





Opportunity to rent office space in one of Gibraltar's established address.

Recently refurbished bright open plan office facing Main Street set on the 2nd floor.

Carpet tiles throughout, new air-conditioning units, lift access, shared W.C.

Full repairing and insuring Lease.

Repair Reserve Fund £520.00 per annum

Deposit will be required







## PROPERTY DETAILS:

Service charges:	£843 per quarter
Current rates:	£1,186 per quarter
(includes 20% Discou £1358.93 per quarter	nt on early payment)
Interior Size:	82m <sup>2</sup>
Lease terms:	6 years with rent reviews

every three years upwards to market rent.

## PROPERTY FEATURES:

High floor



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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