



**WATERGARDENS  
GIBRALTAR**  
COM.169 | Type: Offices  
**£995,000 / £6,300 PCM**

Extremely spacious office at Watergardens with lovely views of Ocean Village Marina and within walking distance to the town centre.

Fitted with air-conditioning, raised flooring and a fully fitted kitchen, ready to move in.

Permit parking for 2 cars and 2 bikes.

Lease: 120 years approximately

Call us for a viewing.

**PROPERTY DETAILS:**

**Service charges:** Presently paying  
£1493.8 per month

**Current rates:** Presently paying  
£3061.70 per quarter

**Parking:** Permit Parking - Not  
Allocated

**Interior Size:** 265m<sup>2</sup>

**Lease terms:** 120 years left.