



## Watergardens | Gibraltar | Ref: GC5207

£945 pcm

**Property Description:** This waterfront commercial office premise is ideally situated. It is in a very popular location in Gibraltar overlooking the Ocean Village Marina and within close proximity to the Finance Centre and town. Large windows allow bright natural light, and the office premise has installed A/C system with marina view.

Lease term is two years with a minimum of 1 year. (6 months' notice to terminate lease)

Cleaning services optional extra.

**Commercial Unit Details: Service Charge and Rates:** Included as well as utility consumption.

**Internal Area:** Approx. 20 sq m (215sq ft). **Rental Charge:** £11,340 pa (for the first 12 months) thereafter 5% per annum increase.

**Kitchen Facilities:** Yes (as part of common area) **WC Facilities:** Yes (as part of public area)

**State of Repair:** Good (some office furniture such as desks and chairs are present)

**Security Features of unit:** Security gates outside.

**Windows:** Aluminium & Air Conditioning

### Property Details

Partly Furnished

Internal 20m<sup>2</sup>

External TBC