

# CANNON LANE

G I B R A L T A R



## PRESTIGIOUS

HIGH-END FINISHES

CUSTOMER SERVICE ACCESS

OPEN PLAN OFFICES

ROOF TOP TERRACE

BUSINESS ●●●

EFFICIENCY ●●●

CENTRAL

# 10 CANNON LANE

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The premises situated in central town just off Main Street near the Cathedral of Saint Mary the Crowned. It is a stone's throw away from South Central Main Street with an abundance of retail shops, cafeterias & restaurants and is within walking distance to other landmarks and service providers.

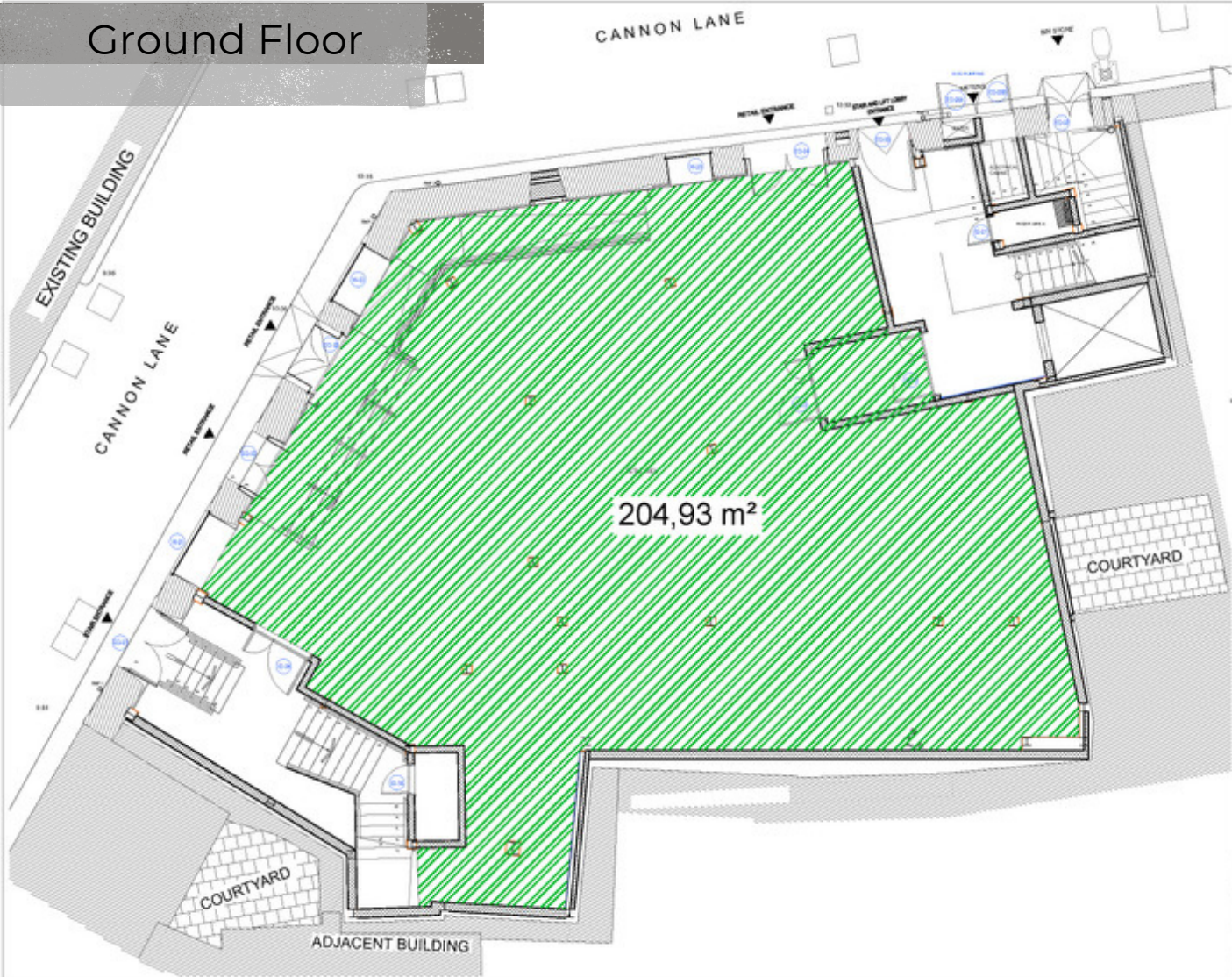
New build concrete & steel construction by "Situs".  
Specifications:

