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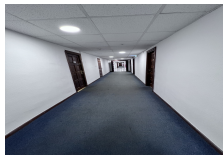
## MARINA BAY

£330,000



### FEATURES

- Air conditioning
- Shared WC
- Lifts
- In good condition



FOR SALE - office suite of approximately 80m<sup>2</sup> located in the popular Marina Bay area next to the World Trade Center and Ocean Village Marina. Only 10 minutes' walk to the Spanish Border, International Airport and town centre. Includes fitted kitchen, server room and open plan office area. Enjoys views towards the Marina. Suitable for owner occupiers or private investors. Currently rented achieving a yield of approx. 5% net (tenancy expires June 2024)

<b>Interior Size:</b>	82m <sup>2</sup>	<b>Rates:</b>	£391.77 Per Quarter
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	£1269.11 Per Quarter
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£4,024.39
<b>Furnishing:</b>	Unfurnished		