



TOWN CENTRE GIBRALTAR

COM.201 | Type: Offices

£2,833 PCM

To Let - Third floor office space c.81 sqm

Prime office space completely refurbished and finished to a high standard in Merchant House.

Beautifully refurbished colonial building offering bright and spacious office accommodation located in a bustling area just off the Main Street. The accommodation comprising of four good sized offices, kitchenette, wc, shower area and fitted with suspended ceilings, carpet flooring and lighting.

Rent: £34,000 pa

Rates: £7,763.08 pa* (rated as an office eligible for 20% discount for early payment thereafter)

Service charges: £2,421.00 pa

Terms: 12 year lease with a break clause after 6 yrs & rent. Rent review every 3 years.

Deposit: Six month's rent.

Please contact us for viewings and further details!

PROPERTY DETAILS:

Service charges: £2,421.00 pa

Current rates: £7,763.08 pa

Interior Size: 81m²

Lease terms: 12 year lease term with a break clause after 6 years on giving 12 months notice.