- High tech service installations.
- Floor to ceiling glass curtain windows on upper floors.
- High quality fixtures & fittings.
- Suspended ceiling and raised flooring (on upper floors)
- Filtered air supply.
- Ability to open windows.
- Reinforced flooring to support server rooms on each floor.
- Sound proof security windows.
- Two gent's and two women's/ disabled toilets on each floor (except ground).
- Kitchen on each floor (except ground).
- Balconies - ideal for breaks and disengaging (on upper floors).
- Roof top terrace. Landscaped with garden furniture. -Able to host functions on roof top.
- Shower/toilet room on rooftop terrace level (5th floor)
- Lift - Otis 13 person.
- Building lighting.
- Glass balustrades on balconies and roof terrace with LED lighting.
- Risers for easy installations.
- Security by design.





# Ground Floor



10 CANNON LANE | 4



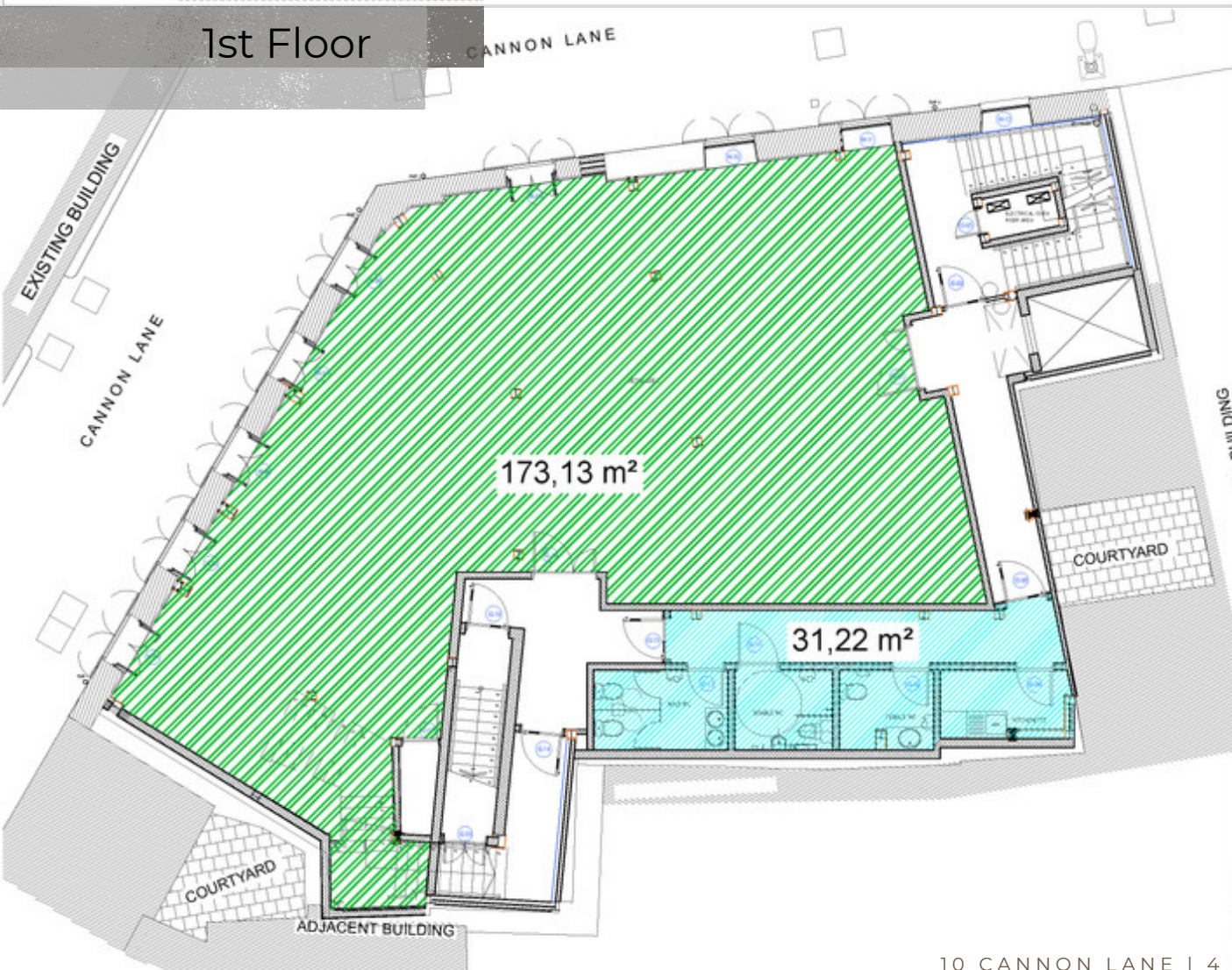
SITUS CONSTRUCTION  
By Group Companies

CANNON HOLDINGS LTD

10 CANNON LANE  
PROPOSED RETAIL/OFFICE BUILDING

PROPOSED GROUND FLOOR  
CEILING

# 1st Floor



10 CANNON LANE | 4



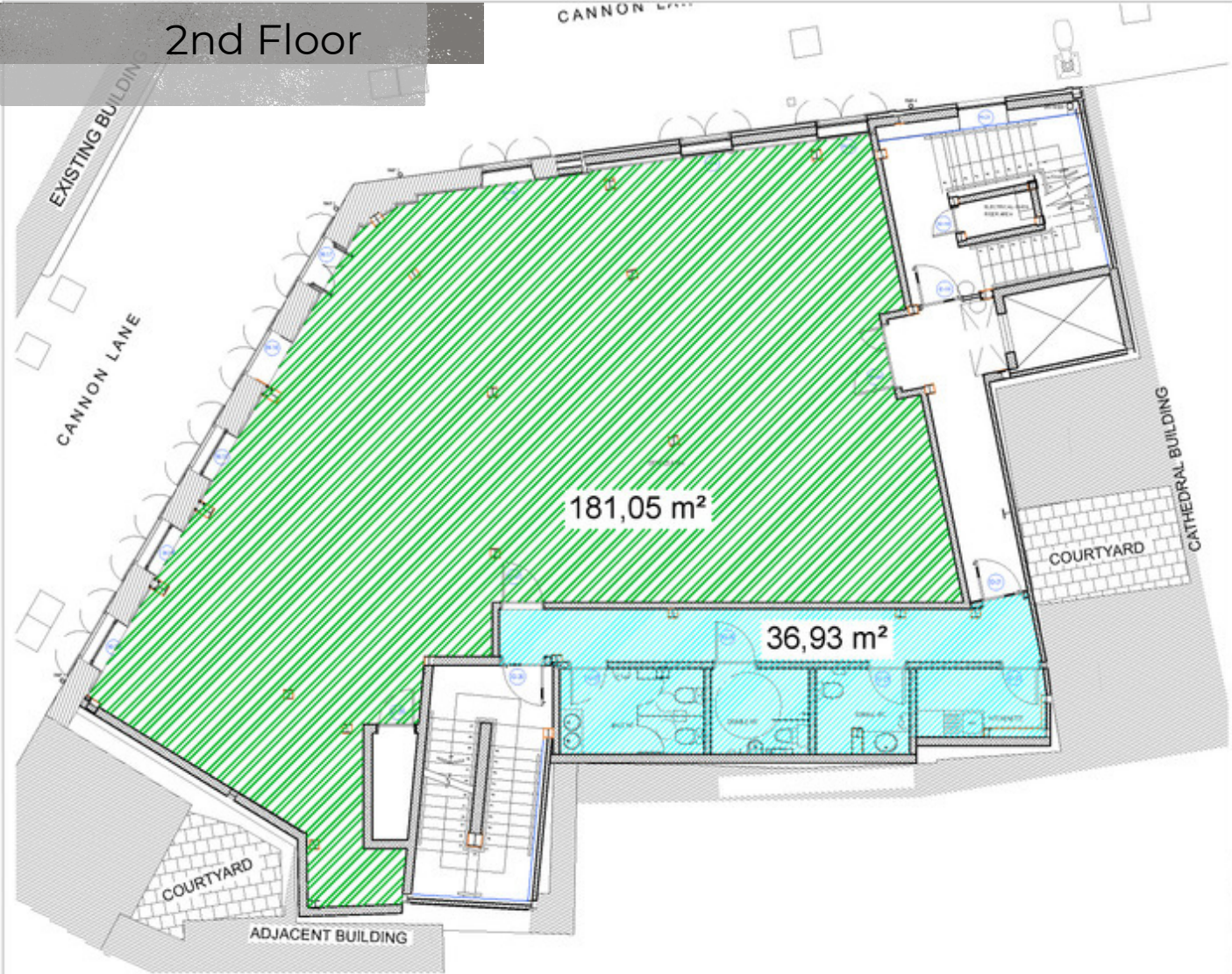
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PROPOSED RETAIL/OFFICE BUILDING

