



## WATERPORT PLACE GIBRALTAR

COM.91 | Type: Offices

### £5,884 PCM

### PROPERTY DETAILS:

<b>Service charges:</b>	Presently paying £2710.00 per quarter
<b>Current rates:</b>	Presently paying £1549.50 per quarter
<b>Parking:</b>	Allocated Parking <sup>2</sup>
<b>Interior Size:</b>	243m <sup>2</sup>
<b>Lease terms:</b>	6 year lease

### PROPERTY FEATURES:

- Air-conditioning

To let a very spacious and bright office suitable for up to 50 staff at Waterport Place within walking distance to the town centre.

Quick access to the location is offered by the excellent transport links from the frontier to the building therefore proving to be an excellent location for staff living in neighbouring Spain and Gibraltar.

The office is on the top floor of Waterport Place and provides excellent natural light as a result of its high ceilings and windows with views overlooking the Harbour.

Office suite comprises of a very large open plan office with a board room and very spacious kitchen.

The office has CAT 5 cabling, very high ceilings and views towards the Port of Gibraltar.

Recently refurbished Gents and Ladies communal toilets.

A parking space is also included.

A surety of 3 months is being requested.