



## WATERGARDENS GIBRALTAR

**COM:230** | Type: Offices  
**£874,000 / £5,166 PCM**

SPACIOUS OFFICE UNIT ON THE WATERS EDGE WITH POTENTIAL TO SUBDIVIDE INTO TWO UNITS.

Exclusive to BFA,

We are delighted to offer to market this large double office of approx 230m<sup>2</sup> in the central development known as Watergardens.

A lovely bright and airy office unit offering an abundance of space for a company looking to expand its staff and services.

Overlooking Ocean village marina from its floor to ceiling windows, with views towards the Spanish Hinterland and the Iconic Sunborn Yacht hotel, the office is located a stones-throw from Gibraltares Main Thoroughfare "Main Street" it is the ideal location for a central head-office for any large firm. The office units also boast use of 2 car parking permits and 2 motorbike parking permits.

The office comes complete with adjustable window blinds throughout, server room, kitchen & bathroom facilities and is being sold as is with various items of fixtures and furnishings, complete with air-conditioning and ...

### PROPERTY DETAILS:

<b>Service charges:</b>	£604.93 Per month
<b>Current rates:</b>	£1,125.15 Per month
<b>Interior Size:</b>	230m <sup>2</sup>
<b>Lease terms:</b>	Leasehold. 114 years left (2026)