



## SOUTH DISTRICT GIBRALTAR

COM.286 | Type: Store/Warehouse

**£285,000**

### PROPERTY DETAILS:

<b>Service charges:</b>	£117.80
<b>Current rates:</b>	£120 quarterly
<b>Interior Size:</b>	75m <sup>2</sup>
<b>Lease terms:</b>	150 years from April 2003

Commercial Unit for Sale – Windmill Hill, Upper South District, Gibraltar

New to BFA, this versatile commercial unit is situated in an established industrial and warehousing zone in Gibraltar's upper South District, conveniently located behind Lathbury Barracks on Windmill Hill. Ideal for businesses seeking workshop or storage space, the premises benefit from a spacious high-bay design with excellent eaves height, offering both practicality and flexibility of use.

A fully functional mezzanine level has been purpose-built within the warehouse, creating a well-designed office area that complements the ground-floor storage space.

Property Features:

- Prime industrial location – quiet, out-of-town setting ideal for storage or workshop operations
- Total area: Circa. 75 m<sup>2</sup>
- Ground floor: c.46 m<sup>2</sup> – currently used for storage
- Mezzanine level: c.29 m<sup>2</sup> – fitted offices including stairway access

...