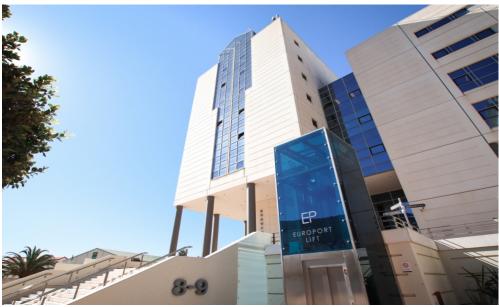


COMM568 **Available**

EUROPORT



FEATURES

- Air conditioning
- Kitchen Facilities
- Ladies & Gents WC









Prime Office Space Available in Europort Office ComplexThe 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. 40m2 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.

40m² Interior Size: Rates: **TBC Exterior Size:** N/A **Service Charges: TBC** N/A Plot Area: Price per sqm: £0

Furnishing: Unfurnished

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar



