



TOWN AREA GIBRALTAR

COM.304 | Type: Offices

£1,895 PCM

BFA would like to present this well-located First Floor Office Accommodation

A bright and well-maintained office space situated just off Main Street, offering a practical and flexible layout ideal for a range of business uses. This property is ready for immediate occupation, with scope for minor cosmetic upgrades to suit the incoming tenant.

Key Features:

- First floor office accommodation
- Approx. 81.75 sq m (880 sq ft)
- Air-conditioned throughout
- Semi open-plan layout with additional room/storage

Facilities:

- Kitchenette
- W.C. facilities

Location:

- Well-positioned just off Main Street
- Set within a well-maintained building

Lease Terms:

- Flexible lease terms available, subject to agreement

Costs:

- Rent: £1,750.00 per month (pure rent)

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PROPERTY DETAILS:

Service charges:	£90.00 per month
Current rates:	Currently paying approx. £344.00 per month
Interior Size:	82m ²