



## SOUTH DISTRICT GIBRALTAR

**COM.305** | Type: Store/Warehouse  
**£675,000 / £4,250 PCM**

FOR SALE OR TO LET | Versatile Commercial Warehouse Unit

An excellent opportunity to acquire or lease a well-positioned commercial warehouse, perfect for retail storage with potential for workshop or warehouse use, subject to the relevant approvals.

### Key Features:

- Approx. 90 sqm / 968 sq ft of floor space
- Open-plan storage areas with flexible layout
- Front rollershutter access with both manual and electric doors
- Window frontage overlooking the Gibraltar Dry Docks

### Location & Access:

- Positioned facing Harbours Deck and the Dockyard
- Resident permit parking area and nearby loading bays
- Includes 4 allocated car parking space

### Lease Terms:

- Flexible lease terms available
- 6-year lease with rent review at year 3

### Tenure:

- Underlease with approximately 150 years remaining

A well-located and adaptable unit suitable for a range ...

### PROPERTY DETAILS:

<b>Service charges:</b>	TBC
<b>Current rates:</b>	TBC
<b>Parking:</b>	Parking Facility
<b>Interior Size:</b>	90m <sup>2</sup>
<b>Lease terms:</b>	150 years