

## EUROPORT

**POA**



### FEATURES

- Air conditioning
- Kitchen Facilities
- Ladies & Gents WC



Prime Office Space Available in Europort Office Complex The Europort Office Complex, completed in the early 1990s, is a landmark commercial development that dominates Gibraltar's waterfront. Boasting a modern architectural design, it offers expansive open spaces with breathtaking views of the Bay of Gibraltar and the Strait. Its strategic location—close to the town center and border—combined with a wide range of amenities, makes it an ideal working environment for businesses seeking both convenience and prestige.

Office Suite Available for Lease

- Size: Approx. 526m<sup>2</sup>
- Location: 4th Floor
- Availability: Ready for immediate occupation
- Lease Term: 10 years
- Break Clause: 5 years (with 12 months' notice)
- Deposit: 3 months' rent
- Surety Required
- Utilities: Electricity and cooling are metered and invoiced monthly
- Annual Rental Adjustment: 2% or cost of living index, whichever is greater
- Market Rent Review: Every three years (upwards only)

Viewing is highly recommended—an exceptional opportunity to secure a prestigious office space in one of Gibraltar's most sought-after commercial locations.

|                       |                   |                         |     |
|-----------------------|-------------------|-------------------------|-----|
| <b>Interior Size:</b> | 526m <sup>2</sup> | <b>Rates:</b>           | TBC |
| <b>Exterior Size:</b> | N/A               | <b>Service Charges:</b> | TBC |
| <b>Plot Area:</b>     | N/A               | <b>Price per sqm:</b>   | £0  |
| <b>Furnishing:</b>    | Unfurnished       |                         |     |