



## WATERGARDENS GIBRALTAR

06480 | Type: Offices

**£1,380 PCM**

### PROPERTY DETAILS:

Service charges:	N/A
Current rates:	N/A
Interior Size:	30m <sup>2</sup>
Lease terms:	two years

Office available to rent in the very popular location of Watergardens, within walking distance to the town centre and Ocean Village Marina and within close proximity to the Finance Centre.

The office is ready to move in, and has large windows which allow bright natural light, it is carpeted throughout and has kitchen facility

A new A/C system has just been recently installed, networked throughout and an alarm system forms part of the office area.

There are two lifts in the building which can assist with deliveries and allow easy access for people with limited mobility.

All rates, water, electricity and service charges are included in rent.

Lease Term: 2 years with a minimum of 1 year (6 months' notice to terminate lease). A 5% rent increase will be applied after completion of the first 12 months of tenancy.