



## SOUTH DISTRICT GIBRALTAR

COM.257 | Type: Store/Warehouse

### £4,285 PCM

#### PROPERTY DETAILS:

Service charges:	£196.62 per month
Current rates:	£238.25 per month
Parking:	Allocated Parking
Interior Size:	182m <sup>2</sup>
Lease terms:	6

FOR RENT | Prime Commercial Warehouse

Complete with reinforced steel mezzanine, office, storage areas and 4 no's car parking spaces. The unit is currently used for retail stores but with potential for a workshop or warehousing, subject to statutory approvals.

- Flexible lease terms
- Term: 6-years, with a rent review in year 3
- Floor area: 103.57 sqm / 1,185 sq.ft.
- Mezzanine: 78.05 sqm / 840 sq.ft.
- Resident permit parking area & loading bays
- Facing Harbours Deck and the Dockyard
- Front roller shutter doorway, double doors, manual & electric
- Window frontage to the Gibraltar Dry Docks
- Open plan storage areas, plus partitioned office/storage areas

Please contact us for further details or to arrange a viewing!