PROPOSED 1ST FLOOR  
CEILING

# 2nd Floor



NO. 001 | APPROVED  
+ 00.000 +



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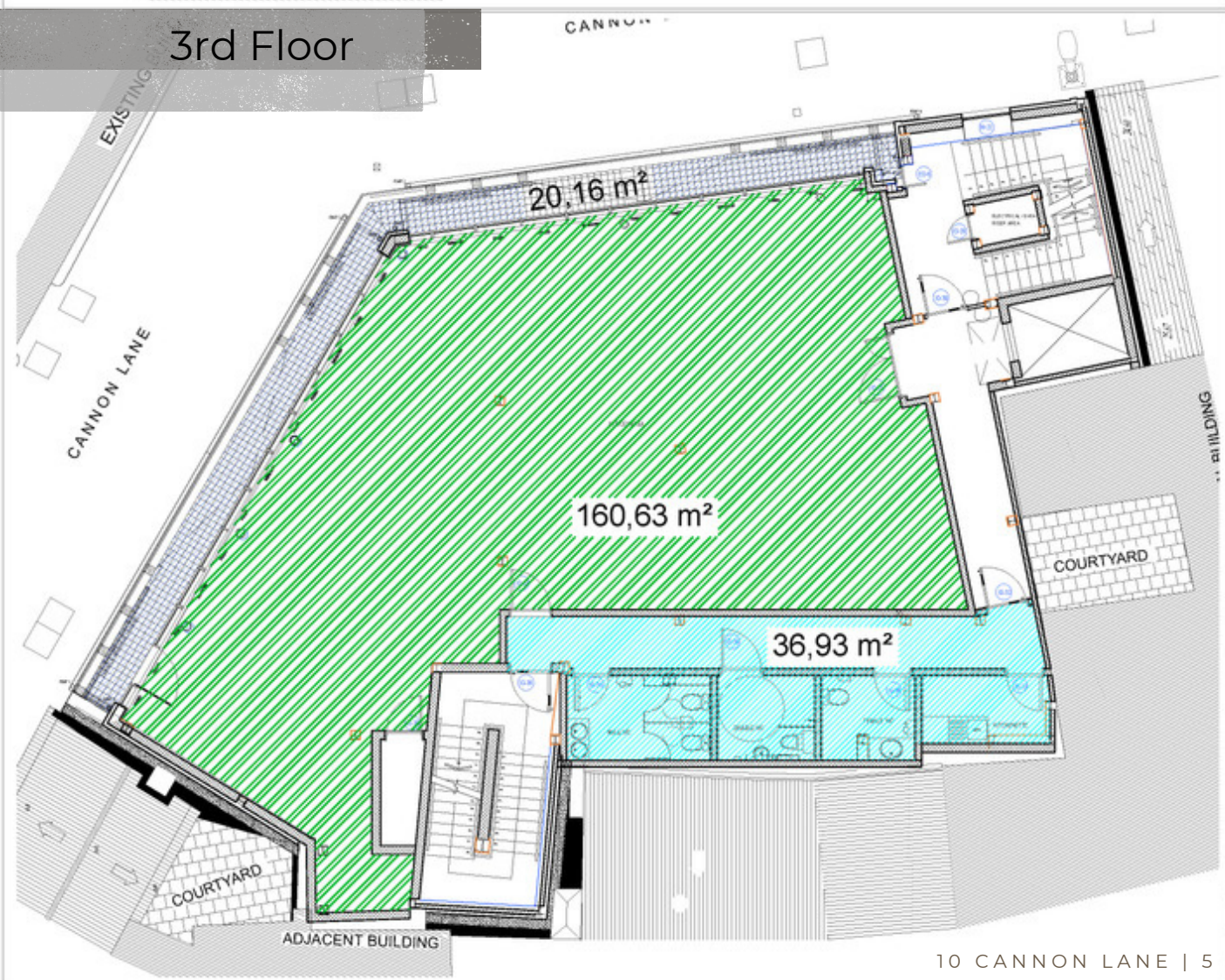
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6/12 CANNON LANE  
PROPOSED RETAIL/OFFICE BUILDING

