



**World Trade Centre | Gibraltar | Ref: GR526508**

**£8,500 pcm**



## Office Space Available for Lease or Re-Assignment at WTC Gibraltar

Starting January an office space will be available either for re-assignment of the lease or direct rental.

### Leasing Options:

1. **Re-Assignment:** Continue the existing lease with WTC under the same terms.
2. **Direct Rental:** Rent the office at the same cost if re-assignment isn't possible.

### Lease Terms:

- **Duration:** 21-year lease (assigned December 2023)
- **End Date:** 2041

### Rental Payments:

- **Market Rate:** Approx. £50 per sqm
- **Rental Offer:** £8500 per month (excluding rates)
- **Combined Rate:** £1,217 per month (£3,651 per quarter)

### Office Details:

- **Location:** Floor 5, Offices 5.04 & 5.06
- **Layout:** One large area with glass partitions, which can be removed if needed
- **Facilities:** Private kitchen, communal bathrooms
- **Furniture:** Most will be removed
- **Lease Agreement:** Permits re-assignment/sub-lease with WTC consent

### Key Money:

- **Direct Lease with WTC:** 3-month deposit and 6-month surety
- **Direct Rental with current tenant:** Standard 3-month deposit

For further information or to schedule a viewing, please contact us at 200 64040 / 58491000 / [info@propertyzonegibraltar.com](mailto:info@propertyzonegibraltar.com)

Don't miss out on this prime office space in Gibraltar's World trade centre ! Act fast to secure your new business location.

## Property Details

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1 bath

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Partly Furnished

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Internal 190m<sup>2</sup>

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External TBC

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Service charges: 711 PM

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Rates: £3,651 PQ

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