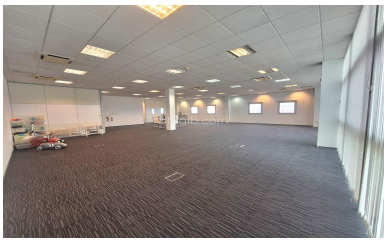
BRIAN FRANCIS & ASSOCIATES









WATERPORT PLACE

GIBRALTAR

COM.288 | Type: Offices

£5,904 PCM

TO LET - Recently Refurbished Office Space Extending to Circa. 243 sqm (2,615 sq.ft.)

Opportunity to rent a **bright and spacious top floor** office at Waterport Place, a striking building located within **walking distance** of Gibraltar's town centre and the border, making it an attractive option for employees commuting from both Gibraltar and Spain. The office is perfectly suited for up to 50 staff possessing **high ceilings**, **large windows**, and offering **panoramic views** of the Harbour and Port. This space offers a modern and comfortable working environment abundant with natural light.

Key Features:

- Rent **discounted by 50% for the first year, £2,942,** increasing to £5,884 per month
- **Large open-plan** office space with a separate meeting room/office
- **CAT 5** cabling throughout
- Recently refurbished and ready to occupy
- Completely fitted out with all floor coverings, air-conditioning and suspending …

PROPERTY DETAILS:

Service charges: Presently paying £2710.00 per quarter

Current rates: Presently paying £1549.50 per quarter

Parking: Allocated Parking

Interior Size: 243m^2

Lease terms: Leasehold

Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

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