NO. 001 | APPROVED  
+ 00.000 +

SECOND FLOOR  
(CEILING)

# 3rd Floor



NO. 001 | APPROVED  
+ 00.000 +



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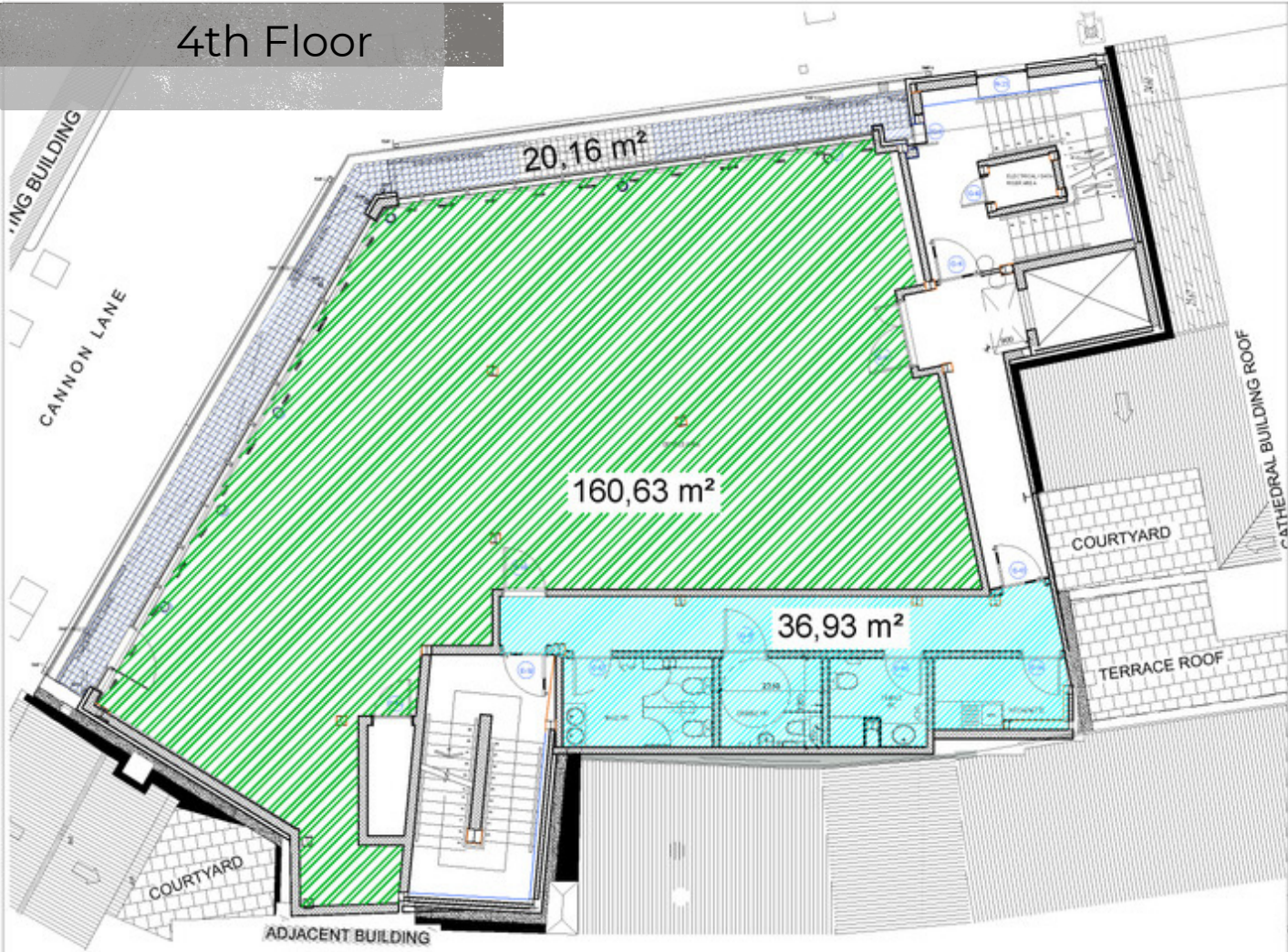
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6/12 CANNON LANE  
PROPOSED RETAIL/OFFICE BUILDING

