BRIAN FRANCIS & ASSOCIATES













# TOWN CENTRE

## GIBRALTAR

**COM:166** | Type: Offices

## £3,995 PCM

New to BFA!

Right in the heart of town, bright and spacious offices on the 2nd floor of Centre Plaza with views over Main Street and Horse Barrack Lane.

171m2 office fitted with wooden parquet floors and air-conditioning.

The property consists of a reception area, two closed offices, one next to reception and one at the far back, four large partially partitioned office spaces, a kitchen and a server room.

As you enter the office you have a large reception area adjacent to a large room ideal as a boardroom.

The property has CAT 6 cabling.

Communial ladies and gentlemans toilets.

Monthly rent exclusive of rates and service charges.

Available for immediate occupation.

Terms: 6 years with review on the 3rd year.

## PROPERTY DETAILS:

**Service charges:** £1,138.75 currently paying per quarter

**Current rates:** Presently paying £2,543.00 per quarter before discount

**Interior Size:** 171m$^2$

## PROPERTY FEATURES:

- Air-conditioning

**Deposit:** One months rent

T: (+350) 200 71131/71625 E: info@bfagib.com www.bfagib.com

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