us now to ...