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THIRD FLOOR  
(CEILING)

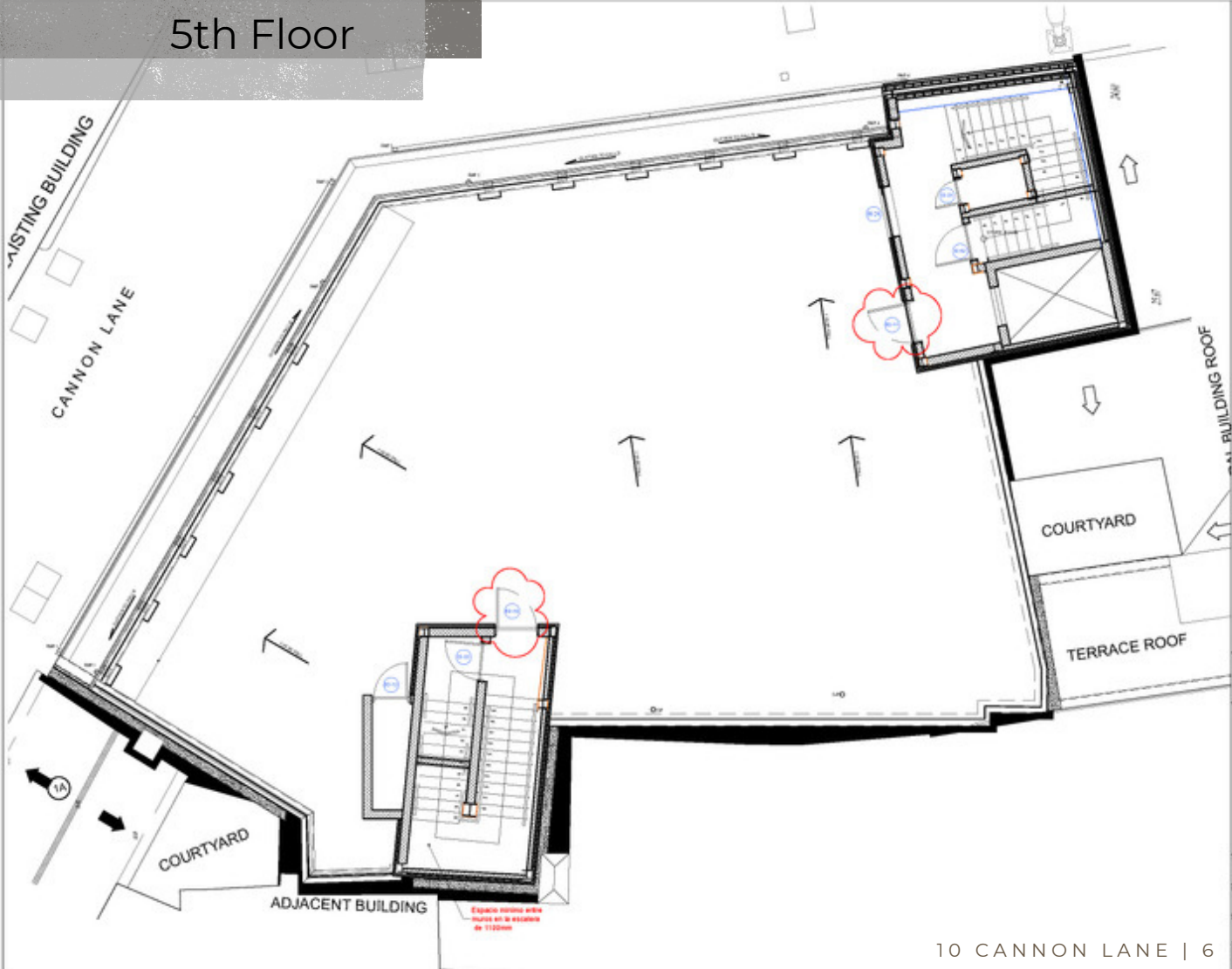
# 4th Floor



**SITUS CONSTRUCTION**  
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CANNON HOLDINGS LTD  
8/12 CANNON LANE  
PROPOSED RETAIL/OFFICE BUILDING  
FOURTH FLOOR  
CEILING

