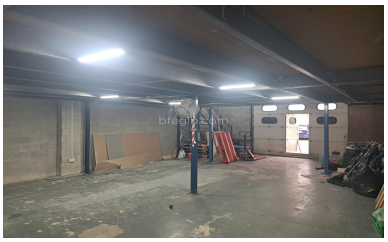
BRIAN FRANCIS & ASSOCIATES









SOUTH DISTRICT
GIBRALTAR

COM.257 | Type: Store/Warehouse

£800,000 / £4,285 PCM

FOR SALE OR TO LET | Prime Commercial Warehouse

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

- Flexible lease terms
- Lease 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 partioned office/storage areas
- Underlease 150 years w.e.f. 1st May 1993. Unexpired term 117 years & 6 months (as at 18 September 2025)

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

PROPERTY DETAILS:

Service charges:	£196.62 per month
Current rates:	£238.25 per month
Parking:	Allocated Parking
Interior Size:	182m^2
Lease terms:	lease term 150 years

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

Copyright © 2026 Brian Francis & Associates. All rights reserved.