# 5th Floor



**SITUS CONSTRUCTION**  
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8/12 CANNON LANE  
PROPOSED RETAIL/OFFICE BUILDING  
PROPOSED TERRACE FLOOR  
PLUMBING



Led recessed ceiling lighting

Lavish main entrance

roof top terrace

wrap around balcony on 3rd & 4th floor



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# EXTERIOR





AMENITIES

1ST, 2ND, 3RD & 4TH FLOOR  
ACCOMMODATES KITCHEN, LADIES,  
GENTS AND DISABLED BATHROOMS

**BATHROOM**

SENSOR  
TAPS

HAND  
DRYERS

EXTRACTOR  
WITH TIMER

SENSOR  
LIGHTING



**BATHROOM SPECIFICATIONS**

Roca Electronic Sensor Prime Range L90-E Basin Taps  
Roca Prime Range Sanitary ware  
Xlerator Cromo Hand Dryers – 8 sec. dry time  
Soler & Palua Extract Ventilation Model TD250/100 Silent with timer  
Thermor Water Boiler  
Cotto D'Estex Sustyle Italian Premium Ceramic Tiles – entire walls & floors



**KITCHEN SPECIFICATIONS**

Fully Fitted including fridge and microwave  
Cotto D'Estex Sustyle Italian Premium Ceramic Tiles – entire walls & floors

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# GROUND FLOOR



## 2 Main Entrances

Elevator: Otis Gen 2 Comfort Life Style

13 person with 6 stops

In case of power failure moves to lower floor

## Premises

Daikin VAM 800 AirFlow Heat

Reclaim Ventilation System

Cotto D'Estex Sustyle Italian

Premium Ceramic Tiles 900x900 on

Ground Floor, 1st & 2nd Floors



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# GROUND FLOOR UNIT

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G

FLOOR



① Unit area 205m<sup>2</sup>



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# FIRST FLOOR UNIT

With Kitchen, Ladies, Gents and Disabled bathrooms.

1

FLOOR



① Total area 204 m<sup>2</sup>



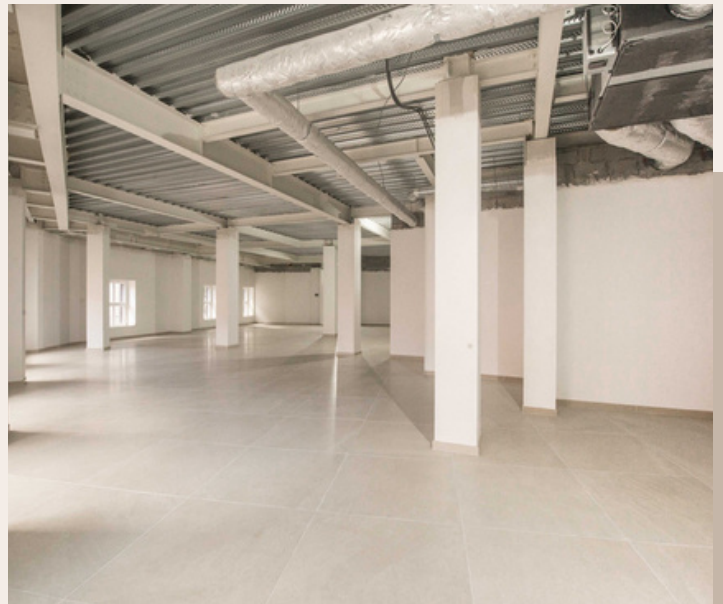
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# SECOND FLOOR UNIT

With Kitchen, Ladies, Gents and Disabled bathrooms.



① Total area 218 m2



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# THIRD FLOOR UNIT

With Balcony, Kitchen, Ladies, Gents and Disabled bathrooms.

# 3

## FLOOR



① Internal area 197 m2 Balcony 20 m2

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# FORTH FLOOR UNIT

With Balcony, Kitchen, Ladies, Gents and Disabled bathrooms.

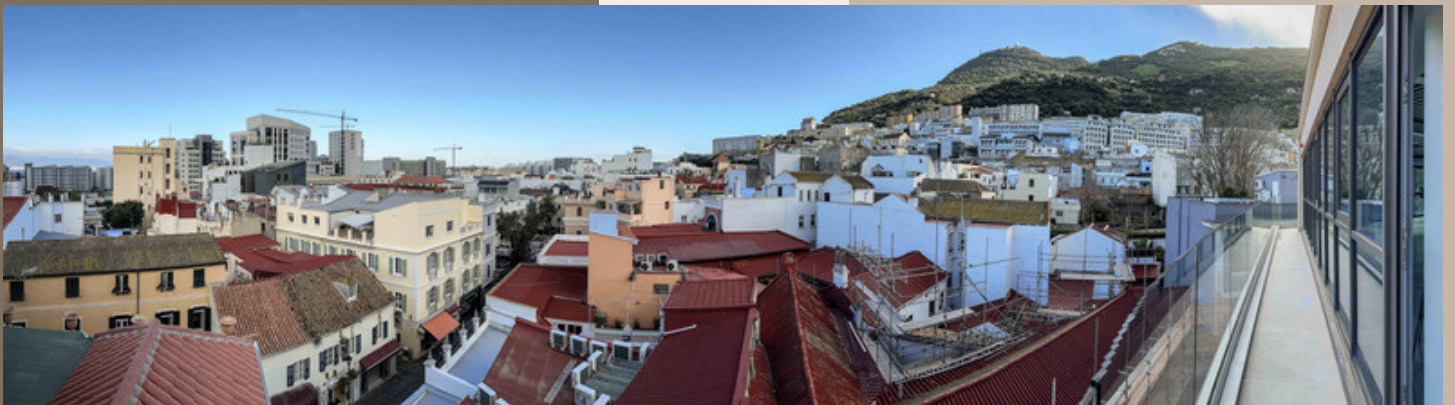


4  
FLOOR



① Internal area 197 m<sup>2</sup> Balcony 20 m<sup>2</sup>

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# FIFTH FLOOR ROOFTOP

With stunning 360' views towards the Rock, Sea, Cathedral and across town.

5  
FLOOR



① External 220 m2

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# AREAS & MAINTENANCE COST

Level	Office Area M2	Private WCs Service Area M2	Terrace Area M2	Total Internal M2	Total External M2	Grand Total M2
Ground	205.00			205.00		205.00
First	173.13	31.22		204.35		204.35
Second	181.05	36.93		217.98		217.98
Third	160.63	36.93	20.16	197.56	20.16	217.72
Fourth	160.63	36.93	20.16	197.56	20.16	217.72
Roof Level			220.00		220.00	
TOTAL	880.44	142.01	260.32	1,022.45	260.32	1,282.77

COMMON EXPENSES EQUALLY SPLIT AMONGST THE FIVE FLOORS.

TO INCLUDE CLEANING COST TO THE COMMUNAL AREAS, THE STAIRCASE, LOBBIES ETC.

LIFT MAINTENANCE

BUILDING INSURANCE

FIRE ALARM SYSTEM AND FIRE EQUIPMENT LOCATED IN THE COMMON AND CONTROLLED AREAS

RATES CHARGED BY LPS FOR THE KITCHENETTES AND TOILETS WITHIN THE CONTROLLED AREAS

GENERAL REPAIRS AND MAINTENANCE

CONSUMPTION OF ELECTRICITY AND WATER TO THE COMMON AND CONTROLLED AREAS\*

\*CONTROLLED AREAS HAVE SENSORS TO LIGHTING AND WATER TAPS IN TOILETS - ALL LIGHTING IS LED ENERGY EFFICIENT.

USE OF ELECTRONIC FOB KEY LOCKS TO CONTROLLED AREAS ON EACH FLOOR BY THE TENANT WHO'S OFFICE IS NEXT TO THE CONTROLLED AREA (MARKED IN BLUE/GREEN IN THE DRAWINGS).



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